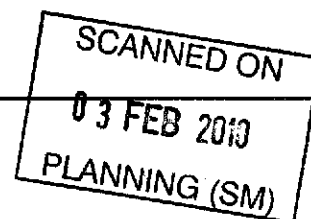


**McDougall, Susan**

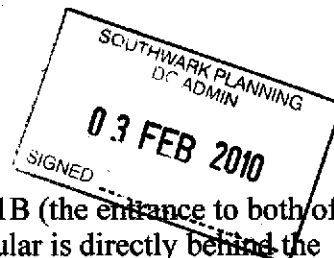
**From:** Ed Hulme [edmundhulme@gmail.com]  
**Sent:** 03 February 2010 09:53  
**To:** Planning.Applications; Watson, Sonia  
**Subject:** 09-AP-2081 - 33 Nutbrook Street



Dear Sir / Madam,

I strongly object to the change of usage at 33 Nutbrook Street.

I have been a resident at 51A Maxted Road since 2003 and later bought 51B (the entrance to both of these flats is on Howden Street) which I rent to tenants - this flat in particular is directly behind the site and will be subject to noise and disturbance possibly affecting the rental. Parking no doubt will also be an issue; it is already overcrowded at certain times.



This is a really lovely, quiet residential area. If this planning was to be approved it would be to the detriment to local residents. This would create noise, disturbance and traffic congestion (it holds 200 people I believe). It is without doubt not suitable for this usage.

Yours faithfully

Edmund Hulme  
51A Maxted Road & owner of 51B maxted Road

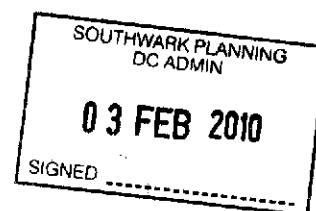
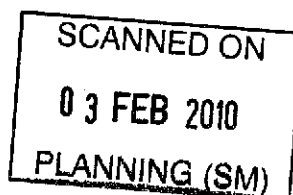
**McDougall, Susan**

**From:** Steven Marsden [stevenmarsden@gmail.com]

**Sent:** 02 February 2010 11:34

**To:** Planning.Applications

**Subject:** Re: 33 NUTBROOK STREET



Hello,

I recently sent the below email opposing the planning application of 33 Nutbrook Street.

I forgot to leave my address and was wondering if you could add it to my comments on the planning website, as I think it's important to what I say.

Steven Marsden  
31 Nutbrook Street  
Peckham  
London  
SE15 4JU

Thanks very much

Steven

On Sat, Jan 16, 2010 at 5:37 PM, Steven Marsden <stevenmarsden@gmail.com> wrote:  
33 NUTBROOK STREET, LONDON, SE15 4JU  
09/AP/2081

I am writing to voice my opposition to the proposed reclassification of the above property. I live next door and the noise that comes from the people using the buildings is already a nuisance. There are two very large metal gates at the entrance to the property which are actually underneath part of our house. When these gates are slammed it vibrates up the walls and into my bedroom. Often people drive up to the gates and beep their horns to be let in. The engine noise from their cars as they drive under our house is also of great disturbance.

Trying to imagine what it will be like if this place becomes a place of worship isn't a great thought. One person crashing through those gates is annoying to say the least. I'm not sure how many people plan to use these office buildings to worship in but I assume it will be enough to cause a disturbance to this quiet area. Also this residential street doesn't have sufficient parking space to cater for anyone else except the people that live on it.

There are a lot of churches and community spaces in this area. I honestly do not see how another one in the middle of a quiet street is necessary.

Regards,

Steven Marsden

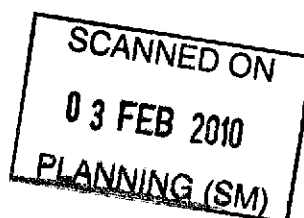
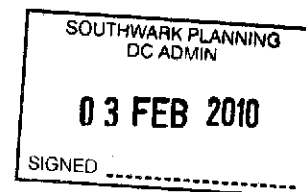
03/02/2010

**McDougall, Susan**

**From:** Brian Walsh [Brian.Walsh@london2012.com]  
**Sent:** 02 February 2010 14:41  
**To:** Planning.Applications  
**Subject:** Comments on application 09/AP/2081

Please see below letter objecting to the proposed

2 Howden Street  
 London  
 SE15 4LB  
 2 February 2010



Dear Sir / Madam

With regards to the consultation for full planning permission at 33 Nutbrook Street, London, SE15 4JU, ref 09-AP-2081.

We have reviewed the application and wish to raise my formal objection to the proposals. The reasons are as follows:

1. This application will have a negative impact on the day by day parking situation on the local roads which must be considered. Howden Street, Maxted Road, Waghorn Street, Nutbrook Street and other residential roads in the immediate area have limited capacity which only just caters for the requirements of current residents. Given the potential capacity of the proposed facility it must be assumed that users would place further demand on the limited availability which would cause pressure on the road network. Should the development be granted permission the council must consider how parking in the area will be managed with any costs borne by the development.
2. Noise; the noise report raises serious issues with the appropriateness of structure for the proposed use. The report advises that a substantial number of improvements are required to the existing building to minimise disruption to neighbouring properties.
3. Fire risk: One of the suggestions to meet the minimum noise criteria in the noise impact assessment is the sealing up of the emergency fire exits, does this not create a fire safety risk? We also request a full assessment of the fire risk to neighbouring properties given this change of use.
4. The proposed change of use does not provide amenity or diversity to the local residents. There are already several places of worship within a half mile radius including corner of Waghorn St and Nutbrook St, Amott Street, the corner of Waghorn St and McDermott St, corner of Bellenden Road and Danby St all of which have congregations on Sundays. It is difficult to believe that they are all at full capacity or that the existing facilities could not provide some of the services suggested.
5. The existing building is in a state of disrepair. The rain water guttering is damaged around the roof, pointing and brickwork is defective all require repair. Should the development be granted permission the council must consider imposing a condition requiring the building to be repaired. Consideration to undertake the repairs should be considered given the land locked location of the facility.

03/02/2010

6. The proposal for the first floor areas is to create a library and IT facility. The windows from this area overlook our garden and back windows. Due to the public nature of the proposed use (the current use is private which will involve use by fewer people) this will impact on our privacy unless they are fixed shut and covered in opaque film.
7. The times of use are typically outside of normal working hours i.e. Sunday morning worship and the leisure facilities in the evenings, meaning that the noise will impact on the local residents evenings and weekends which are typically non-working time.

In summary, although we would like the building to be put to use we do not believe that the proposed change of use to class D1 is appropriate.

Yours sincerely,

Brian Walsh

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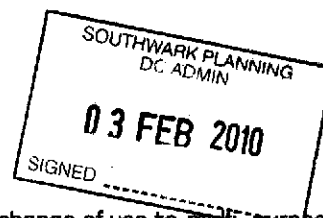
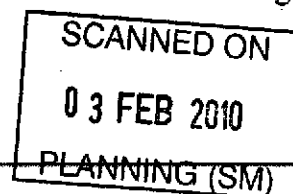
This message is confidential to the ordinary user of the email address to which it was addressed. It may also be privileged or otherwise protected by other legal rules. If you have received it by mistake please let us know by reply and then immediately delete it from your system. You should not copy, disclose or forward its contents to anyone. No representation or warranty as to the absence of viruses in the e-mail or any attachments is made by the sender.

<http://www.london2012.com>

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**McDougall, Susan**

**From:** Chris Barrett [barrett@smugglersite.com]  
**Sent:** 03 February 2010 09:24  
**To:** Planning.Applications; Watson, Sonia  
**Cc:** BRG@bellenden.net  
**Subject:** Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU



I am writing to object in the strongest terms possible to the planning application for change of use to multi-purpose community use including place of worship (Class D1) for these reasons:

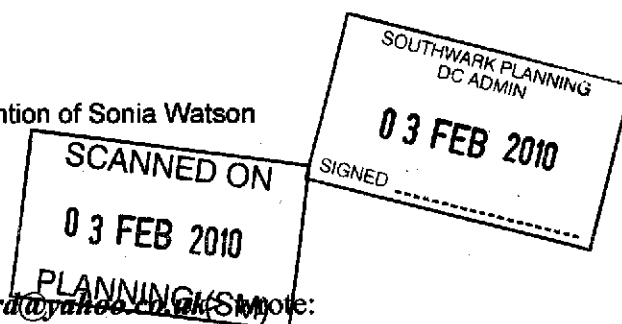
I reside at 43 Nutbrook Street and my property backs onto this space. Last year, when it was used by the same church the noise was unbearable, there was loud music, shouting and screaming and people wandering around the streets causing a menace. My wife was accosted by a member of the church and preached at in a very aggressive manner. She was very shaken afterwards. In addition to this there was no parking on the streets caused by an massive influx of traffic. More than anything I am concerned about the security risk of lots of people at the back of our property with nobody to police this. There are numerous places of worship in the area and I don't understand why another one is necessary.

Chris Barrett  
43 Nutbrook Street  
London  
SE154JU

03/02/2010

**McDougall, Susan**

**From:** Lorna Pritchard [lorna\_pritchard@yahoo.co.uk]  
**Sent:** 02 February 2010 13:09  
**To:** Planning.Applications  
**Subject:** Fw: re application 09-AP-2081 for the attention of Sonia Watson  
**Attachments:** church letter parking.doc



--- On Sat, 30/1/10, Lorna Pritchard <lorna\_pritchard@yahoo.co.uk> wrote:

From: Lorna Pritchard <lorna\_pritchard@yahoo.co.uk>  
 Subject: re application 09-AP-2081  
 To: planning.applications@southwark.gov.uk  
 Date: Saturday, 30 January, 2010, 11:53

Ms L Pritchard,  
 75 Fenwick Road ,  
 SE15 4HN.

30/01/2010.

To Whom It May Concern:

I am writing to you in regard of the application submitted, to convert the disused factory at 33 Nutbrook Road, SE15 4JU into a community centre. Case Ref-09-AP-2081

This premises was occupied last year and used for a variety of things, all of which were accompanied by excessive numbers of cars and mini buses, this caused an intolerable drain on the already sparse parking spaces outside my flat.

There is already a church on the corner of waghorn street and every weekend and some evenings, I have to find a parking space streets away as the services at this church are regularly full and always attracting over 20 cars a time, in excess parking.

It fills me with despair to think that I am going to have to fight for a parking space, possibly having to park 3 or 4 streets way, which might not sound like much, but to someone who has cirrhosis of the liver, and needs to get in and sleep, constantly having to hunt for a

parking space is not something I feel is fair.

Please come down and see for yourself, how few spaces there is along these street at nights and at weekends, the road outside my flat is already overloaded by people coming to park and then shop in Peckham, or going to work and leaving there cars outside while they get a train or bus. I regularly have to park around the corner in Amott Road , sometimes over half way down it, as the road outside my flat is always full.

The parking situation outside is very bad, and allowing this centre to set up will only cause a greater problem with parking. Not to mention how they regularly stopped in the middle of the street to let people of the mini bus, holding traffic up while they let them off.

Residents parking would make no difference to this problem as the centre is to be used at the weekends and evenings, so the parking restrictions wouldn't help with the problem of the excess traffic this centre will bring. Fenwick Road is already used as an off spill road due to the free parking, and neighbours from other streets with cars park here, for free parking and also because they can't park on their street, due to over crowding.

The road is already used as a cut through by traffic, and I'm very concerned at even more traffic being invited in to a residential area, where kids are playing and this could impact on the possibility of them being run over. A 10 year old girl was sadly knocked down and killed at the end of our road only a few days ago, due to the traffic works at the traffic lights at Peckham Rye. Drivers raced across those lights and I have witnessed drivers racing down our street whilst cutting through to shorten their journey, more traffic on these streets will only increase the already serious risk brought about by it being a cut through.

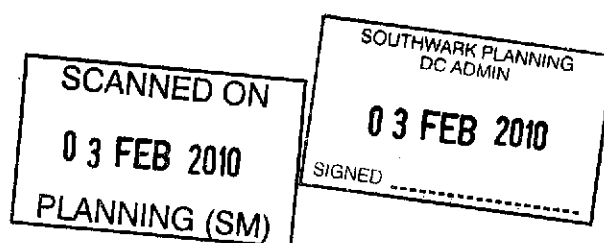
We already have a very high number of Churches in a very small area, these all have a direct impact on our parking spaces. My balcony overlooks the Church on the corner of Waghorn Street and in the evenings, when it's relatively quiet (from noise), there is very often Church members standing outside having long, very Loud conversations, which is very frustrating when you are trying to relax in your own home. I dread to think of the impact a Church will have on the rights of the tenants whose gardens will be directly backed onto the Church.

I am also concerned about the fact that the council are already raising plans to build on the vacant garage spaces and the side of Fenwick Road flats (corner of Fenwick Road and Nutbrook Street ). It has been suggested that there could be upwards of 10 Flats? On this site and if so, where will they park? This site is literally 50 yards from the proposed Church.

I respect totally people have wishes to practise their Religion or Faith, however I also respect that people have the right to peace in their own homes, without intrusion. Granting permission will have serious consequences for the residents who live here, and I plead with the Council to deny this intrusion on our community.

Yours Sincerely

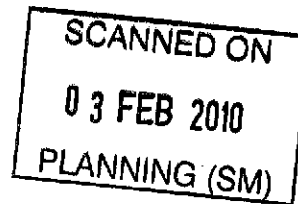
L Pritchard.





Ms L Pritchard,  
75 Fenwick Road,  
SE15 4HN.

30/01/2010.



To Whom It May Concern:

I am writing to you in regard of the application submitted, to convert the disused factory at 33 Nutbrook Road, SE15 4JU into a community centre. Case Ref-09-AP-2081

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There is already a church on the corner of waghorn street and every weekend and some evenings, I have to find a parking space streets away as the services at this church are regularly full and always attracting over 20 cars a time, in excess parking.

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The road is already used as a cut through by traffic, and I'm very concerned at even more traffic being invited in to a residential area, where kids are playing and this could impact on the possibility of them being run over. A 10 year old girl was sadly knocked down and killed at the end of our road only a few days ago, due to the traffic works at the traffic lights at Peckham Rye. Drivers raced across those lights and I have witnessed drivers racing down our street whilst cutting through to shorten their journey, more traffic on these streets will only increase the already serious risk brought about by it being a cut through.

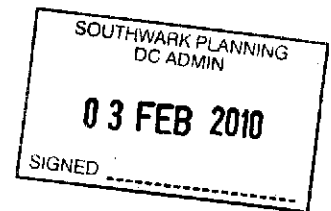
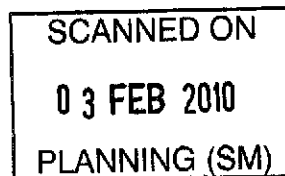
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Flats? On this site and if so, where will they park? This site is literally 50 yards from the proposed Church.

I respect totally people have wishes to practise their Religion or Faith, however I also respect that people have the right to peace in their own homes, without intrusion. Granting permission will have serious consequences for the residents who live here, and I plead with the Council to deny this intrusion on our community.

Yours Sincerely



L Pritchard.

**McDougall, Susan**

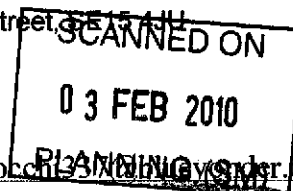
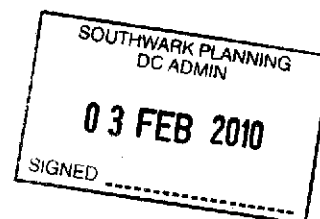
**From:** marzocchi katia [marzocchi337@blueyonder.co.uk]

**Sent:** 02 February 2010 12:27

**To:** Planning.Applications; Watson, Sonia

**Cc:** BRG@bellenden.net

**Subject:** Re: CASE REF: 09-AP-2081 33 Nutbrook Street, SE15 4JH



On 1 February 2010 12:36, marzocchi katia <marzocchi337@blueyonder.co.uk> wrote:

Dear Sir/Madam,

I am writing to object to the planning application for change of use to multi-purpose community use including place of worship (Class D1) for these reasons:

- parking problems
- a church is already in place on the corner of Waghorn Street/Nutbrook Street
- excessive noise

**Parking:**

Parking on these roads are at full capacity every week because of the close proximity of local transport and shops, the above mentioned church and the nearby Mosque. Adding another multi-purpose community in the area will make parking for residents even more difficult then ever before.

**Church on corner of Waghorn St/Nutbrook St:**

As mentioned above, there is already an existing church very near to the proposed new community centre. I see no reason why this can be used.

**Excessive noise:**

There were a number of incidents last year in regards to noise. Working a 6-day week is very stressful, especially during summer. On Sundays, especially during the summer months, we were unable to relax in our garden due to the excessive noise coming from the factory opposite.

We am in full support to block this application going through.

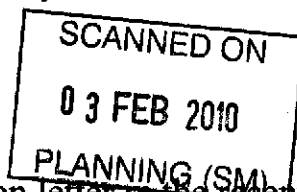
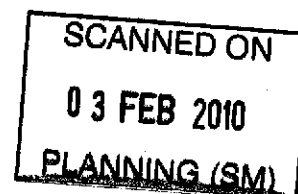
Yours sincerely,

Mr and Mrs Marzocchi  
Residents of Waghorn Street, backing on to the factory.

**McDougall, Susan**

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**From:** BHASKAR ROY [bhaskar.423@btinternet.com]  
**Sent:** 02 February 2010 15:34  
**To:** Watson, Sonia; Planning.Applications  
**Subject:** Objection letter re - church/ factory 33 Nutbrook St  
**Attachments:** Mr.BUSSdocx.docx



Hello Sonia Watson,

I have attached a copy of my Objection letter re the recent planning application from 33 Nutbrook Street, Peckham London SE15 4JU (Your Refs No: 09-AP-2081).

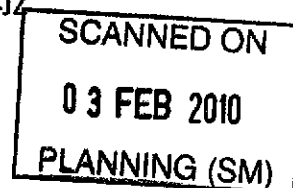
This letter covers both my properties no 58 and 60. I not have a computer at home so I've had to ask to use my neighbours computer, I have also sent you this a signed copy of this letter, which was posted to you today 02/02/2010

Thank you very much for allowing me to voice my concerns,

Mr. and Mrs A. BUSSURUDDY  
58 & 60 Waghorn Street, Peckham, SE15 4JZ

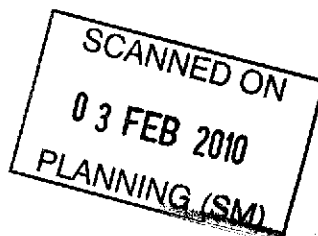
03/02/2010

Mr & Mrs A. BUSSURUDDY  
60 Waghorn Street, Peckham, London, SE15 4JZ



Ms. Sonia WATSON  
Reg. & Neighbourhoods,  
Planning applications,  
Development Management (5<sup>th</sup> Floor Hub 2)  
PO Box 64529  
London SE1P 5LX

Your ref: 09-AP-2081



02<sup>ST</sup> February 2010

Dear Ms. Watson,

First of all I would like to apologise that it has taken this long to reply to you as I don't have a computer at home and have had to wait to use my neighbours computer/ laptop. I will send this letter by email to you and a signed copy in the post.

As I have two properties in Waghorn Street and a resident in one of the properties No 60 Waghorn Street, SE15 4JZ, and I'm the Owner / Landlord of the 2<sup>nd</sup> property No 58 Waghorn Street, SE15 4JZ and both my properties back directly onto no 33 Nutbrook Street. Therefore I'm writing to you to STRONGLY express all my objections to this a recent planning application and project altogether. This planning application submitted to Southwark Council re No: 33 NUTBROOK STREET, PECKHAM, LONDON, SE15 4JU (ref 09-AP-2081). The applicant is seeking permission to develop this site into a multi-purpose Community Centre and a Church.

I would also like to add that my tenants who reside at No 58 Waghorn Street, SE15 4JZ, informed myself that they signed agreeing to this Church, when the church people were going around getting people to sign there petition. They have no right in signing this or agreeing to this as I'm the owner and Landlord of this property, so please can I ask that this be immediately removed as they have no right to sign in agreement.

Upon receiving your letter dated 11/01/2001 and having visiting you're planning/policy website and viewing the plans themselves, including reading the posters that have been tied to the surrounding lamp posts and one side of the gate only. My wife and I are STRONGLY OBJECT to theses plans and the whole project altogether.

#### The reasons for our objections

**The Unacceptable Noise levels**

Theses premises No 33 Nutbrook Street is bang in the middle of a residential area and not only that it is right up against both my rear garden walls. The main building is less that a meter away from both my properties. Not only that all out neighbour's properties in all the surrounding streets (Waghorn, Maxted, Nutbrook and Howden). This will cause an unacceptable noise levels as it did last year when theses premises (33 Nutbrook Street) operated without planning permission over three months. During this time the noise affected us greatly as a retired couple this is the last this we want. I love pottering around in my garden and we could not use it to relax in during this time at all due to the high levels of noise which carried on a daily bases and throughout the weekends and evenings as the noise did not finish until after 2300hrs on a daily bases sometimes even later. On several occasion I phoned the council noise complaints (24hrs) line but they did nothing about it. It felt like we were being held prisoners in our own homes, we lost all our privacy as we were over looked all the time. It felt like that we were being held prisoners in our own home.

**Increase of traffic and parking in the area:**

Our surrounding streets have recently seen a great increase in traffic and noise levels and the last thing we need is another Church /Community Centre.

Currently in this street alone, we have two churches / community centres which are less that 10 -15 seconds walking distance from 33 Nutbrook Street, as listed **Church / Community Hall -THE ROSICRUCIAN ORDER, A.M.O.R.C., FRANCIS BACON LODGE**

This Church is located at the junction with Waghorn Street and Nutbrook Street, which is less that 5-10 seconds walk from 33 Nutbrook Street. This church is opposite my house and is used all the time in the evenings and weekends. This has cause many arguments with them re the noise and parking as they have about 20 cars that turn up and park in the street for several hours causing parking problems , and not leaving the residents who live in this street to park, in the street they live in.

The second church is **Church/ Community Hall - GROVE VALE, CHURCH HALL & CLUB**

This church/hall is located at the junction with Waghorn Street and McDermott Road, which is less that 15 seconds walk from 33 Nutbrook Street. This is open in between Mon -Saturday 6 -1000pm. This also cause noise and parking problems to us in the street as about 20-30 + turn up. This is just in Waghorn Street and we get it from both ends and know we are going to have it from the back as well.

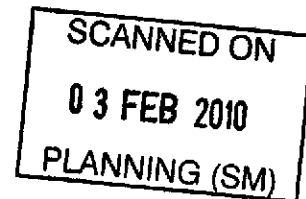
All these places have added heavy traffic and parking problems to our street. Let alone the **BELLENDEN PRIMARY SCHOOL** which is located opposite Waghorn Street junction with McDermott Road, which is about 30-40 seconds walk from 33 Nutbrook Street. During the school hours at lunch time we can hear all the children shouting and screaming in the playground not only that we have all there school teachers parking in Waghorn Street as we are opposite as the school is surrounded by residential parking.

I know that theses streets cannot handle any more traffic and parking as resident cannot even park their own cars in the street they live in let alone take on another 50 to 100 cars in the street. Pleases can you tell me the way this is going it seems that Southwark Council does not really care about their residents or their quality of life.

The other thing from the planning application is that this place has locked gate with restricted access at both points. If they have 50 -200 people at this site and there is a fire where does the **Health and Safety** come into this. Has the Fire safety officer attended this site? Also has consecration been taken into account re the safely of our property.

I sincerely hope that you and your colleagues will take all of the above into consideration when contemplating this planning application.

Yours sincerely



Mr & Mrs A. BUSSURUDDY





**McDougall, Susan**

SCANNED ON

04 FEB 2010

PLANNING (SM)

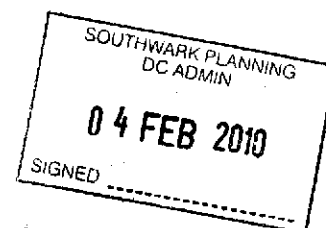
**From:** HARDY027@aol.com

**Sent:** 03 February 2010 20:57

**To:** Planning.Applications

**Cc:** BRG@bellenden.net

**Subject:** Case reference 09-AP-2081 33 Nutbrook Street, SE15 4JU



Dear Sir / Madam

Re: Case reference 09-AP-2081 33 Nutbrook Street, SE15 4JU

We are writing in response to the above planning application which proposes a change in use to multi-purpose community use including as a place of worship (Class D1).

Our concerns are:

1. The application is somewhat inconsistent in some of its details (for example in the numbers of participants in certain activities and the size of the mini bus). This in combination with little consultation with local residents up to now makes us anxious about future relations with the organisation. For example whilst we use the after school club at Bellenden Primary School and informed the Redeemed Assemblies church at a public meeting that Simon Hardy is a governor of the school they have not as far as we can establish spoken to the school about the need for their proposed after school club.
2. The application does not appear to make adequate provision for ensuring reasonable noise levels in the outside areas. Whilst we acknowledge that they plan to make every effort to sound proof the main building, the other building and the outside area are likely to have noise associated with them - both with the coming and going of people and with activities such as the summer playscheme. This is of particular concern as Simon works from home - spending much of the day on the telephone and in the summer months has the window open. An increase in noise levels may affect his ability to carry out his work effectively.
- 3) We are concerned that the spirit of the green travel plan is not fully adhered to in the suggestion that children for the after school club will be collected from Bellenden Primary School in a mini-bus and will be driven to 33 Nutbrook Street. This is a journey that takes less than 5 minutes on foot. We are also worried about the safety of the children waiting for the mini-bus, as the end of the school day is staggered slightly. Having children crossing roads to get to the bus without sufficient thoughts for safety does not comply with some of the safeguarding rules the school complies with.
- 4) The parking survey suggests that parking is not likely to be a problem, however our feeling is that during the week the parking in Howden Street is currently at a comfortable level with usually 2 -3 places available. Any significant increase in demand is likely to be problematic.

We hope that you are able to consider our concerns as part of your decision making.

Yours sincerely

Simon and Philippa Hardy  
22 Howden Street  
SE15 4LB

**McDougall, Susan****From:** Julia Whitehead [info@askjoepublic.co.uk]**Sent:** 03 February 2010 19:40**To:** Planning.Applications; Watson, Sonia**Cc:** BRG@bellenden.net**Subject:** Re: Planning Permission for the old factory located between Nutbrook St and Howden St

SCANNED ON  
04 FEB 2010  
PLANNING (SM)

SOUTHWARK PLANNING  
DC ADMIN  
04 FEB 2010  
SIGNED \_\_\_\_\_

Dear Sonia,

**Case Ref: 09-AP-2081 33 Nutbrook St, SE15 4JU**

I am writing to object to the planning application for change of use of the above address to a multi-purpose community use including a place of worship (Class D1).

When in use as a commercial factory I had no objection to the business operating behind my house, however its recent change to a place of worship and community centre raises a few concerns for myself and my neighbours as local residents:

- As a residential area with small residential roads it was not developed to accommodate a venue attracting footfall of this potential level, which is more suited to larger main roads with sufficient infrastructure and limited residential properties
- Its operational hours will produce extra noise and is not suitable for a residential area. Whilst they have been operating as a church, I have heard from neighbours in Howden St that, especially at weekends the usual tranquillity of the surrounding streets were disturbed by the noise of car doors repeatedly slamming and children running up and down the street
- Parking in the immediate area, especially when a service was taking place has become very difficult due to an increase in traffic and congestion in the street as visitors in cars arrive, hover for spaces and cars are left double parked whilst they unload. As churches can keep long opening hours and busy periods are expected to be throughout the weekend when services are on, this will create the greatest interference to local residents, most of whom will be at home during this period
- The proposed site directly facing onto residents back garden (including my own) and will impair our enjoyment out our own private outdoor space/ garden
- Those that live next to the entrance/ exits on Howden and Nutbrook St have bedroom directly above these access points and people walking underneath these areas outside traditional working hours will be very disruptive for the residence

In addition to the above the surrounding area already has a large number of churches (within the region of approx 6 within a 5-8 minute walk) and together cover a broad range of different religions.

Please bear in mind my objections to the proposed change of use of this facility as it will create a great deal of upset and stress for local residents, especially in the immediate area.

Many thanks for your time

Kind regards

Julia Whitehead

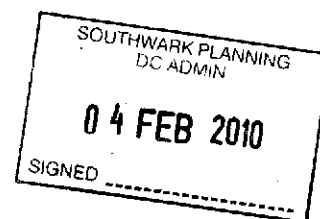
Contact:  
Julia Whitehead  
71 Maxted Rd,  
London SE15 4LF  
P: 020 7639 3186

04/02/2010

**McDougall, Susan**

---

**From:** Andy McAleer [andy@standan.plus.com]  
**Sent:** 03 February 2010 18:46  
**To:** Planning.Applications; Watson, Sonia  
**Cc:** BRG@bellenden.net  
**Subject:** Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU

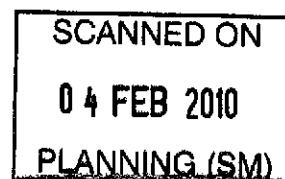


I am writing to object to this planning application for the following reasons.

Although I do not live next to the site, I live near it and the proposed change of use would affect me directly. There will be extra parking pressure which will have an effect not just on Nutbrook and Howden Streets, but also on surrounding roads, including mine. All those of us who live here know that in reality the area is already full of parked cars. Finding a parking place near our houses is often difficult; things would get much worse if the application were successful.

Also, the application gives the general public access to what has until now been a private space. Talking to other residents in the area, it seems that this proximity has caused a number of problems last year when they operated without permission, and a change of use would undoubtedly give rise to more.

Andy McAleer  
21 Adys Road  
SE15 4DX



**McDougall, Susan**

**From:** ClareColvin@aol.com  
**Sent:** 03 February 2010 18:32  
**To:** Planning.Applications; Watson, Sonia  
**Cc:** BRG@bellenden.net  
**Subject:** case ref. 09-AP-2081 33 Nutbrook Street, SE15 4JU

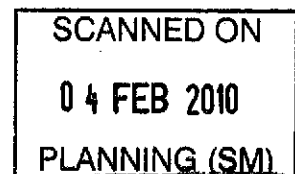


I am writing to object to the planning application for change of use to multi-purpose community use including place of worship (Class D1) for these reasons:

The area of Bellenden is residential. Such a use of the site would bring in extra traffic and noise. There is already a parking problem in the entire Bellenden area, and this would exacerbate it, having an impact on adjacent streets.

Other parts of Bellenden have already experienced problems of extra traffic and footfall arising from places of religious worship in residential streets that draw people from outside the immediate neighbourhood. This proposed development would worsen what is now becoming an overburdened area.

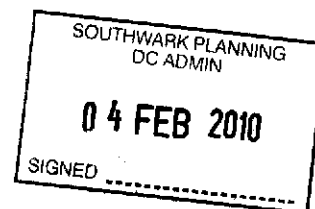
From: Clare Colvin, 170 Choumert Road, London SE15 4AB



**McDougall, Susan**

---

**From:** laurie yule [laurieyule@gmail.com]  
**Sent:** 03 February 2010 18:05  
**To:** Planning.Applications; Watson, Sonia  
**Cc:** brg@bellenden.net  
**Subject:** case ref: 09-AP-2081



Dear Ms. Watson,

I am writing to object to the planning application for change of use to multi-purpose community use including place of worship (class D1) case ref: 09-AP-2081, for these reasons:

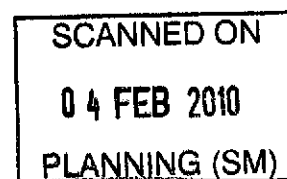
I already experience difficulties parking near my house in Anstey Road on Sundays, when parking restrictions are not in force. I would not welcome further competition for parking space.

There are a considerable number of places of worship/community facilities already existing in the area, attendance at which is a likely contributor to increased competition for local parking spaces on Sundays.

Goods vehicles and speeding cars are an unwelcome commonplace on Nutbrook Street, Anstey Road and Nigel Road, which form part of a 'cut-through' for road users attempting to avoid congestion at the junction of Peckham Rye and East Dulwich Road. Any increase in road traffic will further disrupt a residential area that already suffers excessive noise pollution and road dangers.

The reported nature of the previous unauthorised activity at the address, suggests that the community facilities to be offered by Mr. Iyi and associates will not take account of, or therefore meet, the particular needs of The Lane ward community at large.

Yours sincerely,



Mr. Laurie Yule

39 Anstey Road

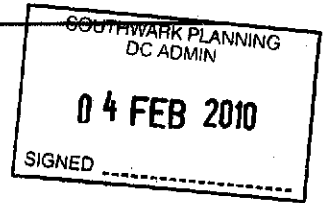
London

SE15 4JX

04/02/2010

**McDougall, Susan**


**From:** Richard Bowen [Richard.Bowen@questsearch.co.uk]  
**Sent:** 03 February 2010 10:32  
**To:** Planning.Applications  
**Subject:** REF: 09-AP-2081 / 33 NUTBROOK ST, SE15 4JU



I am objecting to the proposed planning for this area due to excess noise and less car parking space. I have enough trouble parking at the moment without the planning going through.

Also my flat backs on to the proposed area and number 51b Maxted Road is actually on Howden Street. I can see the old factory from my Window.

**Richard Bowen**  
Quest Search and Selection  
Senior Consultant  
Tel: +44 (0) 208 222 0555  
Richard.Bowen@questsearch.co.uk  
[www.questsearch.co.uk](http://www.questsearch.co.uk)

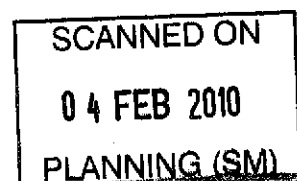
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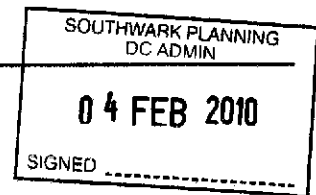
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**McDougall, Susan**

**From:** Zoe Williams [zoew7984@gmail.com]  
**Sent:** 03 February 2010 10:34  
**To:** Planning.Applications  
**Subject:** Re: REF: 09-AP-2081 / 33 NUTBROOK ST, SE15 4JU

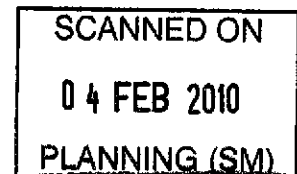


I am objecting to the proposed planning for this area due to excess noise and less car parking space. I have enough trouble parking at the moment without the planning going through.

Also my flat backs on to the proposed area and number 51b Maxted Road is actually on Howden Street. I can see the old factory from my Window.

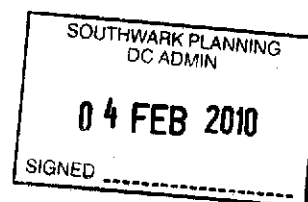
Zoe Williams

9988899999&&&\*\*\*



**McDougall, Susan**

**From:** Nunes, Thomas (London) [thomas\_nunes@ml.com]  
**Sent:** 03 February 2010 11:18  
**To:** Planning.Applications; Watson, Sonia  
**Cc:** BRG@bellenden.net  
**Subject:** Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU



I am writing to object to the planning application for change of use to multipurpose community use including place of worship (Class D1) for these reasons:

1. **Benefit** - there is no benefit for neighbours I have spoken to, or myself and my family, from the proposed community centre and church. If there is any need, SE15 and the surrounding area provides much choice within walking distance.
2. **Parking** - the proposal for an initial attendance of 50 people will severely impact parking on my street and surrounding streets. We experienced this first hand last summer when the property in question was illegally used by the same organization that is making the request now. With cars parked either side of the alleyways, it was dangerous for cars to pull out of the premises. There was a lot more traffic when the centre operated. If it is the same organization and members using the premises - then this is a proved issue.

Every morning there currently are hardly no parking spaces on surrounding roads - cars actually wait in the street double parked waiting for other residents to move (a good example being Waghorn Street around 8am). Many residents have also already have resorted to putting bins in the road to protect spaces in front of their houses. Nearby streets already have parking restrictions (resident parking) parking meters (parts of Maxted Road), and yellow lines (parts of Waghorn Street). I do not see how additional cars can be accommodated, even if the proposal claims to provide some minibus travel or encourages alternative modes of transport (although this was not evident last summer). In all reality, I do not see anything else than extra car parking impacting residents.

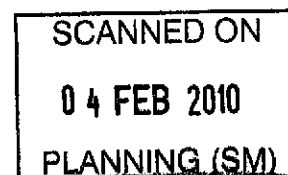
3. **Weekends** - the original site did not operate as a factory at the weekends. One of the reasons why our neighborhood is popular is the relative quiet and lack of traffic flow on the streets at the weekend. A multipurpose site operating at the weekend, possibly until late is unacceptable for the vast majority of residents. This area is mostly populated by families with young children. Additional noise and traffic into the evening would be unacceptable.
4. **Safety** - opening up the site to public access will inevitably lead to more likely issues with security. I also think that a narrow alleyway is unacceptable in the event of evacuation from the site. There is also the intrusion factor for residents living either side of the premises if the proposal goes ahead.

Please contact me if you would like further views or to discuss this in person

Regards

Thomas Nunes  
 9 Howden Street  
 SE15 4LB

07786 022926



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04/02/2010



**McDougall, Susan**

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**From:** Alison Craig [REDACTED]  
**Sent:** 03 February 2010 13:43  
**To:** Planning.Applications  
**Cc:** BRG@bellenden.net  
**Subject:** Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU



Dear Southwark

Forgive me for using my work e.mail to send this as I don't have any e.mailing facility at home, and I wanted to make sure you got my response to this proposal before your deadline.

I am completely against this proposal.

Firstly as a local resident I am concerned about the increasing noise, and activity levels in my road, and it would only exacerbate parking problems (

it has become increasingly difficult to find parking spaces since I moved into the area 18 years ago.)

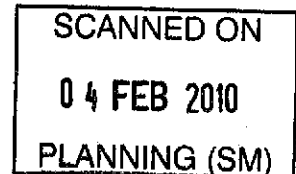
Secondly, this involves project involves a change of use which I do not think is warranted. There are already plenty of churches/religious spaces in this area.

I do not welcome any further additions. As a gay woman living in the area, these establishments perpetuate views which I find utterly reprehensible, and would not make me feel welcome, or safe in my area.

For obvious reasons, I would be grateful if this information/e.mail is not made public!

Yours Sincerely

Alison Craig  
84 Oglander Road  
SE15 4EN

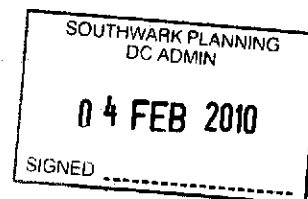


[REDACTED]

**McDougall, Susan**

**From:** Leitch, Mark (ISBANUK) [mark.leitch@isbanuk.com]  
**Sent:** 03 February 2010 14:08  
**To:** Planning.Applications; Watson, Sonia  
**Cc:** BRG@bellenden.net; Nardell, Gordon  
**Subject:** Objection to the planning application :: Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU

Southwark Council, Planning Applications  
 Development Management  
 PO BOX 64529  
 London SE1P 5LX

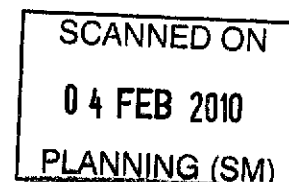


**Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU**

**I am writing to object to the planning application for change of use to multipurpose community use including place of worship (Class D1) for these reasons, in order of concern**

1. The factory backs directly onto my (small) back garden. I'm most concerned about the increase in noise and activity that may occur and the general invasion of privacy that can result from people congregating near the factory exit door which overlooks my garden.
2. The increase in local traffic that would result in the change.
3. The reduction in available parking spaces when the centre is in use.

Mark Leitch  
 56 Waghorn Street  
 London, SE15 4JZ  
[mark.leitch@abbey.com](mailto:mark.leitch@abbey.com)



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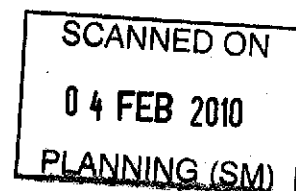
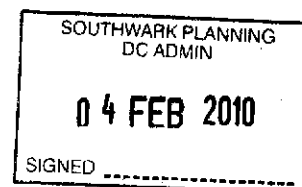
**McDougall, Susan**

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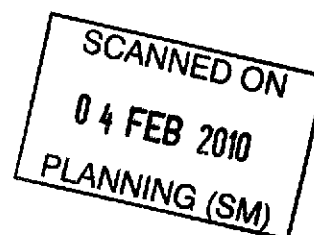
**From:** Pam Barrett [pamjbw@btinternet.com]  
**Sent:** 03 February 2010 14:35  
**To:** Planning.Applications  
**Cc:** Watson, Sonia; BRG@bellenden.net  
**Subject:** Case ref: 09-AP-2081, Change of use 33 Nutbrook Street SE15 4JU

I am writing to object to the planning application for change of use of the above property on the grounds that it would create extra traffic and would make an already difficult parking problem a lot worse for local residents.

Pamela Barrett  
78 Fenwick Road  
London SE15 4HN

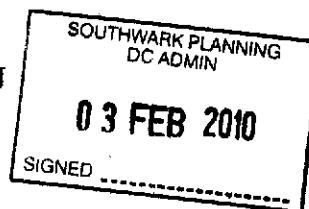


Southwark Council  
Planning Applications  
Development Management  
PO Box 64529  
London  
SE1P 5LX



Case Ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU

31 January 2010



Dear Ms Watson

Further to being informed that Mr Sunday Iyi, on behalf of the Redeemed Assemblies Church has applied for a 'change of use from light industrial to multi-purpose community use including a place of worship'; I wish to register the fact I am completely opposed to this change of use, my reasons are outlined below.

First, it is clear that Mr Iyi (or the governing council of the Redeemed Assemblies Church) had little or no regard for planning permission and/or the need to abide by its requirements prior to being informed that the Redeemed Assemblies Church had to 'cease and desist' its illegal use of the site in question. In light of this fact assurances that the site will be used in accordance with any constraints you may place on it cannot be taken at face value.

Second, the plans submitted show that several areas of the application have not been consistently thought through. For instance section 19 'all types of developments: Non-residential floor space. Does your proposal involve the loss, gain or change of use of non-residential floor space'? The answer given is no, where obviously there is a change of use. I raise this point to indicate that I believe there is ample evidence to show that other areas have not been properly planned or considered:

- Egress in the case of emergency and access for emergency personnel (see point four below concerning double parking and emergency access),
- Local impact on noise from individuals going to and from the venue. The noise impact study has also neglected to take into account people's normal behaviour, i.e. opening windows in hot, stuffy weather.
- Local impact on parking. The Parking Survey shows that there is no further room for extra cars and ignores the natural behaviour of individuals to travel as a 'social group' (therefore probably by car) to social events such as attending church.

Third, the Event Management Report submitted, under the heading 'Subject matter: Security on Site' state that 'SIA Licensed Door Supervisors (usually called bouncers) will operate 'a stop and search of bags [etc, and that] illegal substances/powders/alcohol will be confiscated'; Further, 'all volunteers, wardens and security personnel are fully trained in conflict management skills'.

The SIA state that a 'Door Supervisor licence is required if manned guarding activities are undertaken in relation to licensed premises' clearly these are not licensed premises; coupled with the assertion that the staff (including volunteers) will be trained in 'conflict resolution' there is an indication here that Mr Iyi (or the ruling council of the Redeemed Assemblies

Church) expect there to be a level of discord requiring both trained security staff and other personnel to be regularly defusing the situation. From the point of view of a quiet residential area this is clearly unacceptable.

Forth, 'LB Southwark UDP policy 5.2 of section 5 Transport Impacts states:

Planning permission will be granted unless:

- i. There is an adverse impact on transport networks for example through a significant increase in traffic or pollution; and/or
- ii. Adequate provision has not been made for servicing, circulation and access to, from and through the site

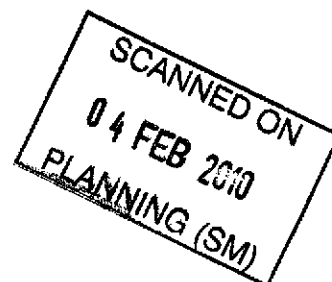
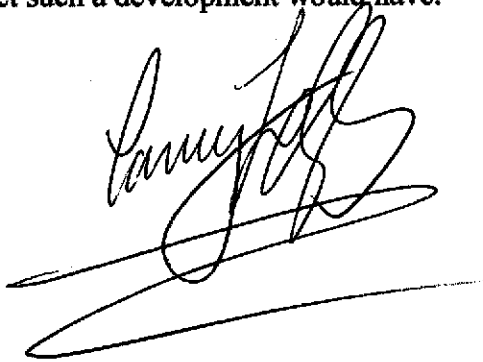
During the period that this church was operating illegally there was ample evidence that the nature of the local area did not afford adequate provision for servicing, circulation and access to the site. The incidences of double parking would have severely hindered any ability for emergency vehicles to access the surrounding streets. Furthermore I believe that the use of the facility as outlined would have an adverse impact through a significant increase in traffic. My conclusion is drawn from the fact the proposal suggests between 16 and 21 (fulltime equivalent) staff assuming a staff ratio of one for every six to ten individuals this gives between ninety-six and two hundred and ten other individuals on/or within the site and this is likely to be a low estimate of staff to patron ratios. I am aware that Mr Iyi claims there will be a maximum of 50 people but doubt severely the staffing ratio of 1:2.38 clients.

Fifth, it is understood as 'common' local knowledge that planning permission was refused for the building of houses on the site because it would not be possible to provide adequate access capability for the emergency services. The containment of any incident within this site would be severely hampered by this lack of access and therefore any incidence of fire would severely risk the surrounding residential area; such risk would clearly be significantly magnified if this change of use proceeded.

Sixth, it is clear from the presented 'statements of support' which give a list of activities which can be enjoyed by perspective 'customers' that the Program of activities given as table one of the transport plan does not include all of the activities planned. Having worked in the voluntary social sector it is difficult to predict the take up of such things as 'free breakfast' or advise for alcoholics but it is blatantly clear that a 'drop-in' centre aimed at such a clientele would markedly change the nature of the neighbourhood for the worse.

To summarise, I object to the proposed change of use because it will be detrimental to the neighbourhood from the point of view of both traffic and noise. It will be impossible for the emergency services to properly and adequately service the area and the plan has deliberately understated the impact such a development would have.

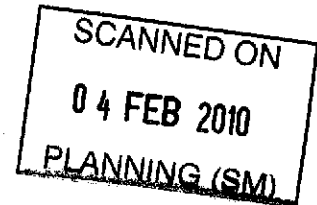
Yours sincerely  
Mr C I R Jebb  
38 Howden Street  
Peckham  
London  
SE15 4LB



Ms L Pritchard,  
75 Fenwick Road,  
SE15 4HN.

30/01/2010.

To Whom It May Concern:



I am writing to you in regard of the application submitted, to convert the disused factory at 33 Nutbrook Road, SE15 4JU into a community centre. Case Ref-09-AP-2081

This premises was occupied last year and used for a variety of things, all of which were accompanied by excessive numbers of cars and mini buses, this caused an intolerable drain on the already sparse parking spaces outside my flat.

There is already a church on the corner of waghorn street and every weekend and some evenings, I have to find a parking space streets away as the services at this church are regularly full and always attracting over 20 cars a time, in excess parking.

It fills me with despair to think that I am going to have to fight for a parking space, possibly having to park 3 or 4 streets way, which might not sound like much, but to someone who has cirrhosis of the liver, and needs to get in and sleep, constantly having to hunt for a parking space is not something I feel is fair. Please come down and see for yourself, how few spaces there is along these street at nights and at weekends, the road outside my flat is already overloaded by people coming to park and then shop in Peckham, or going to work and leaving there cars outside while they get a train or bus. I regularly have to park around the corner in Amott Road, sometimes over half way down it, as the road outside my flat is always full.

The parking situation outside is very bad, and allowing this centre to set up will only cause a greater problem with parking.

Not to mention how they regularly stopped in the middle of the street to let people of the mini bus, holding traffic up while they let them off.

Residents parking would make no difference to this problem as the centre is to be used at the weekends and evenings, so the parking restrictions wouldn't help with the problem of the excess traffic this centre will bring. Fenwick Road is already used as an off spill road due to the free parking, and neighbours from other streets with cars park here, for free parking and also because they can't park on their street, due to over crowding.

The road is already used as a cut through by traffic, and I'm very concerned at even more traffic being invited in to a residential area, where kids are playing and this could impact on the possibility of them being run over. A 10 year old girl was sadly knocked down and killed at the end of our road only a few days ago, due to the traffic works at the traffic lights at Peckham Rye. Drivers raced across those lights and I have witnessed drivers racing down our street whilst cutting through to shorten their journey, more traffic on these streets will only increase the already serious risk brought about by it being a cut through.

We already have a very high number of Churches in a very small area, these all have a direct impact on our parking spaces. My balcony overlooks the Church on the corner of Waghorn Street and in the evenings, when it's relatively quiet (from noise), there is very often Church members standing outside having long, very Loud conversations, which is very frustrating when you are trying to relax in your own home. I dread to think of the impact a Church will have on the rights of the tenants whose gardens will be directly backed onto the Church.

I am also concerned about the fact that the council are already raising plans to build on the vacant garage spaces and the side of Fenwick Road flats (corner of Fenwick Road and Nutbrook Street). It has been suggested that there could be upwards of 10

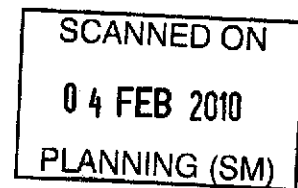


Flats? On this site and if so, where will they park? This site is literally 50 yards from the proposed Church.

I respect totally people have wishes to practise their Religion or Faith, however I also respect that people have the right to peace in their own homes, without intrusion. Granting permission will have serious consequences for the residents who live here, and I plead with the Council to deny this intrusion on our community.

Yours Sincerely

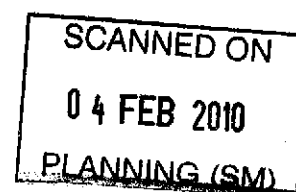
L Pritchard.



**Watson, Sonia**

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**From:** roger brook [r9brook@yahoo.co.uk]  
**Sent:** 03 February 2010 10:17  
**To:** Watson, Sonia  
**Subject:** 33 Nutbrook st, 09 AP 2081 change of use



Dear Sonia

I would like to express my concerns over the proposals for change of use of the plot behind Nutbrook St. I live in wingfield st, and parking is an issue.

thank you

roger easterbrook  
9 wingfield st,  
se154ln

03/02/2010

**Roberts, David**

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**From:** Marisa Skehens [marisa.skehens@barrettsgroup.net]  
**Sent:** 05 February 2010 08:38  
**To:** Planning.Applications  
**Cc:** Watson, Sonia  
**Subject:** Planning Permission for the Factory at the back of Nutbrook St & Howden St SE15

To Whom It May Concern:

With regards to the planning permission for the factory at the back of Nutbrook Street and Howden Street SE15 - this is a residential area and therefore should remain a residential area.

The residents had enough when the factory was up and running 24 hours a day i.e. taking up resident parking spaces, noise (24 hours a day) and an increase in traffic, we feel using the factory as a church and community centre would only create the same problems, plus reduce the quality of life in both streets.

Surely there must be more appropriate areas to put a church and community centre other than a quite residential area where it is not really wanted or needed.

Yours faithfully

*S J Leach*

**Mr S J Leach  
11 Howden Street  
Peckham  
SE15 4LB**

05/02/2010

54 Nutbrook street  
Peckham  
London  
SE15 4LE

Southwark Council, Planning Applications  
Development Management  
PO Box 64529  
London SE1P 5LX

1<sup>st</sup> February 2010

Dear Sirs

**Application For Full Planning Permission**

**Case Ref 09-AP-2081, 33 Nutbrook Street, London, SE15 4JU**

We are writing to object to the planning application for the proposed change of use to multi purpose community use including place of worship (category D1). Our reasons for objecting are set out below.

The buildings in question are located in a densely populated area on a land locked site bounded by quiet residential streets providing family homes. Access to the site is through two narrow entrances. For the following reasons the proposed changes of use are therefore inappropriate for this site.

The proposed change of use will generate unacceptable levels of noise from the use of the facilities themselves and from the additional vehicle and pedestrian traffic that such use will generate. The proposed noise mitigation measures do not and cannot reduce noise nuisance to an acceptable level. For example the mitigation measures rely on doors and windows remaining closed at all times which is not realistic during hot summer.

The additional vehicle traffic will exacerbate parking problems in the surrounding roads. Currently it is often difficult for us to find parking in Nutbrook Street in the evenings and at weekends. The conclusions of the The Redeemed Assemblies Transport Statement do not align with our direct experiences. The additional traffic would marginalize parking opportunities for local residents and their guests. The increased traffic volume will also increase the risk of accidents in comparatively narrow streets with parked cars on both sides.

It is clear that there are already a large number of venues in the locality offering, or which could offer suitable facilities for the uses proposed in this application. In addition there would appear to be little demand for these facilities and no demand from those who would be directly and adversely affected by them.

Although we were not resident here at the time that the applicants used these premises for the purposes set out in this application we note that use was stopped by Southwark Council following complaints arising from the uses now formally proposed. For this and the reasons noted above it is wholly inappropriate for permission to be granted for D1 uses which, given the constrained site and difficult access, are incompatible with the predominant residential uses and will result in significant loss of amenity to ourselves and other local residents.

Yours faithfully

The image shows two handwritten signatures in black ink. The first signature, on the left, is 'G. Gilbert' written in a cursive style. The second signature, on the right, is 'M. Thorne' also in cursive, followed by a long horizontal flourish line.

Geoff Gilbert and Miriam Thorne

**Ms A Bernard – 21 Howden Street- London SE15 4LB**

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Southwark Council, Planning Applications  
Development Management  
PO BOX 64529  
London SE1P 5LX

3 February 2010

Dear Sonia Watson

**Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU**

I am writing to object to the planning application for 33 Nutbrook Street, SE15 4JU.

I object to the change of use to multipurpose community use including place of worship (Class D1) for the reasons below:

- Noise from the church services & social events inside the eastern building
- Noise from the community activities inside the western building
- Noise from socialising on site in the open air in the courtyard & the alleyway entrances (adults & children)
- Noise in the street from socialising, and activity of coming and going in cars and by foot
- Reduced security from public access to the site
- Intrusive overlooking of gardens & back rooms
- Access for burglars
- Fire safety
- **parking** - increased numbers of cars needing to park at any time of day and evening 7 days a week – my road is heavily parked all days of the week

Yours Faithfully,

**A Bernard**