

Southwark Council

Development Manager

PO Box 645291

London

SE1 P 5LX

V. Morris-Hill

SCANNED ON

09 FEB 2010

SOUTHWARK PLANNING (SM)  
DC ADMIN

08 FEB 2010

SIGNED

SE15 4LA.

02/02/2010

Case Ref: 09-AP-2081 33 Notbrooke St 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:

Parking in Waghorn Street - the surrounding street is already very difficult as we are just on the border of Ryelane CPZ. Although I don't drive myself, I have visitors, several of them elderly, who can only visit by car. With the extra parking this proposed development will generate parking will be near impossible. There will be an increase in cars/vans double parked as deliveries creating danger for other motorists & pedestrians.

Can I please be kept informed of the outcome of this application

V. Morris-Hill

CASE REF

09-AP-2081

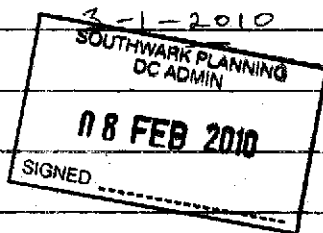
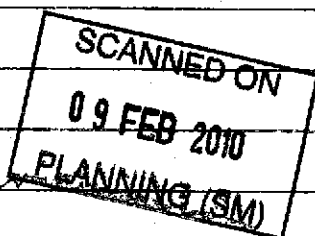
33 NOTBROOK ST

S.E 15 4J4

70 FINLEY RD

LONDON

S.E 15 4J4



Dear Sir

I am writing to object to the planning application for change of use to multi-purpose community use including place of worship (C10/D1) for these reasons.

I live with a church backing onto my property. Cars are parked in any space available, my vision can never find a space on Sundays, also when the sun shines it blocks the rays from reaching my garden.

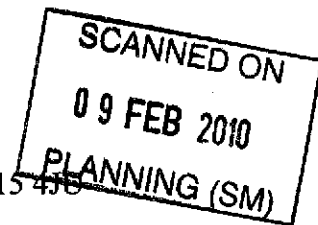
I feel for the community in that area

Yours faithfully

M Bora

M BORA

Southwark Council, Planning Applications  
Development Management  
PO BOX 64529  
London SE1P 5LX  
Case officer Mrs. Sonia Watson



OBJECTION to case ref: 09-AP-2081 ,33 Nutbrook street, SE15 4LE

Dear Mrs Watson/case officer

We live opposite to the proposed place for the community centre and are writing to object to the planning application for change of use to multipurpose community use including place of worship (class D1)..

Here are our comments and objections relating to this planning application :

- the community centre will lead to a loss of privacy and will certainly impact on the quiet and peaceful enjoyment of our home and gardens
- there will be a strong impact on neighbourhood from noise and crowd from the events at the centre and the crowds meeting at the front gate.
- The parking will be adjacent to our home causing noise and pollution.
- the additional concentration of traffic and parking will cause the traffic problems and create a safety hazard for the residents especially residents with children .

We are especially concerned about all mentioned above as the entrance gate to the planning community centre is in front of our home (56 Nutbrook street). We already went through this unpleasant experience last year when the building was used unofficially for similar purpose.

We are not against this project but against where it's being proposed. I hope there is a better place in commercial or industrial area where it would be much better located and which council can offer to the applicant.

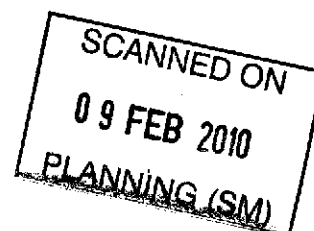
Should you require any additional information do not hesitate to contact me or other residents at 56 Nutbrook street, SE15 4LE ,tel. 02075258748

Mrs. A. Tumova  
Mrs.Z. Buci  
Mr. F. Buci  
Mr. U. Deda

**Watson, Sonia**

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**From:** Julia Salisbury [julasalisbury@yahoo.co.uk]  
**Sent:** 07 February 2010 21:02  
**To:** Watson, Sonia  
**Subject:** Fw: Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU



----- Forwarded Message -----

**From:** Julia Salisbury <julasalisbury@yahoo.co.uk>  
**To:** planning.applications@southwark.gov.uk  
**Sent:** Sun, 7 February, 2010 20:58:49  
**Subject:** Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU

**Attn:** Southwark Council Planning Applications, Development Management

**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:

Our home and many others back onto the premises I am very concerned regarding the noise that may result from the proposed change of use.

Security and privacy. When the premise was being illegally used last year there were several occasions when members of the church congregated at the area behind our garden wall and looked over and into our home.

Parking and extra traffic. Parking is already difficult in the surrounding streets. This can only be exasperated by the proposed change of use.

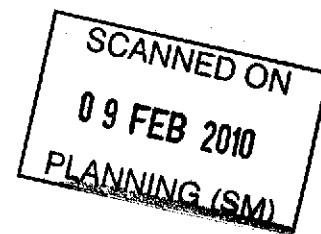
Julia Salisbury  
56 Waghorn Street  
London SE15 4JZ

33 Anstey Road  
London  
SE15 4JX

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

4<sup>th</sup> February 2010

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



Dear Sir,

With regards to case 09-AP-2081 (33 Nutbrook Street), I am writing to object to the planning application for change of use to multi-purpose community use including place of worship (Class D1). My reasons for objecting are:

This is not a suitable location for public access, being accessible only between houses and under bedrooms.

The intended new use would cause noise, intrusion and safety problems to the adjoining houses.

The intended new usage would cause a significant increase in traffic, resulting in severe congestion (it is already bad), increased pollution and GHG emissions, and increased noise – over a wide area, not just Nutbrook Street and Howden Street.

These reasons for objecting are not theoretical as there is a precedent for this objection – you previously stopped the applicants from using the premises in a manner for which they are now applying for, both because it was illegal and because of the adverse impact upon local residents. Thus:

The applicants have demonstrated a willingness to disregard local bylaws;

The negative impact of the proposed activities have been previously demonstrated; and

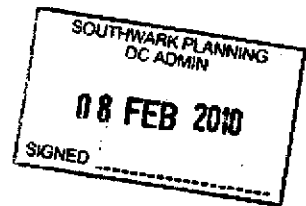
The applicants have demonstrated a previous disregard for their impact upon local residents.

Kind regards,

Paul A. Oliver

**McDougall, Susan**

**From:** Ed Chase [REDACTED]  
**Sent:** 08 February 2010 08:14  
**To:** Planning.Applications  
**Cc:** Watson, Sonia  
**Subject:** Case Ref : 09-AP-2081 33 Nutbrook Street, SE15 4JU  
**Attachments:** 33 Nutbook Planning Application - Objection Letter[1].doc



Dear Sir/Madam

Please find attached my letter of objection.

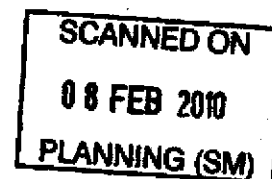
I do so in my capacity and a resident and owner of [REDACTED]. Please ensure my address is not posted on the website for public viewing as I would not like the applicants to have any comeback on me personally.

If you have any questions I am happy to discuss the points I have raised and aid the council in ensuring they have all the information they need to make the correct decision.

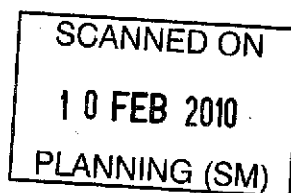
Thanks for you time.

Kind Regards

Ed Chase



08/02/2010



Gary Rice  
Head of Development Management  
Southwark Council

cc. Sonia Watson, case officer;  
cc.  
[planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)  
k

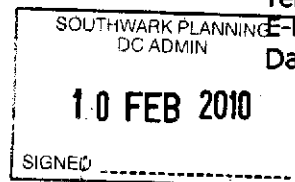
**Councillor Gordon Nardell**  
Labour Member for  
The Lane Ward

Members' Room  
Southwark Town Hall  
Peckham Road  
London SE5 8UB

Tel: 07903 964262

E-Mail: [gordon.nardell@southwark.gov.uk](mailto:gordon.nardell@southwark.gov.uk)

Date: 9 February 2010



Dear Gary,

**09-AP-2081 – Land and buildings at 33 Nutbrook Street, London SE15 4JU –  
Application by Redeemed Assemblies Church for planning permission for  
change of use to place of worship/multi-purpose community use**

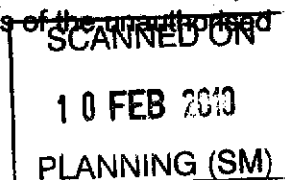
1. I object strongly to this application as ward councillor. I urge the Council to refuse planning permission because:
  - 1) This backland site, bounded by dwellings and with narrow means of street access through residential terraces, is wholly unsuitable for assembly or other public-facing uses. The serious disturbance caused to residents when the present applicant made unlawful D1 use of the site last year makes clear that the site cannot be put to the uses proposed without unacceptable impacts on amenity contrary to UDP Policy 3.2.
  - 2) In that regard, limited weight attaches to the applicant's case on noise produced within buildings since (a) much of the disturbance already experienced from the applicant's activities emanates from people congregating in open areas of the site and the neighbouring highway rather than within buildings, and (b) any effective controls would involve active management steps that depend on the co-operation of large numbers of individual members of the public, which it cannot be shown or assumed would be forthcoming.
  - 3) The proximity of the proposed use to rear areas of neighbouring dwellings, which do not benefit from surveillance from the highway, would create opportunities for crime and would heighten residents' fear of crime. The presence of significant numbers of people attending the proposed activities could easily be used as a cover for criminal activity aimed at the dwellings. The proposal is therefore contrary to UDP Policy 3.14 (Designing out crime).
  - 4) During the period of unauthorised use a significant numbers of users arrived at the site by car. That was harmful to the quiet character of these residential streets and added to already significant parking problems. The applicant's evidence on parking impacts, which claims sufficient parking capacity in nearby streets, is flawed and contrary to the experience of local residents. It is plain that the proposal would promote a significant increase in local car journeys and is

therefore contrary to transport policies, in particular UDP SP19 (Minimising the need to travel) and Policies 5.1 (Locating development) and 5.3 (Walking and cycling). It would also harm, rather than contribute positively to, the character and quality of the area, contrary to UDP SP10.

- 5) The proposed change of use is wrong in principle. Peckham is already dominated by places of worship, so there is no demonstrated shortage but rather a surfeit of such facilities for local people. Permitting an additional such facility would harm the objects of adopted and emerging development plan policy which seeks to ensure diversity of public-facing land uses in this area. Nor is there any evidence of unmet need for non-worship community facilities in this locality. The predominance of car transport for those using the site unlawfully last year indicates that the majority of the applicant's congregation are from outside the immediate locality. That reinforces the point about need.
  - 6) Moreover the application is premature given the evident suitability of this site for continued B1 use and the support of the local community for allocating it for this purpose in the emerging Peckham and Nunhead AAP. That would help meet the shortage of affordable employment sites in secondary locations in this area. The site has in recent years been in successful B1 use (in terms of the impact of the use on residential amenity), and there is no evidence of attempts to market it for that purpose despite the fair condition of the buildings on the site.
  - 7) In the prevailing local circumstances, weight should be given to the fact that the original attempt to introduce the proposed use was a serious breach of planning control, leading to the issue of an enforcement notice. Such behaviour is widespread in Peckham and is inimical to the proper planning of the area. The applicant made no attempt to appeal against the enforcement notice, instead responding to enforcement action by making destructive and wholly unfounded allegations of race discrimination against the local community and the local planning authority. That inappropriate behaviour reinforces the view that the proposed activities are unlikely to be a "good neighbour" use. Rather they are likely to harm good community relations.
  - 8) The material submitted supposedly as evidence of support for the application is nothing of the sort. The flyers distributed to residents simply sought expressions of interest in some of activities that might be included in a D1 use, but which the applicant would be under no obligation to provide. They made no mention of a proposed application for planning permission, and failed to disclose the intention to use positive responses in support of such an application. The material should therefore not be given weight. This behaviour further reinforces the view that the applicant's use of the site for the purposes proposed is likely to be a source of community contention rather than benefit
2. These points mirror the objections officers will have received from many members of the local community, including those whose homes adjoin the site. I trust the points speak for themselves, but I will expand briefly as follows on a few specific issues.

**Impact on amenity: noise and disturbance (points (1) and (2))**

3. I urge development management officers to study carefully the enforcement file, which contains an extensive contemporaneous record of the impacts of the unauthorised





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period of use on local residents. I have included in an appendix to this letter extracts from e-mails and letters sent by residents to enforcement officers and myself in April 2009 shortly after the unlawful use commenced, which gives something of a flavour of the problem. The disturbance caused to residents was serious and persistent.

4. The site location and configuration mean that any gathering of significant numbers of people on the site cannot help causing disturbance and a sense of loss of privacy. That is particularly acute in relation to rear areas (gardens and habitable rooms) used for rest and relaxation during evenings and at weekends, but it also affects areas to the front of the dwellings because ingress to and egress from the site is via narrow access ways to Howden Street and Nutbrook Street, causing congestion and groups milling about in the street as people enter and leave.
5. While there are a number of other places of worship nearby in Nutbrook Street and other residential streets, they are separate buildings with their own street frontage, and are for the most part purpose-built. They are not backland sites with constricted means of access.

**Principle of use (points (5) and (6))**

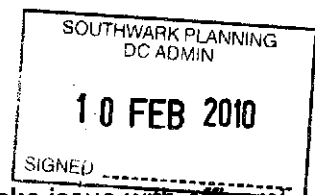
6. The present application proposes a variety of class D uses. But the application plans, taken together with the self-evident nature of the applicant organisation, and residents' experience of the use made of the site last year, indicate that the primary use is likely to be as a place of worship, with other class D uses essentially subsidiary or ancillary to it. That is the basis on which the application should be determined.
7. There is a huge proliferation of places of worship in the Peckham area, spilling out from the Town Centre into the surrounding residential areas, including the Bellenden/Rye Lane West area. The available provision vastly outstrips genuine local demand. The various religious organisations who occupy the large number of premises in question tend to cater for congregations drawn from a broad catchment by no means restricted to Southwark. As a result many of these premises are associated with significant traffic generation and parking problems, particularly on Sundays and at other times when religious services take place.
8. Peckham's relatively poor economic performance, with commercial and retail premises becoming vacant often with no immediate replacement for their current use, makes the area a soft target for religious organisations seeking premises. The focus of adopted and emerging planning policy is to reverse the economic decline and promote the area as one with a diverse retail, employment and community offer: see UDP Section 7 – Vision for Peckham Action Area – and Policy 7.1. The aims for development in Peckham under Policy 7.1 include "retention and creation of high quality offices, retail and businesses... particularly for small business units". The preponderance of places of worship in Peckham already harmfully skews the pattern of occupancy of premises suitable for retail and B1 uses. The last thing we need is another one.
9. In addition to the general policy case against loss of employment sites to a use of this kind, the loss of this site would be particularly inappropriate. Employment sites in secondary locations like this area particularly important to the local economy because they offer more affordable workspace than in primary town centre locations. The wording of the Core Strategy – Submission Version recognises that there are likely to

be sites where employment use should be protected despite lying outside the CAZ and other Preferred Locations and not meet the current UDP Policy 4.1 criteria. Such sites may be identified in an AAP or other DPD. In pressing for inclusion of that wording, Planning Committee had in mind sites of this kind in and around Peckham.

10. It is possible that the application site had at some point a lawful B2 use, but there is no evidence of such a use for many years, and the last main use – digital printing – was a B1 use entirely compatible with the site's residential surroundings. So any former B2 use has given way to a lawful B1 use under the "ratchet" effect of the GPDO and Use Classes Order. There is strong community support to see this site put to an economically beneficial use consistent with its location. Accordingly it is likely that at the next round of consultation on the PNAAP, when the opportunity arises for individual site allocations to be considered in the Action Area and Wider Area, there will be strong pressure to allocate this site for B1 use with an emphasis on provision of affordable workspace for small and medium sized enterprises. It is likely that local planning authorities in London will at that time be looking for sites suitable for provision of "green jobs", as this site plainly is. There is no recent evidence of the site having been marketed for B1 use.
11. For all those reasons there is a powerful policy case against loss of employment use at this site, particularly at this stage.

**Significance of breach of planning control and applicant's response to enforcement action (point (7))**

12. I am aware of the provisions of s. 73A of the 1990 Act and of the advice in PPG18. Weight does not normally attach to the mere fact that development has taken place before an application for planning permission has been submitted. Here, however, a number of factors make the unauthorised nature of the development a material consideration.
13. Peckham has an image problem which planning policy and practice recognise and seek to resolve. The Scoping Report for the draft PNAAP at paras. 1.1 and 1.2 cited the former 1994 Town Centre Strategy, which identified actions to address **"issues associated with image..."** **"Peckham continues to face significant challenges"**. The Adopted UDP (2007) in Part 1 at section 9.3 sets out a vision for Peckham as an **"attractive, easily accessible, and safe Major Town Centre, full of vitality"**.
14. Part of the problem is what has been described by local residents as a sense of lawlessness. Activities in and around Peckham Town Centre attract more than their fair share of enforcement problems in relation to licensing, trading standards and planning. The very fact that a considerable amount of development in the area is unauthorised itself tends to undermine the proper planning of the area and its character and amenities. My understanding is that a number of places of worship in Peckham are in unauthorised use which is either subject to enforcement action or has acquired immunity.
15. PPG18 para. 5 makes clear that nothing in that note "should be taken as condoning a wilful breach of planning law." Weight should be given to this aspect of the planning history as a reason for refusal, because that will help deter future unauthorised changes of use in the locality, particularly as regards places of worship.



16. Here, when the unauthorised use began, the applicant did not take issue with officers' advice that the use was unlawful without planning permission. But the applicant continued the use, to the detriment of local amenity, until prevented by enforcement and stop notices. No appeal was made against the enforcement notice on any ground.
17. Rather the applicant made a complaint of racially discriminatory behaviour against, variously, Council officers and members of the local community. The applicant wrote to me on 27 July 2009 alleging that

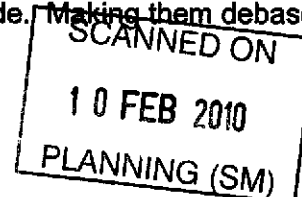
*"certain white local residents have been racially harassing our trustees and their children. These whites I understand have tried to recruit blacks also and [sic] have been going around inciting the local white neighbours to form a group in opposition to our occupation of the Old Factory Building*

...

*We must express profound dismay and concern... that certain local ward councillors have been contacted by these racist groups and are aware of the racist campaign against the acquisition of the old factory building by the Redeemed Assemblies. The fact that these councillors have been instrumental in advancing and enforcing racial dislike is reflected by the sudden arbitrary Power in which the Southwark Planning Enforcement Department Pounded [sic] at the premises with an old draconian enforcement legislation Notice.*

*We are of the view that Southwark Council issued a Stop Notice based on racial grounds incited by specific local residents. We want to say the decision is flawed and does not meet the Council's diversity and equality standard nor does it meet the standard of the Equality and Human Right legislation".*

18. The letter was signed "The Redeemed Assemblies Trust" with an illegible manuscript signature.
19. I took extremely seriously the suggestion that residents' opposition was racially motivated and that (as I read the letter) ward councillors had allowed themselves to be used as instruments to further a racist campaign against the applicants. I carefully reviewed the e-mail correspondence and my face-to-face dealings with individuals, going back to April when the unauthorised use started, and I discussed the allegations with a number of local residents.
20. I can recall on one sole occasion an individual present in a house near the site making to me a comment that I considered tinged with racism. I took that individual to task at the time. I have since discovered that the person concerned was not resident at that address and to the best of my knowledge has had no involvement in any community response to the applicant's activities at the site or to the present application. I am satisfied that no other individual or group of individuals with whom I have had contact in relation to this matter has pressed for enforcement action on grounds tainted with racism. This is a diverse community, and the various residents with whom I have dealt reflect that diversity. The team of enforcement officers – itself diverse – appear to me to have acted with complete professional propriety. I wrote twice to the Redeemed Assemblies asking for the name of the individual to whom I should write in reply to their letter. I received no answer.
21. The allegation of racism is quite fanciful and wholly unfounded. These were deeply damaging allegations that should never have been made. Making them debases the

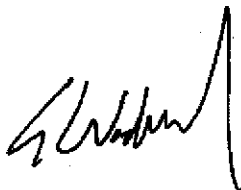


entire currency of equalities and diversity. It also reflects poorly on this applicant's attitude towards planning control, towards the sensibilities of the local community generally, and towards the impacts of its activities on that community in particular.

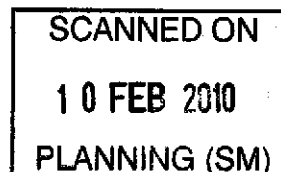
**Conclusion**

22. I urge officers to recommend refusal of permission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gordon Nardell', with a long vertical stroke extending downwards from the end of the signature.

**Gordon Nardell**  
*Labour Councillor for The Lane ward*



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**Appendix: extracts from communications to ward councillors about the impacts of the applicant's unauthorised use of the premises in 2009**Nutbrook St resident Friday 24 April:

"It is 11.15pm and the factory is alive with activity and cars. I have just been alerted to it by neighbours who have been observing. They have also told me that they have spoken to the estate agent that is handling the property and he was shocked to hear what is happening. The agent said that they were given the keys to look around as prospective tenants, and have no right to be there. I have left two messages for the agent but have not been able to speak direct myself.

Nutbrook St resident Sun 26 April :

"They seem to be getting well dug in with a lot of people of all ages arriving each day over the weekend. Looked very typical of the big groups that inhabit various premises in Peckham town centre. A lot of adults and children, with long religious and social activities taking place, at a wide variety of times of day and evening. I took a pic of their banner tied on the Nutbrook entrance. I will email that when I download it. ... People on both sides of Howden St and Nutbrook St are disturbed by noise on the site and outside it, and traffic. On Saturday this went on until well after midnight."

Howden Street resident (bordering the site access), Tues 28 April:

"...What is going on on the other side of our fence. The factory which has turned into a church between Nutbrook street and Howden street is along side and at the back of our garden. Since the arrival of this religious group our week-ends have not been very pleasant. Cars going up and down the passage along side our house and garden day and night hooting their horn, people speaking and laughing loudly, children screeching. It was so noisy that our children could not go to sleep before they were gone and last Friday night that was at about 1 am. They are coming in such huge number and with their cars blocking both the entrances, we are very worried about what would happen in case of a fire. We are also concerned about our own safety and that of our family. When I phoned the letting agency, they told me the group was not in the premises legally and that they will deal with it, but nothing has been done since."

Howden Street resident whose home backs directly onto the site, 2 May:

"...the site appears to have been used for a Church group every Sunday from lunch time to about 5-6pm. The noise levels from the singing to use of the site for outdoor socialising and many children screaming /shouting etc are frankly intolerable and I have been unable to sit in the garden or keep windows open. There has also been increased traffic using Howden and parking also and I believe this is also the case on Nutbrook Street."

Nutbrook Street resident, 2 May:

The day they first moved in I spoke to Stephen Hickey of Robert Irving Burns, the estate agents handling the property, and he told me that there was no tenancy agreement and that they had no right to be doing anything on the site. Stephen Hickey's phone number is 020 7637 0821. They first moved in on Friday 17 April and I went round to speak to them. Of the two people I spoke to, the first refused to answer any questions as to what they were doing. All he would say was they had permission to be there. The second said that they were a church group, but refused to answer when I asked if they had a legal tenancy and if they had change of use permission. After they moved in they drilled the padlock off the gates to the Nutbrook Street entrance and replaced it with their own padlock.

Recent Activity at the site:

Friday 24 April People on site most of the day until just after 1am. Lots of noise and cars.

Saturday 25 April People on site most of the day until 12.10am. Lots of noise and cars.

Presumably these two days they were preparing the site for the Sunday service.

That evening when people were milling about in the street I crossed the street and on the pavement, by the entrance to the site, I spoke to a very well dressed man who appeared to be in charge and asked him if he had a legal tenancy. He said yes. I asked him if he had change of use permission to operate the site as a church. He said yes. I pointed out to him that, having checked with the Estate Agents and with Southwark planning, that his answers were incorrect. I asked how, as a professed Christian, he could lie like that, not just to me but to his own people. At which point he said that this

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was private property and I should leave. As we were standing on the pavement at the time I laughed and said "You don't own the street." He demanded I leave and then walked away from me busily dialling a number on his mobile phone.

Sunday 26 April Gates open around 10am, more and more people arriving from around noon. Lots of cars in the street, lots of noise, gates closed and locked at 6pm.

The noise, traffic congestion and disruption to the lives of the people in Nutbrook St, Howden St and the two stretches of Maxted Rd and Waghorn St, adjacent to the site, particularly those whose houses back onto the site, over those three days was extraordinary and quite unacceptable. The arrogant assumption by those that are running the church that they are beyond the law is intolerable.

Friday 1 May Gates open from around 5 30pm until about 9pm. Hardly anyone there. Completely different to the previous Friday.

Saturday 2 May Gates open around 10am.

I spoke to Stephen Hickey late yesterday afternoon to see if there had been any change in the situation and he reiterated that there is no tenancy agreement between the owner and the Redeemed Assemblies Church who are operating on the site.

...the large number of people using the site pose some serious dangers, some of which are potentially horrific, particularly the risk of fire. Various planning applications relating to this site in the past have been refused on safety grounds, as both the archway entrances are too small for emergency vehicles to access the site. Other concerns were traffic congestion and parking problems.

Nutbrook St resident Mon 27 April:

"[the details on the banner] don't seem to accord very closely with the activity we have noticed which is much longer than the times of services shown on the banner. You will see that the To Let signs have not been taken down. That is some indication that they are not legal tenants.

...  
\* At least two residents have spoken to the agent and it does not appear that the agent is working to remove squatters. It appears that he may be in the process of selling the property to a developer for housing, but

that they may be negotiating some interim tenancy agreement with the church to get some income while that sale and housing planning permission process takes place..."

Nutbrook Street resident with two young children living directly opposite site entrance, 4 May :

"I am concerned about the use of the factory buildings at number 33 Nutbrook Street. The entrance to these buildings is directly opposite my house... It has come to my attention that these buildings are being used by a church group without an agreement and without planning permission. In addition there has been a lot of noise and disruption, particularly on one evening a week ago when the police were called. Two or more of the people using the building got into a heated argument in the street outside. They were sometimes out in the middle of the street, causing traffic to brake sharply. Many of the people using the building were also shouting in the street at this time. My children, who both sleep in rooms at the back of the house, were woken up and were very scared. The people going into the building are also causing problems with parking in a street where it's often already difficult to find a space. The noise and disruption appears to happen mainly at weekends when, in a residential area such as this, one would expect more peace and quiet."

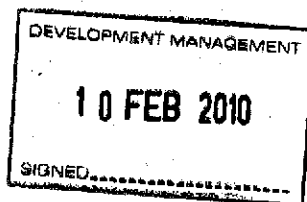
Anonymous resident who did not give address

"The gates of the Church/former factory are left open all day long which gives access to all the surrounding properties back gardens and residents feel they are being placed in a vulnerable position whereby their homes may be targeted by burglars and opportunist thieves....

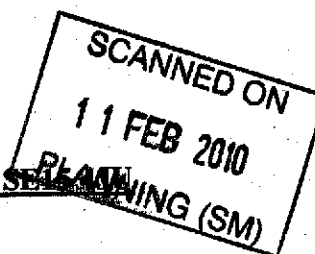
I am an African lady who happens to have had dealings with this type of Church... The congregation can reach up to a thousand people if the pastor is a good one. I do not think this is a suitable site for this kind of operation as already residents have noted there are many churches in the area and parking is becoming a major issue already in the surrounding streets displacing residents from parking near their own homes.

Southwark seemed scared to invoke the law regarding change of usage..., is this because of the lack of political will to do something that could be construed to be racist or not politically correct...

A disgruntled resident".



48b Nutbrook Street  
Peckham  
London  
SE15 4LE



1<sup>st</sup> February 2010

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

Dear Sir/Madam,

I am writing to object to the planning application for the change of use of the above property, 33 Nutbrook Street SE15 4JU to multi-purpose community use including place of worship (class D1) for the following reasons, all of which would have a direct impact on myself as well as my neighbours:

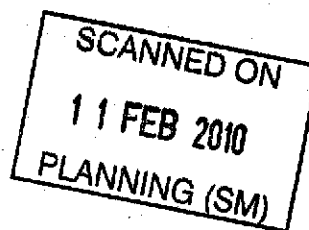
1. Problems with high levels of noise coming from the site at all times of the day and night. Increased noise from vehicles arriving/departing to and from the site. This was experienced last summer when the church was operating without planning permission. As my job involves shift work, I am often sleeping during the daytime and the extra noise would cause a massive disturbance to my sleeping.
2. Increased volume of traffic along Nutbrook Street causing problems with noise and disturbance. Cars parking illegally in disabled bays. How would this be enforced?
3. Security/Health and safety issues with the high volumes of people planning to use the site. Last summer when the church was operating there without permission we had children running around shouting and screaming on Nutbrook Street causing a nuisance to residents living here. It is also not safe for the children to be playing in the street.
4. Parking issues. It is often difficult to find parking on and around Nutbrook Street and allowing this change of land use will only increase this problem.
5. Increased amounts of litter around the site, especially along the road and pavements on Nutbrook Street. This was experienced last summer when the church was operating without planning permission.
6. The inappropriate planned use for the site. This is a residential street with a large number of properties backing on to the site with the entrance squeezed in between two houses and above the entrance to the site are a couple of bedrooms.

I hope that you are able to seriously consider these points raised and the level of impact that this proposal will have on the residents living in close proximity to the site.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'W Martin', with a stylized flourish at the end.

William Martin

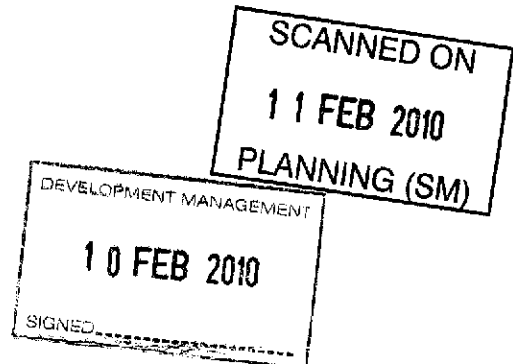




54 Nutbrook street  
Peckham  
London  
SE15 4LE

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.

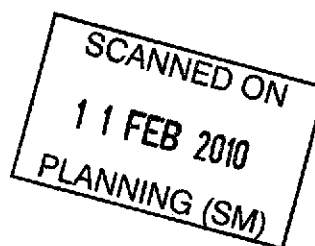
It is clear that there are already a large number of venues in the locality offering, or which could offer suitable facilities for the uses proposed in this application. In addition there would appear to be little demand for these facilities and no demand from those who would be directly and adversely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

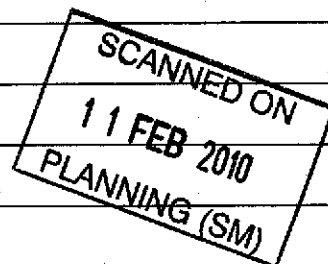
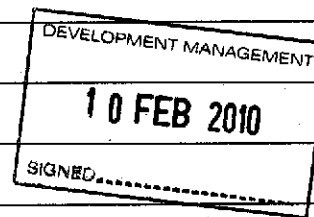
Yours faithfully

Handwritten signatures of Geoff Gilbert and Miriam Thorne. The signature of Geoff Gilbert is on the left, and the signature of Miriam Thorne is on the right, followed by a long horizontal line.

Geoff Gilbert and Miriam Thorne



PLEASE FIND ENCLOSED PETITION  
AGAINST PROPOSED  
MULTI-PURPOSE COMMUNITY ~~PLACE~~ OF WORSHIP  
REF: 09-AP-2081  
33 NUTBROOK STREET. SE15. 4JU.



NOV 1961  
JUL 1961  
INC. ENGINE

PETITION AGAINST.  
MULTI-PURPOSE COMMUNITY USE,  
INCLUDING PLACE OF WORSHIP.

NAME	ADDRESS	DID YOU RECEIVE LETTER	SIGNATURE
T. THERIDGE	47 NUTBROOK ST	YES	T. THERIDGE
CHRIS BARRETT	43 NUTBROOK ST	YES	Chris Barrett
PETE THOMAS	68 B FARMWICK RD	No	Pete Thomas
HATIK MUSA	35 Nutbrook street	YES	Hatik Musa
HUSEYIN MUSA	35 Nutbrook street	YES	Huseyin Musa
C. VATH	24 " "	C	C. VATH
P. WATTS	" "		P. WATTS
S. WATTS	" "		S. WATTS
P. MILES	26 NUTBROOK STREET	Yes	P. Miles
C. RAY	10 Howden St	YES	C. Ray
B. NELL	8 Howden St	Yes	B. Nell
PAILLET	20 HOWDEN STREET.	yes	PAILLET
SAMUEL	52 Waghorn St	NO	SAMUEL
FULLMOVE	54 Waghorn St.	NO	FULLMOVE
M. LEIGH	56 Waghorn St	Yes	M. Leigh
A. B. ASSURADDY	60 Waghorn St	Yes	A. B. ASSURADDY
K. PUMELL	53 waghorn st	NO	K. PUMELL
J. SAMUEL	52 WAGHORN ST	NO	J. SAMUEL
F. KATZ	19, Howden St.	Yes	F. KATZ
M. Woods	38 Waghorn ST.	yes	M. Woods
R. WILSON	28 WAGHORN ST	NO	R. Wilson
D. WILSON	22 WAGHORN ST	NO	D. WILSON
C. TERENCE	41 Waghorn St	NO	C. TERENCE
T. PUMELL	53 Waghorn St	No	T. PUMELL
L. W. PUMELL	53 Waghorn St	NO	L. W. PUMELL
J. MORRIS	61, Waghorn St	No.	J. MORRIS
B. ROY	62 WAGHORN STREET	YES	B. ROY
A. HOLT	78 Nutbrook Street	Yes	A. HOLT
M. CATER	82, Nutbrook St	Yes	M. CATER

SCANNED ON  
11 FEB 2010  
PLANNING (SM)

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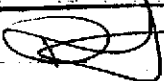
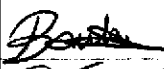

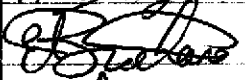


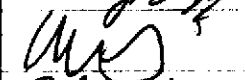
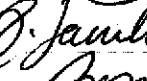
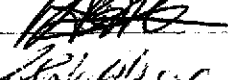
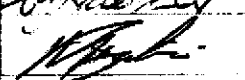


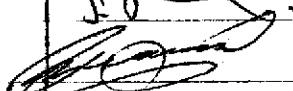


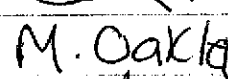
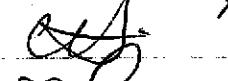

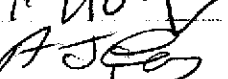

Y



# PETITION

AGAINST

MULTI PURPOSE COMMUNITY/USE & PLACE OF WORSHIP.

NAME	ADDRESS	DID YOU RECEIVE LETTER	SIGNATURE
D. TORGAN	72 NUTBROOK STREET SE15 4LE	YES	
B. Bailey	35 Howden St. SE15 4LB	Yes	
Sue O'Neill	8 Howden St, PECKHAM SE15 4LB	Yes.	S.F. O'NEIL
G. Burgess	5 HOWDEN ST	SCANNED ON YES	
S. Burgess	5 HOWDEN ST.	11 FEB 2010 YES	S. Burgess
A. Beagle	14, Maxden Ct Maxted Rd	PLANNING (SM) YES	A. Beagle
E. Buchanan	18 Maxden Ct, Maxted Rd	Yes	
T. Nunes	9 Howden St,	Yes	
WILL PATRICK	23 HOWDEN ST	YES	
EMERY JEBB	38 Howden St-	YES	
W. Woods	33 Howden Street	Yes	
I. LAMBIE	33 HOWDEN STREET	YES	I. Lambie
Paula. Walker	37 HOWDEN STREET	YES	
S. Walker	37 HOWDEN STREET SE15	YES	
M. Baker	47 Waghorn St. SE15	YES	
DM. Frederick	49 Waghorn St	NO	DM. Frederick
B. Barry	260 Waghorn St.	Yes.	B. Barry
SALLY JORDAN	38 HOWDEN ST	YES	
DEV I. PERSAUD	36 HOWDEN ST SE15 4LB	YES	
BRIAN WALSH	2 HOWDEN ST SE15 4LB	YES	B. Walsh
Sarah Baker	2 Howden St SE15 4LB	Yes	
Mr H. George	55- MAXTED RD SE15 4LF	NO	
M. Oakley	59 Maxted Rd SE15	YES	M. Oakley
C. Warrell	11 Nutbrook St. SE15	NO	
B. Stone	9 Nutbrook St.	NO	
T. Houghton	3, NUTBROOK ST.	NO	T. Houghton
A. Collins	6A NUTBROOK ST	NO	
D. Nicola	16 NUTBROOK ST	<del>SE15 4LE</del>	
A. L. L.	18 NUTBROOK ST	YES	

# PETITION AGAINST

MULTI-PURPOSE COMMUNITY USE & PLACE OF WORSHIP

NAME	ADDRESS	DO YOU RECEIVE LETTER	SIGNATURE
B. LAWSON	31 HOWDEN ST, SE15		B. Lawson
E. JORDAN	27 HOWDEN ST SE15		ESJ
A. BERNARD	21 Howden St		Ans d
N. LAW	17 HOWDEN ST SE15		Robyn Law
L. WOOD	123 Howden St SE15		L. Wood
M. GREEN	34 Howden St SE15	yes	M. Green
A. DRAPER	34 HOWDEN ST, SE15	yes	A. Draper
H. FOSTER	63 WAGHORN ST SE15		H. Foster
M/M/27/04	41 50 WAGHORN ST	NO	

SCANNED ON  
 11 FEB 2010  
 PLANNING (SM)



# PLANNING APPLICATION 33 NUTBROOK STREET JAN 2010 SURVEY OF LOCAL RESIDENTS

Street name... HOWDEN, MAXTED & NUTBROOK...

Name, Address, Phone, [REDACTED]	alternative uses for site					
	have letter	object	help needed	work units	housing	Other / comments
SALLY JORDAN 38 HOWDEN ST PECKHAM SE15 4LB s.jordanx@go511mail.com	✓	✓		✓		
DEV I - PERSAUD 36 HOWDEN ST PECKHAM LONDON SE15 4LB	✓	✓		✓		
BRIAN WALSH 2 HOWDEN ST PECKHAM SE15 4LB sarahboddy@hotmail.com brian.walsh@london2012.com	✓	✓		✓	✓	
EDMUND HULME SIA/B MAXTED RD EDMUNDHULME SE15 4LF GMAIL.COM	✓	✓		✓		
LOEW SIT3 MASTER LN	✓	✓		✓	✓	
Maxine George 7304 Mail COM. Maxine George SS Maxted Rd SE15 4LF	✓	✓		✓	✓	
max						
Maxbabe yeah@hotmail.com 59 MAXTED RD. SE15 M. OAKLEY	✓	✓		✓		
Cassandra Warrell Cassandra.Worrell@yahoo.co.uk 11 Nutbrook Street	X	✓		✓		
ASIF CHAUDRI 18 NUTBROOK STREET SE15 4LE ASIF.A@BTINTERNETS.COM	X	✓		✓		
EMMA JUDAH 27 HOWDEN STREET LONDON SE15 4LB ejjudah@hotmail.com	X	✓		✓		
H. FOSTER 63 WAGHORN ST SE15	X	✓		✓	✓	

SCANNED ON  
11 FEB 2010  
PLANNING (SM)

# PLANNING APPLICATION 33 NUTBROOK STREET JAN 2010 SURVEY OF LOCAL RESIDENTS

Street name.....HOLDEN & MAXTED & NUTBROOK

alternative uses for site

Name, Address, Phone, <span style="background-color: black; color: black;">[REDACTED]</span>	have letter	object	help needed		work units	housing	Other / comments
A. DRAPER. 34 HOLDEN ST. SE15	✓	✓			✓		
L. WOOT 128 HOLDEN ST.	X	✓			✓	✓	
N. LAW 17 HOLDEN ST. SE15	X	✓			✓	✓	
S. BURGESS. 5 HOLDEN ST. SE15	✓	✓			✓		
PAULA WALKER. 37 HOLDEN ST. FOXPAULA432@AOL.COM SE15	✓	✓			✓	✓	
Titheradge 47 nutbrook Street SE15	✓	✓			✓		
P. Thompson 68B fenwick road	X	✓			✓	✓	
H. Musa 35 NUTBROOK street	✓	✓			✓		SCANNED ON 11 FEB 2010 PLANNING (SM)
C. Ray 10 Holden Street	✓	✓			✓	✓	
D. Willson 22 waghorn Street	X	✓			✓	✓	
PAULET. 20 HOLDEN ST.	✓	✓			✓		
V. MORRISHILL 61 WAGHORN ST	X	✓			✓	✓	

**PLANNING' APPLICATION 33 NUTBROOK STREET JAN 2010 SURVEY OF LOCAL RESIDENTS**

**Street name.....**

[illegible]

**PLANNING APPLICATION 33 NUTBROOK STREET JAN 2010 SURVEY OF LOCAL RESIDENTS**

**Street name.....**

### **alternative uses for site**

[illegible]

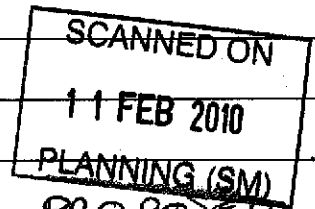
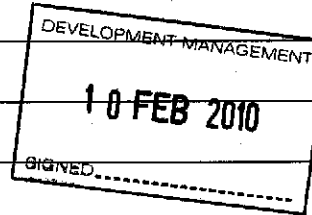
SCANNED ON

11 FEB 2010

PLANNING (SM)	
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MR. WALKER.  
37 HOWDEN ST  
PECKHAM  
SE15. 4LB.

REF: 09-AP-2081



F.A.O. SONIA WATSON,

I STRONGLY OBJECT TO THE PROPOSED PLANNING APPLICATION, AS THIS IS A QUIET RESIDENTIAL AREA, & WE DO NOT NEED ANY MORE COMMUNITY CENTRE'S OR PLACE'S OF WORSHIP. AS WE ALREADY HAVE 11 COMMUNITY CENTRE'S WITHIN A 5 MINUTE WALK.

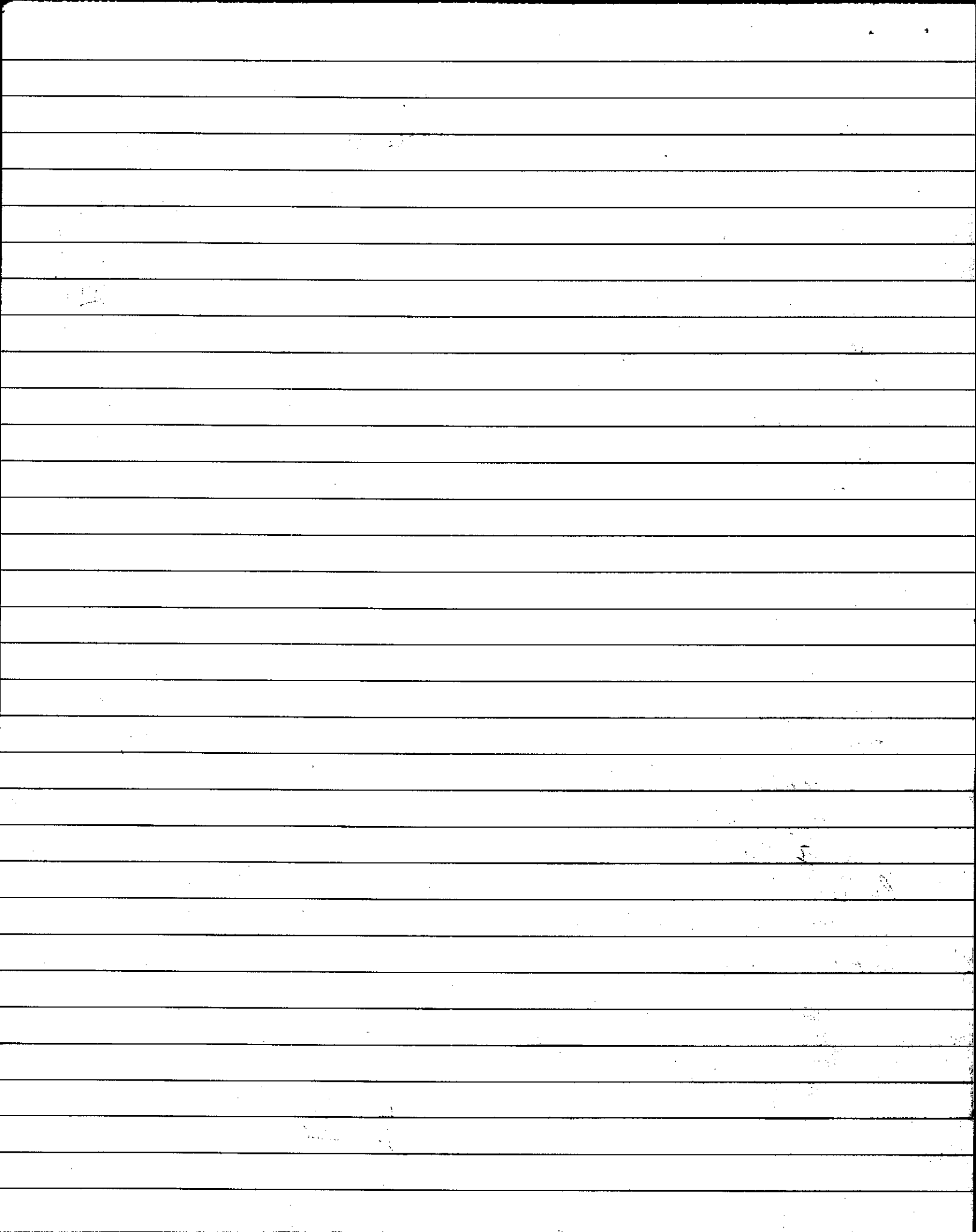
THE PARKING IN OUR TURNING & SURROUNDING STREET'S IS TERRIBLE & WOULD NOT SUSTAIN PARKING FOR THE PLANNED PREMISE'S.

THE NOISE WOULD GREATLY AFFECT ALL RESIDENT'S NOT ONLY FROM THE COMMUNITY CENTRE & CHURCH, BUT PEOPLE ENTERING & LEAVING THE PREMISE'S & ALSO EXTRA TRAFFIC NOISE. THERE IS ALSO THE SAFETY OF THE AREA & WHAT WOULD HAPPEN IF THERE WAS A FIRE, THERE IS NO FIRE ENGINE ACCESS, SO THIS WOULD AFFECT HEALTH & SAFETY.

ALL RESIDENT'S HAVE SIGNED A PETITION AGAINST THIS PROPOSAL. I FEEL THESE PREMISE'S WOULD BENEFIT FROM SMALL BUSINESS UNIT'S.

Yours Sincerely

Mr. J. G. Walker





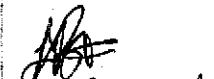



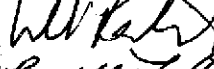


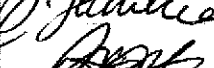
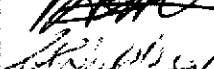
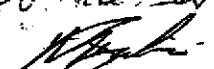
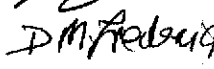








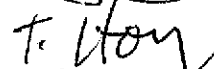

# PETITION AGAINST. MULTI-PURPOSE COMMUNITY USE, INCLUDING PLACE OF WORSHIP.

NAME	ADDRESS	DID YOU RECEIVE LETTER	SIGNATURE
TITHERIDGE	47 NUTBROOK ST	YES	T. Titheridge
CHRIS BARRETT	43 NUTBROOK ST	YES	Chris Barrett
PETE THOMAS	68 P FARMWICK RD	No	P. Thomas
HATIK MUSA	35 Nutbrook street	YES	Hatik Musa
HUSEYIN MUSA	35 Nutbrook street	YES	Huseyin Musa
C. Vaths	24 " "	"	C. Vaths
P. WATTS	" "	"	P. Watts
S. WATTS	" "	"	S. Watts
P. MILES	26 Nutbrook Street	Yes	P. Miles
C. RAY	10 Howden St	YES	C. Ray
B. NELL	8 Howden St	Yes	B. Nell
PAILLET	20 HOWDEN STREET.	yes	Paillet
SAMUEL	52 Waghorn St	NO	Samuel
FULLMOVE	54 Waghorn St.	NO	Fullmove
M. LEIGH	56 Waghorn St	Yes	M. Leigh
A. BASSURADDY	60 Waghorn St	Yes	A. Bassuraddy
K. PUMELL	53 waghorn st	NO	K. Pumell
J. STAMMERS	52 WAGHORN ST	NO	J. Stammers
F. KATZ	19, Howden St.	Yes	F. Katz
M. WOODS	38 Waghorn ST.	Yes	M. Woods
R. WILSON	28 WAGHORN ST	NO	R. Wilson
D. WILSON	22 WAGHORN ST	NO	D. Wilson
C. TERENCE	41 Waghorn St	NO	C. Terence
T. PUMELL	53 Waghorn St	NO	T. Pumell
L. W. PUMELL	53 Waghorn St	NO	L. W. Pumell
V. MORRIS	61, Waghorn St	No.	V. Morris
B. ROY	62 WAGHORN STREET	Yes	B. Roy
A. HOLT	78 Nutbrook Street	Yes	A. Holt
M. CATER	82, Nutbrook St	Yes	M. Cater

SCANNED ON  
11 FEB 2010  
PLANNING (SM)

# PETITION AGAINST.

MULTI PURPOSE COMMUNITY USE & PLACE OF WORSHIP

NAME	ADDRESS	DID YOU RECEIVE LETTER	SIGNATURE
D. FORBES	72 NUTBROOK STREET SE-15 4LB	YES	
B. Bailey	35 Howden St. SE15 4LB	Yes	
SUE O'NEILL	8 HOWDEN ST, PECKHAM, SE15 4LB	Yes.	S.F. O'NEILL
E. Burgess	5-HOWDEN ST	YES	
S. Burgess	5 HOWDEN ST.	YES	
A. Beagle	14, Maxden or Maxted Rd	Yes	A. Beagle
E. Buchanan	18 Maxden Ct, Maxted Rd	Yes	
T. NUNES	9 Howden St,	YES	
WILL PATRICK	23 HOWDEN ST	YES	
EAREY JEBB	38 Howden St-	YES	
W. Woods	33 Howden Street	Yes	
I. LAMBIE	33 HOWDEN STREET	YES	
Paula. WALKER	37 HOWDEN STREET	YES	
S. Walker	37 HOWDEN STREET SE15	YES	
M. Baker	47. Waghorn St. SE15	YES	
Dim. Frederick	49 Waghorn St	NO	
B. Barry	260 Waghorn St.	Yes	B. Barry
SALLY JORDAN	38 HOWDEN ST	YES	
DEV I. PERSAUD	36 HOWDEN ST SE15 4LB	YES	
BRIAN WALSH	2 HOWDEN ST SE15 4LB	YES	
Sarah Baker	2 Howden St SE15 4LB	Yes	
Mr H. George	55- MAXTED RD SE15 4LF	NO	
M. Oakley	59 Maxted Rd SE15	YES	M. Oakley
C. Warrell	11 Nutbrook St. SE15	NO	
B. Stone	9 Nutbrook St.	NO	
T. HOUGHTON	3, NUTBROOK ST.	NO	T. Houghton
A. Collins	6A NUTBROOK ST	NO	
D. Nwola	16 NUTBROOK ST	YES	

SCANNED ON  
11 FEB 2010  
PLANNING (SM)



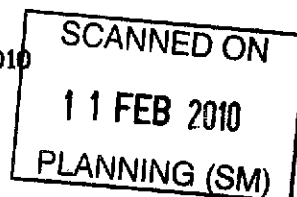
# PETITION AGAINST

## MULTI-PURPOSE COMMUNITY USE & PLACE OF WORSHIP

NAME	ADDRESS	DID YOU RECEIVE LETTER	SIGNATURE
B. LAWSON	31 HOWDEN ST, SE15		B. Lawson
E. JUDAH	27 HOWDEN ST SE15		E. J. Judah
A. BERNARD	21 HOWDEN ST		A. Bernard
N. LAW	17 HOWDEN ST SE15		N. Law
L. WOOD	123 HOWDEN ST SE15		L. Wood
M. GREEN	34 HOWDEN ST SE15	yes	M. Green
A. DRAPER	34 HOWDEN ST, SE15	yes	A. Draper
H. FOSTER	63 HOWDEN ST SE15		H. Foster
M/M/27/04	41 50 WAGHORN ST	NO	

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

Nutbrook Street  
SE15 4LE  
7 February 2010



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

I am writing to give my comments and register my formal objection to the planning application for change of use to multi-purpose community centre including place of worship (Class D1) for the reasons set out in this letter.

The site is accessed through 33 Nutbrook Street and between houses 18 and 20 Howden Street. My house is near the entrance in Nutbrook Street on the opposite side of the street. I have lived here since 1973 and am familiar therefore through personal experience with the planning history of this site since then. I have drawn on that experience in my comments.

#### The site

The site is locked in between peoples' houses and back gardens and has only two narrow congested entrances and exits under the bedrooms and next to the living rooms of 4 houses, two in each street:

- It adjoins the back gardens of about 60 houses. Since some of those houses are divided into flats this site affects directly even more households. There are two factory buildings one on each half of the site, with a small courtyard between them. The one at the western half was built at the same time as the houses in about 1880. The other on the eastern half was built in the 1980s. There is a walkway round the newer building between the back gardens and the factory, and there is at least one exit door from the building into that walkway. The western older building has windows that open out in to back garden space.
- It is unimaginable that such a set of industrial buildings would now be allowed in such proximity to residential housing. It is an inherited situation from the Victorian era that we have to live with. It has a history of causing problems for residents for a long time, but there was a significant improvement in the last 10 years.

#### The neighbourhood

This is a quiet residential area:

- The small generally 3 bedrooms terraced houses were built in the 1880s on what had been market gardens. The street pattern remains that laid out then. There was some bomb damage during the second world war. The gaps have been filled with modern houses of the same scale, except for a few small blocks built by the Council.
- Housing tenure is very mixed with owner occupiers, social housing, and private tenants. There are very long term residents and everything in between to recent ones, with overall a steady and gradual turnover down the years, and some privately rented houses with short tenancies and more rapid turnover.
- There is light traffic except at rush hours when traffic going north and south sweeps through.
- There is constant pressure on car parking spaces throughout the whole Bellenden neighbourhood. The streets affected by this proposal are on the edge of the town centre CPZ. An extension to the CPZ was locally overwhelmingly rejected a few years ago as the problem is not confined to day time but occurs throughout the day and evening and at weekends.
- The area was the subject of a ten year Housing Renewal programme through the Council's Bellenden Renewal Scheme which ended in 2007. Extensive work was done in the streets that are directly affected by this planning application.
- Our mixed locality contains residents who need reasonable peace and quiet at all times. As well as those who commute elsewhere to work and come home to rest, there are families with small children, and retired people, who are at home during the day. A number of local residents work from home, as I and some of my neighbours do, so are here during the day as well as the evenings. Others are shift workers, all can need peace and quiet at any time of the day and night.

#### Planning History of the industrial site at 33 Nutbrook Street

For at least the last 36 years this industrial site has caused disruptive problems for the local neighbourhood because of its location, though in the last 10 years the business process changed and the disruption was much reduced. This is explained in the attached table summarizing the planning and use history of this site. The information in the table is relevant to my following comments. The unauthorised use in April to July 2009, by the current applicant for some of the proposed uses, caused significant

problems. These were worse than those caused by the industrial use because of their very different nature.

#### Main reasons for objecting to the proposed change of use from B1 to D1

- \* The activities and services proposed in the change of use application are in themselves worthy, but they are inappropriate in this location because the site is cramped into a quiet residential area as described above.
- \* The change of use from B1 to D1 would change it from a private work space operating mainly in working hours, to a public access community social space operating in and significantly outside working hours. This change in the nature of the activities from managed work to social activities would exacerbate significantly the kinds of problems there have always been with this site, as indeed we experienced last year from April to July.
- \* These problems can't be avoided with such a tight location of the whole site between some 60 residential houses, and the only two access/exit places running underneath bedrooms as well as between 4 residential houses. It is possible, as we have experienced, to manage the issues for residents arising from an industrial use. But the nature of using it as a public community social space creates management requirements which are impossible to fulfill.
- \* Such a change of use would cause a significant loss of residents' amenity through increased noise, reduced security, increased traffic and pressure on parking.
- \* there are already a significant number of public venues in the immediate area and no room for any more.
- \* The benefits to the neighbourhood of the proposed activities appear to be low and would be far outweighed by the loss of residents' amenities.
- \* There are alternative uses for the site that are less disruptive and more beneficial for the area.
- \* It is premature to change the use of this site losing industrial land while these matters are being considered in the preparation of the PNAAP.

These and supplementary reasons are explained below.

#### Noise

- \* Noise would be created on the site by church services and social activities inside the eastern building, and community activities inside the western building, affecting the houses adjoining the site all the way round in the 4 streets. The applicant has included in their application an engineer's insulation report for the newer eastern building. But there are concerns as to whether these proposals can be taken as adequate for understanding the noise issues and if they can be resolved.
  - There does not seem to be a costing for the proposals, nor indication as to likely implementation.
  - The experience of residents is that the exit door has always been used for ventilation, in spite of good ventilation equipment. That would interfere with insulation attempts to stop noise escaping from the building.
  - In turn the ventilation equipment necessary, because of the need, I assume, to reduce noise escaping through windows itself, has previously caused significant problems from noise and vibration. This was cured only when the factory came under very professional management which ensured excellent maintenance and renewal of the equipment.
  - The author of the Acoustics Survey is not an accredited Member of the Institution of Acoustics <http://www.ioa.org.uk/> which I understand is the industry body recognised by professionals in acoustic environmental analysis.
- \* There is no insulation report for the other older building on the western half of the site. Yet there are noise issues from those uses too and residents report from the time of the factory experience that noise travels through the walls. In some places residents say that noise also travels through windows, which clearly are needed for ventilation and cannot be kept closed.
- \* Adults & children congregating on the site will naturally socialize informally in the open air in the courtyard & the alleyway entrances, and in the streets where the entrances and exits are. But this creates noise nuisance:
  - The sounds from this impact directly on residents because the site is embedded in the domestic residential surroundings. Also this kind of sound from inside the site carries clearly and loudly out into the street into the public highways as I know because I could hear it inside my own house a few doors away on the other side of the street from the 33 Nutbrook St exit, last year when the church was operating.
  - To control these open air noises the applicants propose an event management programme which is not yet complete and which seems to be more appropriate to a public events activity in a town centre but not to a site

squashed behind people's houses and back gardens and in narrow quiet residential streets. It is an indication of the inappropriateness of this use in this location to have to employ such management methods. And there is no certainty, even if they were desirable, that they could be successful given the domestic and residential setting.

- The extent of the proposed detailed management indicates that significant problems are recognised, but how realistic is it to try to control people socialising outside buildings? Moreover it is likely to create significant continuing scope for conflict reported to the Council, which would have little obvious practical remedy.

#### **Reduced security**

\* *intrusive overlooking of gardens & back rooms*: This was a very severe problem last year when the church was operating.

\* *access for burglars*: As a well managed industrial site the gates were kept locked, and the site was private and not public space. To change this into a site where the public has access and the gates are not permanently and continuously monitored will reduce the security of all the houses that back onto the site, especially those on the eastern half of the site where there is a walkway around the building. Although they say the gates will be locked, how realistic is this? They were often open during the operations last year, and the nature of the activities on offer to the public seems to require the gates to be open.

\* *fire safety*: With public access to the site and lots of children, and only two congested exits in the middle of the large site, this seems to require a professional fire risk assessment. This is not included in the application papers. But if they were successfully to be kept locked as is proposed, and required for security, then this seems to create a real fire hazard, putting at risk not only all the people in the facility at any time but all the residential houses adjacent to it. As previous applications for change of use have been refused on fire risk grounds this seems a significant reason for this being an inappropriate change of use.

#### **Traffic, Parking & Travel Plans**

\* On some occasions there was disruption of traffic in Nutbrook Street as cars and people arriving greeted each other in the street. I attach some photos of one such occasion with traffic backed up on both sides of the entrance along Nutbrook Street.

\* There would be increased numbers of cars needing to park at any time of day and evening 7 days a week, but it is not clear quite what these numbers are likely to be. There are said to be 50 church members though difficult to see how this number could be restricted at that level, and monitored by the Council. There appear to be no clear estimates of people travelling to the site for all the other activities which are flexible and not predictable enough because of the wide range of activities mentioned and the wide remit of a 'multi-purpose community centre'. These include the offer of 'large halls for functions' which together with the church services would result in large influxes of traffic and parking at particular times.

\* The application described the area as 'not heavily parked'. This is totally contrary to the experience of residents and visitors who have to search for parking places during the day and evening, and weekends. This is a problem shared throughout the Bellenden neighbourhood as we all know. Pressure in one street can quickly have knock on pressure on neighbouring streets. This is particularly so in these streets which already have two churches on them - one on the corner of Waghorn and Nutbrook Street, and the other on the corner of Waghorn Street and McDermott Road. Another church so close competing for parking spaces would be intolerable.

\* The travel plans seem to encourage car traveling by assuming cars could be easily parked in the nearby streets or in the local car parks. This does not seem to be compatible with the Councils' policies on sustainable travel.

#### **Impact of the saturation of the neighbourhood with public venues**

\* This very small area of our local Bellenden neighbourhood already has a significant number of venues attracting the public from wide areas into our local residential streets.

Within one to three minutes walk from the entrances to the factory site there are:

- Church at the Nutbrook St junction with Waghorn Street,
- Church at the other end of Waghorn Street at the junction with McDermott Road,
- Primary school at the end of Waghorn Street
- Muslim Women's' Association centre at the old Bellenden School, at the Maxted Road/Bellenden Road junction
- Other educational and youth services in the same building.
- Faith Chapel at the same junction.

- Church in Amott Road just behind Nutbrook Street.

About 5 minutes walk away there are:

- the Choumert Grove mosque & Peckham Islamic Centre,
- the Thomas Calton educational and community Centre in Alpha St,
- the Copleston Centre which houses three different churches with different services, and a community centre
- St John's Primary school on Adys Road
- St John's church at Goose Green
- Goose Green Community Centre
- All Saints church at Blenheim Grove,
- The UCKG church being built on the Bellenden side of Rye Lane which we are told will house a 600 congregation.

\* All of these venues bring people, activity, traffic and more parking from outside the neighbourhood into the local streets right in front of our windows and in some cases our back gardens. There is no more room for any additional public venues.

**Is there a local need for the offered services?**

\* There is no clear description of the services to be offered, how they will be managed and developed, and how they relate together. The information seems to be:

- a table of 'Programme of activities' on page 8 of the Transport Statement.
- a list of activities in a statement that last summer residents were asked to sign to show they wanted those services, and 9 of which have been submitted with the planning application as 'Statements of support for proposed use of space at 33 Nutbrook Street'.
- A list of activities on a large notice board that was placed on the pavement outside the Nutbrook Street open entrance last year when they operated without planning permission. I attach a photograph showing the location, and a close up showing the list. This includes 'large halls for functions'.

\* There is no indication that there has been any research into what is currently available locally and what the demand is for such services locally. The only material offered in support of the need seems to be the nine forms in the document Statements of Support. When visiting local residents about the planning application I found that, of these nine, two were writing letters of objection, one was opposed to some of the activities and thinking of writing objecting, two were short term tenants (18 Howden St) who have now left the area, two were not available, one was rethinking it now that there were planning issues to consider, one supported. The problem is that this kind of material is not adequate to demonstrate need and benefits.

- The proposed uses give the impression more of being what in the abstract can be added on to using the premises for a church, rather than what is needed. For example it proposes an after school club for Bellenden primary school. But local parents and governors of the school who are directly affected by this planning application have said in their submitted comments on it that they know nothing of it and that it is not needed as the school has a very good after school club.

\* As the list above of local public venues in the immediate vicinity shows, there are many and a variety of community facilities available in the immediate vicinity. The provision of more needs careful local research and analysis. The Bellenden school example shows that this has not been done.

\* The offer of 'large halls for functions' is completely incompatible with the residential nature of the location, and addresses a wide public need and not one for these streets. It does not appear in the list of programmed activities as it is not a programmed activity. But it features in the applicant's intentions. Even if this use was disallowed by imposed conditions it wouldn't be possible for the Council to monitor all the social uses to ensure that any restrictive conditions were enforced.

#### **Peckham & Nunhead Area Action Plan (PNAAP)**

The PNAAP is now being prepared, and includes within its boundaries this site and surrounding streets.

- Throughout the UDP consultations I and others locally have suggested that the PNAAP should provide for the industrial backlands such as this site to be encouraged to be retained as industrial. We have always been told that this would be considered in the preparation of the PNAAP.
- I understand that the Peckham Area Action Plan SPG, para 2.6.1, says that because there are so many churches in Peckham town centre it is unlikely that new churches will be permitted.

Given these matters, it is premature to decide this change of use now.

#### **Alternative uses for the site**

There are several alternative uses that local residents have been discussing for many years. If the development company that bought the land had been willing to respond to our requests for discussions, we would have been able to explore these in detail with them. These alternatives include:

##### **\* Industrial:**

- **Managed work units.** Conversion, and management by an appropriate organisation either employed by the current owners or by a different developer or company specialising in converting and managing such work places. Anecdotally there is much evidence that small work units - studios, offices, workshops - are in increasing demand in Peckham and adjacent areas. This fits well with what has been said in the PNAAP to preserve these kinds of industrial and employment sites in the residential areas, and to help in the regeneration of Peckham.
- **Archival warehouse.** Suitable for storing business or academic or museum archives. Minimal industrial activity would make this compatible with residential area.
- **Secure premises** for a business with valuable products or products that are socially and environmentally valuable but currently need secure but less expensive storage.

**\* Development Trust** for community ownership of the site to sell off over time to adjacent property owners for extending their property. This is probably the most preferred outcome but the economics and financial feasibility need to be explored.

**\* Housing.** This may be ruled out because of inability to get fire engines on site.

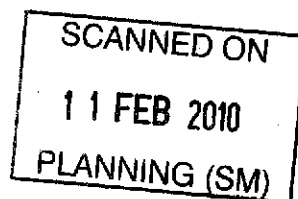
If this planning application is refused, we would like to ask the Council that they work with us to encourage the development company that owns the site to discuss with the Council and with us the future uses of this site. The aim would be to define the uses that would be compatible with the residential nature of the area and its particular difficult location embedded amongst the houses, and how we could encourage such a suitable use to be found.

Eileen Conn MA (Oxon) FRSA MBE

#### **Attachments:**

Planning History of the industrial site at 33 Nutbrook Street

6 photos of The Redeemed Assemblies activities in Nutbrook Street



## Planning History of the industrial site at 33 Nutbrook Street

*\* From c1880* when the houses were built we understand the site was used as a laundry. I do not know when that use ceased - possibly during the war. At some stage it began to be used by a builders' plant hire firm.

*\* Pre-1973 - c1980/81* When I came to live here in 1973 the site was used by Campbell Gray, a company hiring out builders' heavy equipment including mobile caravans, cement mixers and fork lift vehicles. There were serious noise and traffic problems on the site and in the streets. Cars parked in the street were damaged by delivery trucks, including my own car. The whole experience was unbearable to us all and the owner sold the site and buildings to a printing company Trademasters Ltd sometime in 1980/81

*\* 1980/81 - 2007* The use of the site evolved during this time, when it was occupied by Trademasters which became known as TM Ltd.

*\* early 1980s* In the first few years, the new owners obtained planning permission against residents' objections to erect a new additional building on the eastern half of the site. That had been an open space until then where the plant hire firm had cleaned and stored its machinery, causing severe disturbance to the adjoining houses. Conditions were imposed on the use of the new building to control the disturbance to residents.

*\* up to sometime in 1990s:* There were several problems in subsequent years which showed that such planning conditions do not necessarily work in controlling loss of amenity.

- the ventilation equipment installed on the building caused for many years severe noise disturbance to the adjacent houses. It was eventually, but not for a long time, brought into a bearable situation.
- the older original building on the western part of the site was hired out to two other companies. TM their landlords were unable to control the behaviour of those companies and their workers who for many years caused severe problems with noise and conflict with residents because of noise from the site and their access and exit through 33 Nutbrook St, and between 18 & 20 Howden St, into the street.

*\* during the 1990s* TM became more successful and took over the western building themselves and the business expanded into the whole site.

- As a more successful company they were hiring more professional managers, and the management of the business, the site and its interaction with residents improved, though there continued to be some noise and disturbance problems from time through the use of both buildings and the access and exit activities.
- TM applied for planning permission to build a second floor on the new building but this was refused.
- The owner applied more than once for permission to replace the factory with housing. This was refused because of fire & safety risks from the small access and exits.

*\* towards the end of the 1990s* The company was moving into digital printing and removed all the heavy printing machinery and the site became much more like an office administrative activity where the work was designing and digital printing covers and flyers for the entertainment industry. The disruptive effect of the factory on local residents reduced after this.

*\* c2002* The owner who had started the business sold the land and no 31 Nutbrook St (residential house) to Chartlodge Limited, a development company, and sold the business and the lease to the by then professional managers of the company TM Ltd (a management buyout). I personally tried to make contact with Chartlodge, the new development company owners, to try to establish good relations with them on behalf of local residents, but they were uncooperative.

*\* c2004/5* The TM business was bought by a global corporate company

*\* 2007* The lease came to an end and the new TM owners moved the business to merge with one of their other sites. Again I tried to contact Chartlodge the development company owners through the agents and they were still uncooperative. The site remained unoccupied until April 2009.

*\* 2009 April.* The Redeemed Assemblies took the lease of the site and immediately started their activities for which they had no planning permission. From these activities residents suffered serious problems from noise, activity, disturbance, traffic and car parking. The Council issued an Enforcement Notice and Stop Notice which took effect in July 2009.

Factory site at 33 Nutbrook Street: photos of The Redeemed Assemblies' activities  
in Nutbrook Street during April-July 2010, attached to the submission  
from local resident Eileen Conn on planning application for change of use case number 09-AP-2081



Entrance at 33 Nutbrook Street: people gathering for an event on site



Nutbrook St traffic stopped both ways as cars enter the site

ED ON

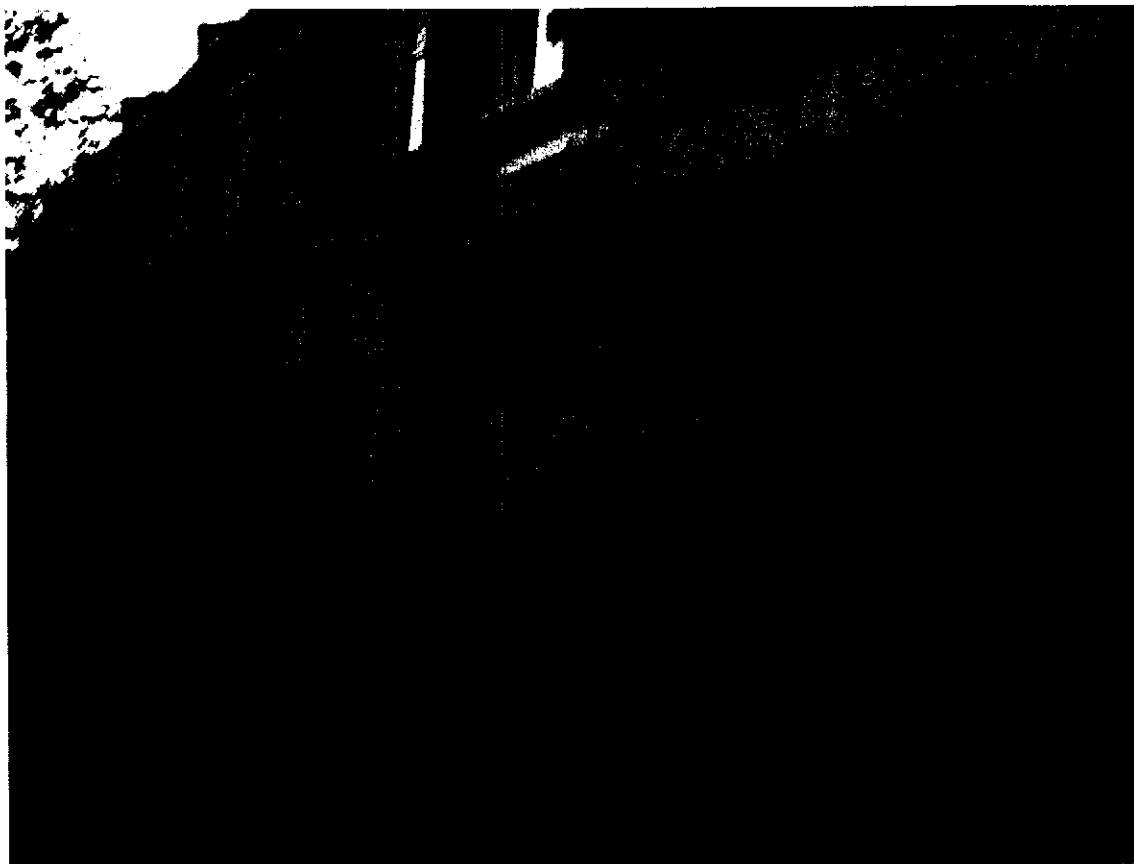
11 FEB 2010

PLANNING (SM)

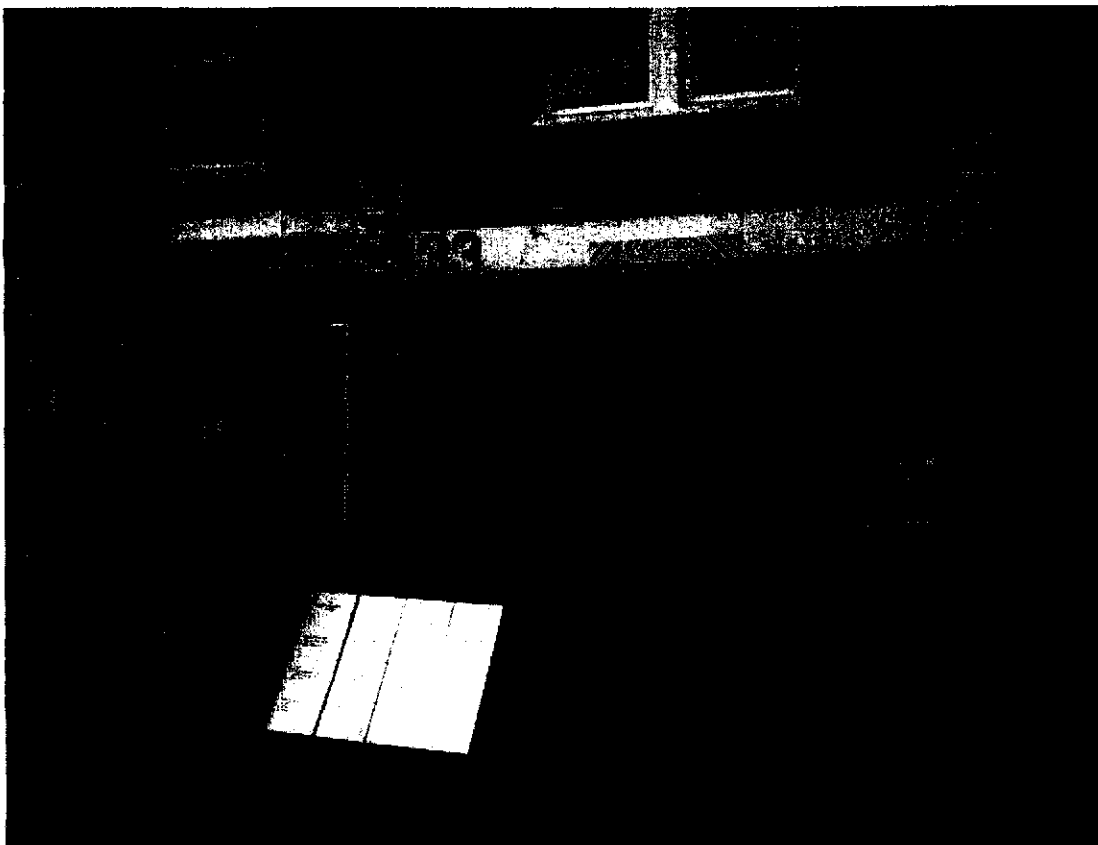




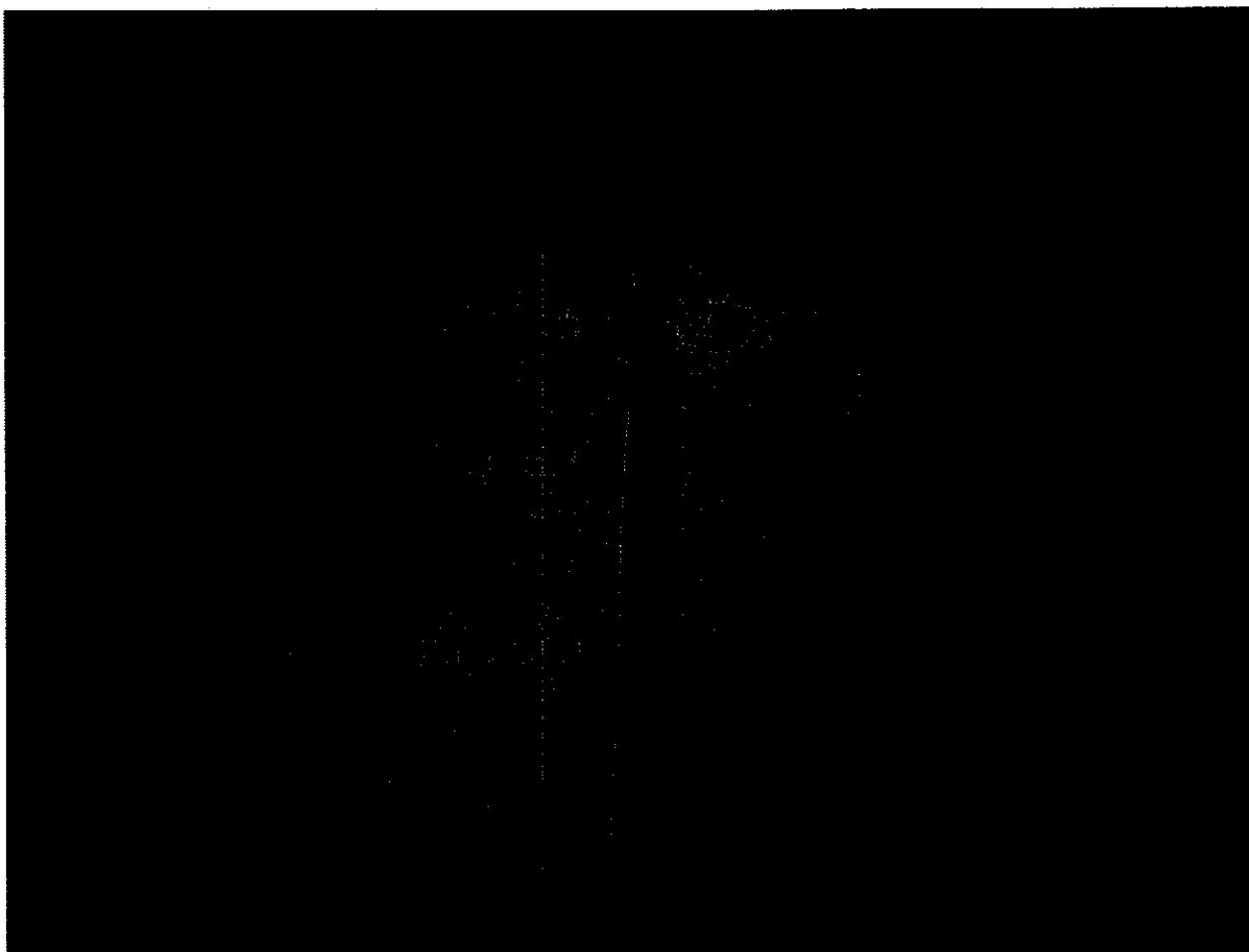
Nutbrook St traffic stopped both ways as cars enter the site



33 Nutbrook Street entrance with The Redeemed Assemblies' banner advertising services



**33 Nutbrook St entrance with notice board advertising a range of public services**



**List of public services offered on the site by The Redeemed Assemblies**

10 FEB 2010

SIGNED.....

Ms C. RAY

10 HOWDEN STREET

SE15 4JS

SCANNED ON

11 FEB 2010

PANNING (SM)

CASE REF: 09-AP-20  
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:—

1. THE FACTORY ENTRANCE IS A FEW DOORS FROM MY HOME AND THE EXTRA TRAFFIC WOULD CAUSE PROBLEMS WITH PARKING, I AM A BLUE BADGE HOLDER DUE TO <sup>HEART PROBLEMS</sup> ~~ARTERIAL~~ AND HAVE

THE UNIVERSITY OF

THE

PROBLEMS WITH CARRYING AND WALKING ANY DISTANCE AND HAVE DIFFICULTY FINDING A PARKING SPACE NEAR TO HOME WHICH WAS MADE EVEN WORSE WHEN THE ABOVE PREMISES WAS USED LAST SPRING/SUMMER WHEN IT WAS OPERATING WITH PERMISSION.

SCANNED ON  
11 FEB 2010  
PLANNING (SM)

2. THE FACTORY WALL IS AT THE END OF MY GARDEN AND THE ENTRANCE TO THE FACTORY IS ONLY A FEW HOUSES AWAY FROM MY STREET DOOR. I DON'T FEEL IT SHOULD BE OPEN DAY AND EVENINGS AS TOO MANY PEOPLE WOULD HAVE ACCESS TO THE GARDENS AT THE BACK OF THE HOUSES AND IT

—

Days	Percentage of total protein in plasma membrane fraction
0	10
2	15
4	20
6	25
8	28
10	30
12	32
14	35

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Age Group	Total (%)	Female (%)	Male (%)	Unknown (%)
18-24	100	55	45	0
25-34	100	65	35	0
35-44	100	55	45	0
45-54	100	45	55	0
55-64	100	35	65	0
65+	100	25	75	0

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0.0 0.5 1.0 1.5

100

100



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1000

\_\_\_\_\_

WOULD AFFECT SECURITY OF MY HOME AS ANYONE WOULD HAVE ACCESS TO THE FACTORY.

3. I FEEL THE NOISE COULD BE UNWELCOME AND AFFECT THE PEACE AND TRANQUILITY WE HAVE IN THE STREET.

Cordell Long

SCANNED ON

11 FEB 2010

PLANNING (SM)

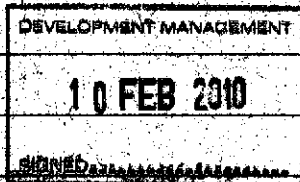
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DATE

OFFS

(MAY) 1964

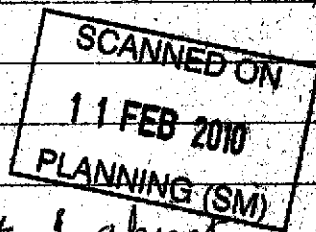




260 Waghorn St  
Peckham,

S.E.15

L52



F.A.O. Simon Watson

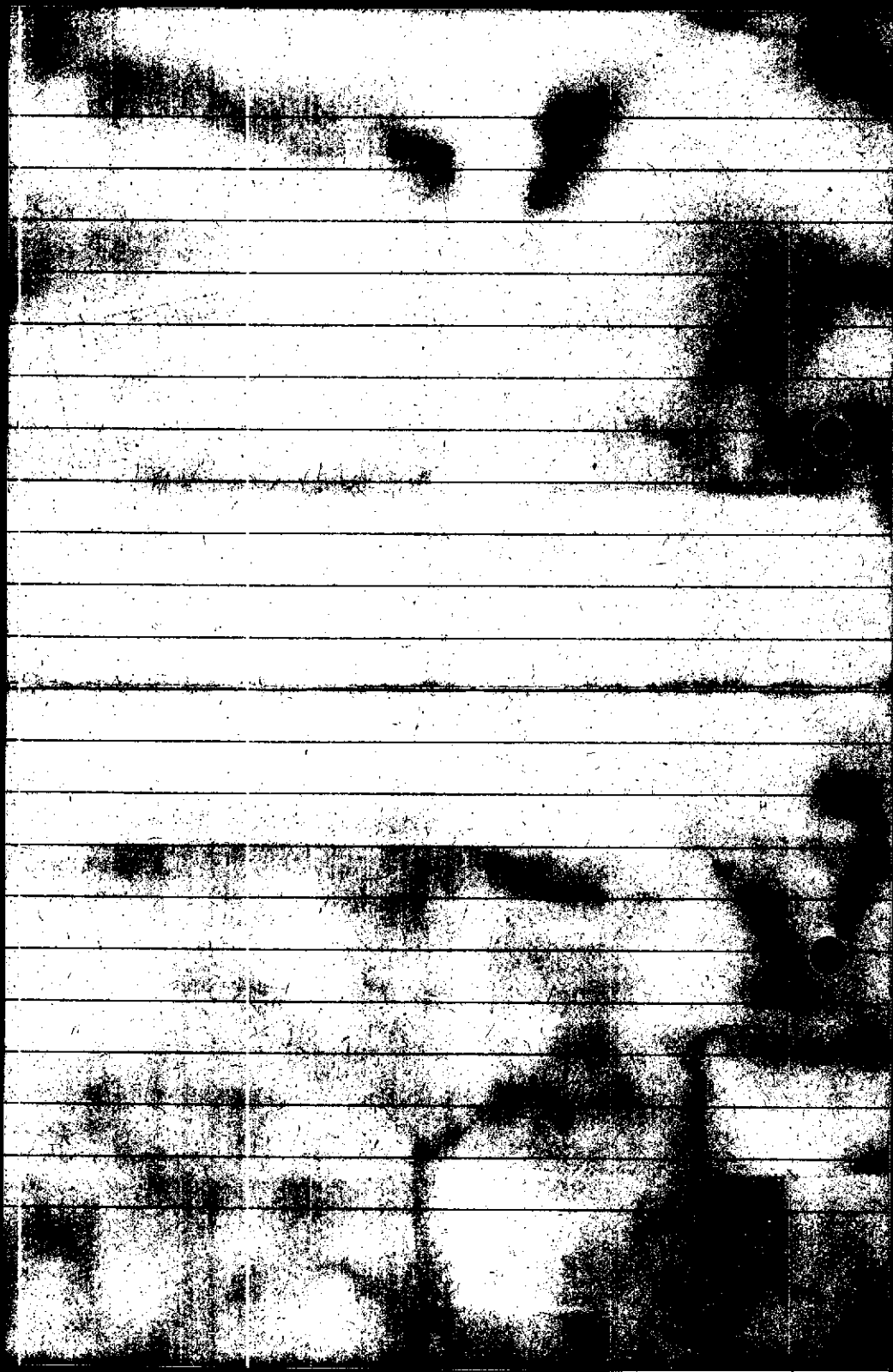
I am writing to say that I object to the case Ref 09-AP-2081, 33 Nutbrook St. I feel that as this is a residence area it will cause problems with the people living here with the noise parking and safety to the houses adjoining the site and the streets around it.

Also we already have 11 community centres within the area.

There has been a petition gone round and I think about 95% of the people signed it, I also think the site would be good for small business.

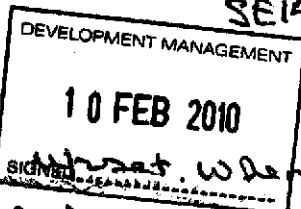
Yours

MRS. B.A. Perry



09 Apr 2011

41 Nutbrook St  
Peckham  
SE15 430



Dear Sir

I was very upset, when I read on the web, that a church has now applied for planning permission, to use the factory on Nutbrook/Howden St  
Because of the experience of last summer

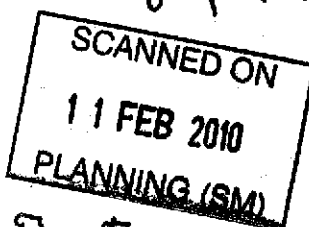
The noise was an intrusion and extra traffic, caused noise on both sides of the street

I think there is also a safety issue as we would not know who was in the St at any time

I would be against any planning permission being granted.

Yours Sincerely

Harvie Foster



(17 JAN 2011)

**12054A PC**

NO DEMAND

NO DEMAND

NO DEMAND

NO DEMAND

27 Nutbrook St

SE15 4JU

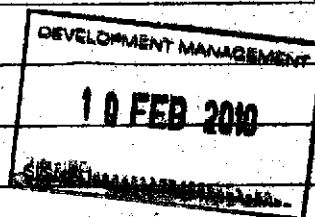
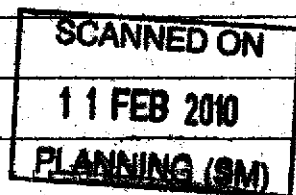
3rd Feb. 2010

Dear Sir / Madam

I am writing to object to the planning application for multipurpose community centre and church at 33 Nutbrook St. SE15 4JU

I think this will cause a build up of traffic, and parking is always difficult on this street, there will also be a considerable amount of noise intrusion and security will have to be considered.

Yours sincerely  
D. Murphy



SCANNED ON

11 FEB 2010

11 FEB 2010

11 FEB 2010

**McDougall, Susan**

---

**From:** [REDACTED]  
**Sent:** 09 February 2010 10:02  
**To:** Planning.Enquiries  
**Subject:** RE: opposition to planning application at 33 Howden St.

Sue

Sorry this related to 33 Nutbrook St

09-AP-2081 33 Nutbrook Street, SE15 4JU

[REDACTED]



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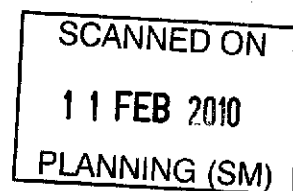
**Subject:** RE: opposition to planning application at 33 Howden St.  
**Date:** Mon, 8 Feb 2010 10:45:40 +0000  
**From:** Planning.Enquires@southwark.gov.uk

[REDACTED]

Dear Sir

We do not have any applications for 33 Howden Street

**Sue McDougall**  
**Senior Records & Finance Officer**  
**Southwark Council**  
**Regeneration & neighbourhoods**  
**Development management**  
**PO Box 64529**  
**London**  
**SE1P 5LX**



[susan.mcdougall@southwark.gov.uk](mailto:susan.mcdougall@southwark.gov.uk)  
**020 7525 5463**

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**From:** [REDACTED]  
**Sent:** 05 February 2010 22:35  
**To:** Planning.Enquiries  
**Subject:** opposition to planning application at 33 Howden St.

I would like to register my opposition to the planning proposal to change 33 Howden St in Peckham from a factory building to community centre or place of worship.

I do so as I believe the impact on parking in the local neighbourhood will push demand far and above the parking capacity for the area. This will lead to great traffic congestion in an area where traffic and parked cars has increased year on year-I have been living here since the eighties-believe me I know. Please don't accept this planning application-there are already churches on Rye Lane and plenty more around here.

11/02/2010

Make the existing facilities better instead.

  
Please keep my details private and confidential.  
I do not want them passed on to third parties.

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