

Lambeth Commercial Development Pipeline Report 2020/21



Lambeth

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Introduction

Lambeth's Commercial Development Pipeline Report details changes to the amount of employment floorspace in Lambeth during 2020/21, specifically B Class and office uses. It looks at changes that have occurred through planning permissions for the demolition of existing buildings, erection of new buildings and changes in the use of retained properties.

The information is presented in a series of summary tables which detail employment floorspace lost and gained during financial year 2020/21, for the various stages of the development pipeline, through different types of development and in different locations. At the end of the report are a series of schedules (Tables 20-23) listing all relevant permissions, including a breakdown of floorspace lost or gained by specific use class.

Information on development progress was obtained from Valuation Office Agency (VOA) Business Rates records, from Lambeth's Street Naming and Numbering and Building Control teams and from site visits.

If you have any questions or require any further information, please contact planningpolicy@lambeth.gov.uk.

Explanations and Abbreviations Used

Use Classes

This report concentrates on use classes E (g), which includes i) offices, ii) the research and development of products or processes and iii) any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area), B2 and B8.

Use Class	Description
Class E (formerly B1a)	Offices
Class E (formerly B1b)	Research & Development, Studios, Laboratories
Class E (formerly B1c)	Light Industry
B2	General Industry
B8	Storage & Distribution

Changes to the Use Classes Order came into effect on 1 September 2020, amending the Town and Country Planning (Use Classes) Order 1987. However, given the changes came into effect during the financial year 2020/21, for the purposes of this report the previous use classes order has been used.

Existing, Gross and Net

As used in the summary tables and schedules, 'Existing' refers to the amount of floorspace prior to development, 'Gross' refers to the total amount of floorspace proposed in each permission and 'Net' refers to the amount of floorspace lost or gained (i.e. the difference between the Gross and Existing). It does not include any area external to the building(s).

Floorspace measurements

Floorspace measurements are the Gross Internal Area (GIA), which is the internal area of the building, including circulation and service space such as lifts and floorspace devoted to corridors, toilets and storage. Unless otherwise stated, all measurements are in square metres (sqm).

KIBAs

Key Industrial Business Areas (KIBAs) are Lambeth's 'Locally Significant Industrial Sites' (as defined in the London Plan) and are important employment-generating areas. They are afforded additional protection through their designation in the Lambeth Local Plan (Policy ED3). KIBAs are safeguarded for business, industrial, storage and waste management uses, which include green industries and other compatible commercial uses. Large scale retail is excluded.

Prior Approvals for Change of Use to Residential

In May 2013, a permitted development right was introduced that allowed B1a (office) floorspace to change use to C3 (residential) without going through the full planning application process. Initially this was a temporary measure lasting three years, but was made permanent in March 2016.

This type of permitted development applied to most of Lambeth, except for the area covered by the London Plan's Central Activities Zone (CAZ). This meant that Bishop's ward and parts of Prince's and Oval wards were exempt. However, in March 2016, the government announced that the previous provision for exempt areas would not be continued, and the exemptions would expire in May 2019.

To address this issue, Lambeth made and confirmed an Article 4 direction to protect offices in the Central Activities Zone (as it relates to Lambeth) from change of use to residential without an application for planning permission first needing to be made to and approved by the LPA. This direction came into force in May 2019. Lambeth also made and subsequently confirmed an Article 4 Direction which applies to the whole of Brixton town centre, some sites in Clapham town centre, and the whole or part of 10 KIBAs.

Several other types of permitted development right have also been introduced, including storage/distribution (B8) to residential and light industrial (B1c) to residential.

As the council considers it important to monitor the loss of employment floorspace through this type of development, Prior Approvals for change of use from B1a, B1c and B8 to residential have been included as a separate development type category within the summary tables. Please note that this type of development will be referred to as 'Prior Approvals' throughout this report.

In August 2021, a new permitted development right was introduced that allows Class E uses to change use to residential under new Class MA. However this was introduced after the end of financial year 2020/21 and therefore does not affect the permissions included in this report.

Commentary

Completions

There was a net gain of 27,208 sqm completed employment floorspace in 2020/21. The biggest net gain figure was B1a (office) floorspace, accounting for a net gain of 32,683 sqm. There was a net loss in 2019/20. In 2020/21, there was also a net gain of 71 sqm of B1b (research and development) and 125 sqm of B1c (light industrial), however, there were net losses of 899sqm of B2 (general industrial) and 4,772 sqm of B8 (storage and distribution).

Just under half of the B8 floorspace lost occurred through the implementation of a permission at 340a Clapham Road (19/01146/VOC), which delivered a significant amount of new office floorspace on site and resulted in only a small net loss of B class floorspace (-442 sqm).

The total gross amount of new B1a floorspace completed was 87,591sqm, with 371sqm of new B1b floorspace, 1,806 sqm of new B1c floorspace and 547 sqm of B2 completed. This B1a figure was the highest gross office figure over a ten year period. No new B8 floorspace was completed.

Almost all of the gross new B1a floorspace completed was through new build (97%).

Prior approvals from B1a to residential resulted in the loss of 1,714 sqm. This was a smaller loss than the previous year (2,538 sqm in 2019/20), although higher than the figure for 2018/19 (1,513sqm). The majority of this loss occurred outside KIBAs (75%).

Within KIBAs, there was a total net loss of 105 sqm of employment floorspace including net losses of 655 sqm of B1a and 683 sqm of B8. However the net total figure also includes net gains 863 sqm of B1c floorspace and 370 sqm of B2 floorspace. No B1b floorspace was completed in KIBAs. 432 sqm of B1 office floorspace was lost in KIBAs through the implementation of a prior approval at 9 Park Hill. All the B8 floorspace lost occurred through the implementation of a permission at Eilerslie Square Industrial Estate (20/04259/LDCE) which delivered new light industrial floorspace on site, resulting in an overall net gain of B class floor-space (180 sqm).

Overall, the largest loss of B class floorspace was in Brixton Hill ward, due to the completion of a scheme at 2a Mandrell Road which resulted in the net loss of 1,153 sqm of B8 floorspace. The largest net gain was in Bishop's ward due to the redevelopment of the Shell Centre to provide a net additional 28,434 sqm of office floorspace. This was followed by Oval where a redevelopment at Keybridge House (Phase 1) resulted in the net gain of 3,670 sqm of B1a space.

Under Construction

There was a significant quantity of new employment floorspace under construction at the end of March 2021 (112,709 sqm), which will result in a net gain of 11,588 sqm across all B class uses if completed.

The majority of the floorspace involved is B1a (office). In total, 98,517 sqm of new office floorspace was under construction, with a resultant net gain of 24,860 sqm floorspace. If completed, there will also be a net gain of 1,129 sqm of B1c floorspace, however developments that were under construction at the end of March 2021 would also result in net losses of 1,931 sqm of B2 floorspace and 12,470 sqm of B8 floorspace if completed. No B1b floorspace is currently under construction.

Prior approval schemes that were under construction would result in the change of use of 2,796 sqm of B1a to residential if completed.

Within KIBAs there was 4,047 sqm of gross new commercial floorspace under construction, which will result in a net gain of 1,157 sqm if completed. This includes a net gain 377 sqm of B1a floorspace and 780 sqm of B1c. No B1b, B2 or B8 floorspace is currently under construction in a KIBA.

The biggest changes in the quantum of commercial floorspace are occurring in the north of the borough. Oval ward has the highest net gain (27,389 sqm), due in part to the redevelopment at Vauxhall Square and the Kennington Gasholder Station. The largest net loss is taking place in Brixton Hill (-5,949 sqm) as a result of the redevelopment of Olive Morris House.

Unimplemented

The quantum of gross commercial floorspace with unimplemented permission is 243,276 sqm. The vast majority (96%) of this is B1a. A significant proportion (63%) of gross B1a yet to be started is in a single scheme - the redevelopment of Elizabeth House in Bishop's ward.

Should all unimplemented permissions be completed, they would result in a net gain of 151,769 sqm of floorspace across all the B class uses. This includes a net gain of 156,294 sqm of office floorspace, 2,872 sqm of B1b and 3,170 sqm of B1c, but net losses of 3,474 sqm of B2 and 7,093 sqm of B8. Three of the unimplemented permissions that will result in a net loss of B8 floorspace will deliver a significant amount of new office floorspace on site, resulting in an overall net gain of B class floorspace in each case.

Within KIBAs, unimplemented permissions would result in an overall net gain of 6,467 sqm of employment floorspace, including net gains of 2,903 sqm of B1a, 2160 sqm of B1b and of 3,935 sqm of B1c floorspace in KIBA. However these unimplemented permissions would also result in a losses of 1,414 sqm of B2 and 1,117 sqm of B8. The unimplemented permission (19/04592/FUL) that will result in the loss of 1,414 sqm of B2 floorspace will deliver a significant amount of new B1A, B1B and B1C floorspace on site, resulting in an overall significant net gain of B class floorspace (6,041 sqm). Each of the permissions which will result in a net loss of B8 floorspace will not result in an overall net loss of B class floorspace as replacement B1 floorspace will be provided in each case.

Outside of KIBAs there would be a net gain of 153,391 sqm of B1a office space and 712 sqm of B1b however there would be net losses of 765 sqm of B1c floorspace, 2,060 sqm of B2 and 5,976 sqm of B8 if these permissions were implemented. This results in an overall net gain of 145,302 sqm of commercial floorspace outside of KIBAs.

Three of the five permissions resulting in a net loss of B2 outside of KIBAs will re-provide a significant amount of B1a floorspace in each case and result in a net gain of B class floorspace. Another of these permissions (20/01394/FUL) will result in new B8 floorspace on site, and an overall net gain of B class floorspace. Four of the five permission resulting in a net loss of B8 outside of KIBAs will re-provide a significant amount of B1a and result in a net gain of B class floorspace in each case.

Bishop's ward had the largest net gain in employment floorspace (108,026 sqm), mainly due to the Elizabeth House permission. Clapham Town ward had the largest net loss (-2,894 sqm), mainly due to a prior approval for the redevelopment of George West House, 2-3 Clapham Common North Side.

Approvals

In 2020/21, a total of 246,338 sqm of commercial floorspace was approved, which is the highest figure within a ten year period. If completed, these permissions would result in the net gain of 134,458 sqm of commercial floorspace. The vast majority (91%) of gross new employment floorspace approved is for offices. A significant proportion (66%) of gross B1a approved is in a single scheme - the redevelopment of Elizabeth House in Bishop's ward.

All commercial schemes approved in 2020/21 would result in a net gain of 134,488 sqm of B1a floorspace, 2,872 sqm of B1b floorspace and 2,362 sqm of B1c floorspace. However, there would be net losses of 2,407 sqm of B2 and 2,857 sqm of B8 floorspace. The three approvals that will result in the largest net losses of B2 floorspace (19/04592/FUL, 18/05425/FUL, 20/01394/FUL) will deliver a significant amount of alternative B class space and result in an overall significant net gain of B class floorspace in each case.

In 2020/21 within KIBAs, 31,437 sqm of gross commercial floorspace was approved. This is the highest figure in the past decade and can be explained by approvals which will result in significant net gains of commercial floorspace at 30 - 34 Old Paradise Street (6,041 sqm) and 20-22 Union Road (4,391 sqm). These permissions would result in an overall net gain of 10,797 sqm of commercial floorspace in KIBAs if all were completed.

Within KIBAs, there is a potential net gain of B1a (6,501 sqm), B1b (2,792 sqm) and B1c (4,042 sqm). However the approvals would result in the net loss of B2 (1,514 sqm) and B8 (1,024 sqm) floorspace. The approval that will result in the loss of 1,414 sqm of B2 floorspace (19/04592/FUL) will deliver a significant amount of new B1A, B1B and B1C floorspace on site, resulting in an overall significant net gain of B class floorspace (6,041 sqm). One of the two approvals resulting in a net loss of B8 floorspace in KIBAs will result in a net gain of B class overall (20/04259/LDCE) and the other would result in no net loss (20/01902/LDCP).

Commercial Development Pipeline Summary Tables

Section A Completions

Table 1. Existing, Gross and Net Completed Floorspace by Use Class

Use Class	No. of permissions with existing employment floorspace affected by development	Total existing floorspace affected by development (sqm)	No. of permissions with proposed new employment floorspace	Total proposed new floorspace (sqm)	Net change in employment floorspace (sqm)
B1a	21	54,908	22	87,591	32,683
B1b	1	300	2	371	71
B1c	4	1,681	2	1,806	125
B2	5	1,446	2	547	-899
B8	6	4,772	0	0	-4,772
Total	34	63,107	26	90,315	27,208

Table 2. Completed Prior Approvals by Use Class

Prior Approval Type	No. of Prior Approvals	Net Floorspace (sqm)
B1a to C3	6	-1,714
B1c to C3	0	0
B8 to C3	0	0
Total	6	-1,714

Chart 1. Gross and Net Completed Floorspace by Use Class

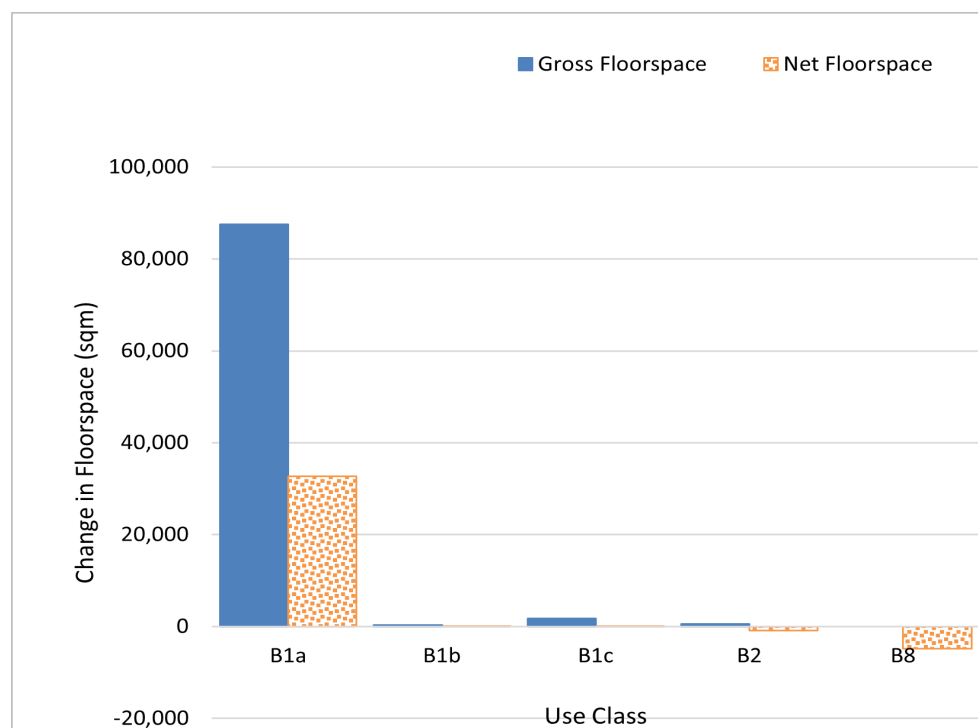


Table 3. Existing, Gross and Net Completed Floorspace by Development Type & Use Class (sqm)

Use Class	New Build			Prior Approval			Change of Use			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
B1a	50,487	85,239	34,752	1,714	0	-1,714	2,707	2,352	-355	54,908	87,591	32,683
B1b	0	71	71	0	0	0	300	300	0	300	371	71
B1c	0	0	0	0	0	0	1,681	1,806	125	1,681	1,806	125
B2	1,269	470	-799	0	0	0	177	77	-100	1,446	547	-899
B8	3,870	0	-3,870	0	0	0	902	0	-902	4,772	0	-4,772
Total	55,626	85,780	30,154	1,714	0	-1,714	5,767	4,535	-1,232	63,107	90,315	27,208

Chart 2. Net Completed Floorspace by Development Type and Use Class

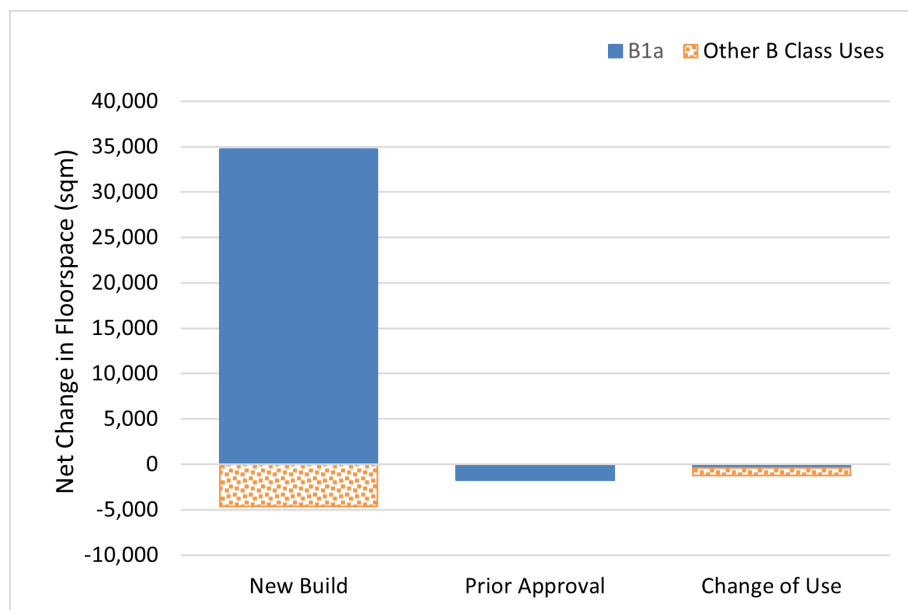


Table 4. Existing, Gross and Net Completed Floorspace in KIBAs and Outside KIBAs by Use Class (sqm)

Location	Within KIBA			Outside KIBA			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
B1a	1,132	477	-655	53,776	87,114	33,338	54,908	87,591	32,683
B1b	0	0	0	300	371	71	300	371	71
B1c	863	1,726	863	818	80	-738	1,681	1,806	125
B2	177	547	370	1,269	0	-1,269	1,446	547	-899
B8	683	0	-683	4,089	0	-4,089	4,772	0	-4,772
Total	2,855	2,750	-105	60,252	87,565	27,313	63,107	90,315	27,208

Chart 3. Completed Floorspace in KIBAs and Outside KIBAs by Use Class

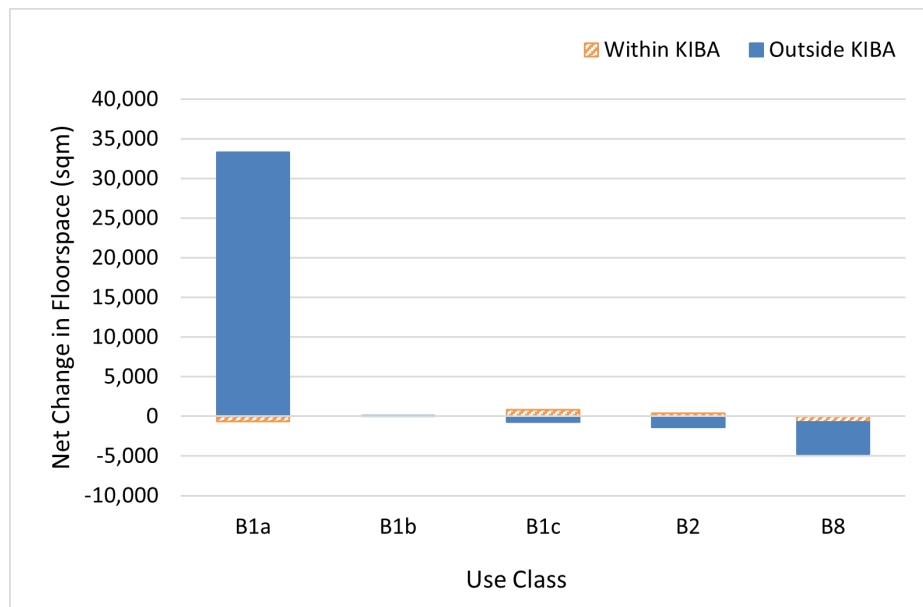


Table 5. Floorspace Lost to Completed Residential Developments by permission type

Location	Permission Type	No. of permissions with existing employment floorspace affected by residential development	Net Change in employment floorspace (sqm)					Total
			B1a	B1b	B1c	B2	B8	
Within KIBA	Prior Approval	1	-432	0	0	0	0	-432
	Other	8	-223	0	863	370	-683	327
Outside KIBA	Prior Approval	5	-1,282	0	0	0	0	-1,282
	Other	31	34,620	71	-738	-1,269	-4,089	28,595
Total	Prior Approval	6	-1,714	0	0	0	0	-1,714
	Other	39	34,397	71	125	-899	-4,772	28,922

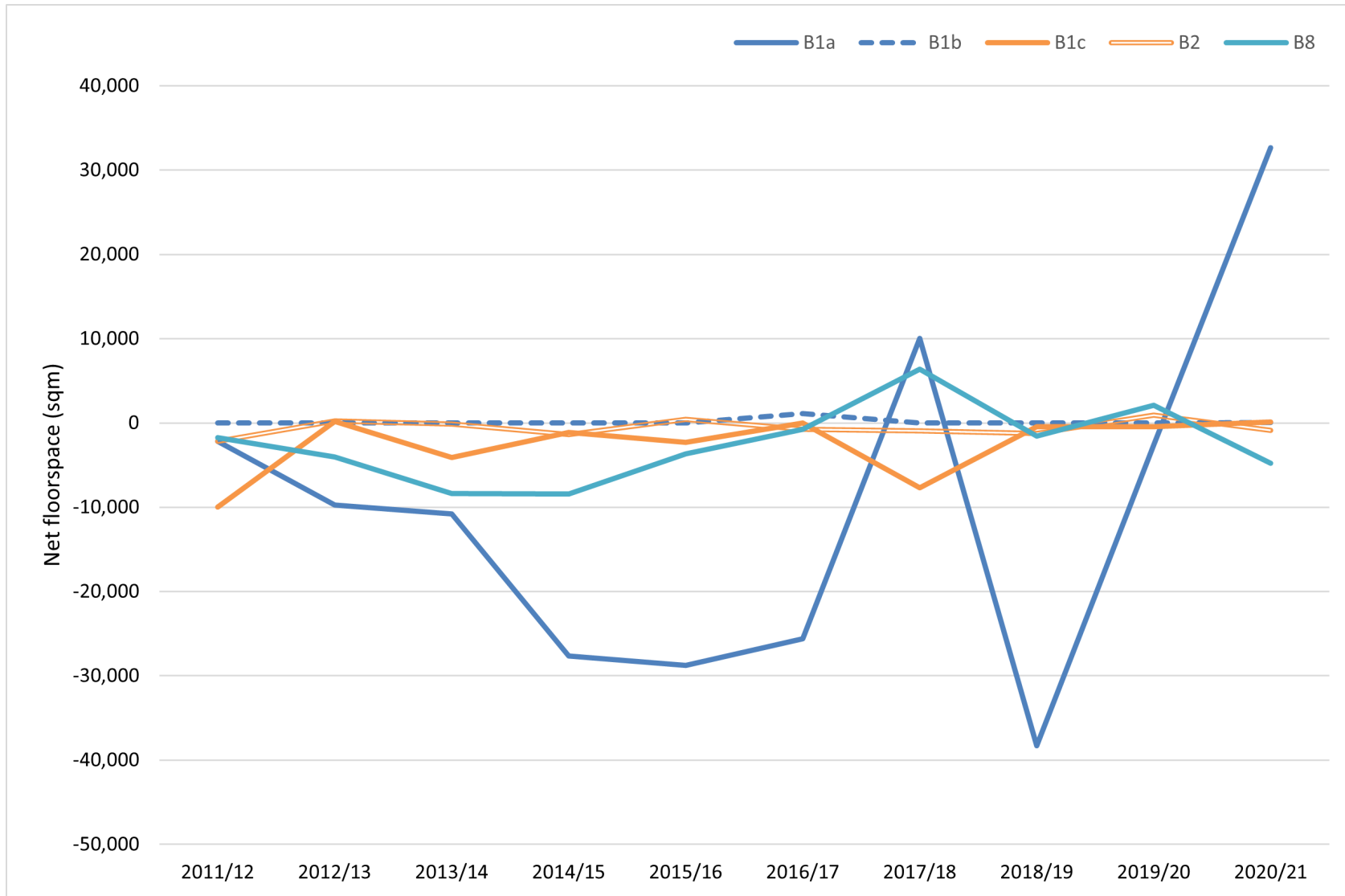
Table 6. Gross and Net Completed Floorspace by Ward (sqm)

Ward	Gross						Net					
	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
Bishop's	77,962	71	0	0	0	78,033	28,101	71	0	0	0	28,172
Brixton Hill	1,289	0	1,726	470	0	3,485	732	0	232	-739	-1,836	-1,611
Clapham Common	0	0	0	0	0	0	-432	0	0	0	0	-432
Clapham Town	211	0	80	0	0	291	-51	0	0	0	0	-51
Coldharbour	1,109	0	0	0	0	1,109	715	0	0	0	-510	205
Ferndale	0	0	0	0	0	0	-39	0	0	0	0	-39
Gipsy Hill	0	0	0	0	0	0	0	0	0	0	0	0
Herne Hill	378	0	0	0	0	378	378	0	0	0	0	378
Knight's Hill	272	0	0	77	0	349	272	0	0	-60	0	212
Larkhall	2,150	0	0	0	0	2,150	2,150	0	0	0	-2,257	-107
Oval	3,709	0	0	0	0	3,709	3,647	0	-107	0	0	3,540
Prince's	511	0	0	0	0	511	-870	0	0	0	-169	-1,039
St. Leonard's	0	0	0	0	0	0	-48	0	0	0	0	-48
Stockwell	0	0	0	0	0	0	0	0	0	0	0	0
Streatham Hill	0	0	0	0	0	0	0	0	0	0	0	0
Streatham South	0	300	0	0	0	300	0	0	0	0	0	0
Streatham Wells	0	0	0	0	0	0	-191	0	0	0	0	-191
Thornton	0	0	0	0	0	0	0	0	0	0	0	0
Thurlow Park	0	0	0	0	0	0	-981	0	0	0	0	-981
Tulse Hill	0	0	0	0	0	0	0	0	0	0	0	0
Vassall	0	0	0	0	0	0	-700	0	0	-100	0	-800
Total	87,591	371	1806	547	0	90,315	32,683	71	125	-899	-4,772	27,208

Table 7. Rolling Annual Summary of Existing, Gross and Net Completed Floorspace by Use Class (sqm)

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2011/12	4,742	2,585	-2,157	0	0	0	10,211	247	-9,964
2012/13	15,421	5,654	-9,767	0	0	0	53	228	175
2013/14	16,960	6,185	-10,775	0	0	0	4,074	0	-4,074
2014/15	31,379	3,709	-27,670	0	0	0	1,860	731	-1,129
2015/16	38655	9864	-28,791	0	0	0	2,414	128	-2,286
2016/17	47,274	21,651	-25,623	0	1,135	1,135	210	214	4
2017/18	18,845	28,907	10,062	0	0	0	7,707	0	-7,707
2018/19	52,713	14,402	-38,311	0	0	0	2,019	1,606	-413
2019/20	4,724	2,111	-2,613	0	0	0	423	0	-423
2020/21	54,908	87,591	32,683	300	371	71	1,681	1,806	125
Total	285,621	95,068	-133,032	0	1,135	1,135	28,971	3,154	-25,394
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2011/12	2,141	0	-2,141	1,744	0	-1,744	19,359	5,882	-13,477
2012/13	0	268	268	4,130	88	-4,042	25,164	6,541	-18,623
2013/14	401	298	-103	10,885	2,533	-8,352	32,320	9,016	-23,304
2014/15	1,345	0	-1,345	9,091	650	-8,441	43,675	5,090	-38,585
2015/16	100	529	429	9,763	6,086	-3,677	50,932	16,607	-34,325
2016/17	826	50	-776	751	0	-751	49,061	23,050	-26,011
2017/18	948	0	-948	4,878	11,275	6,397	32,378	40,182	7,804
2018/19	1,250	0	-1,250	1,543	15	-1,528	57,525	16,023	-41,502
2019/20	279	1,189	910	2,152	4,266	2,114	7,578	7,566	-12
2020/21	1,446	547	-899	4,772	0	-4,772	63,107	90,315	27,208
Total	7,290	2,334	-5,866	44,937	24,913	-22,138	317,992	122,391	-188,023

Chart 4. Net Floorspace Completed 2011-2021 by Use Class



Section B
Under Construction

Table 8. Existing, Gross and Net Floorspace Under Construction by Use Class

Use Class	No. of permissions with existing employment floorspace affected by development	Total existing floorspace affected by development (sqm)	No. of permissions with proposed new employment floorspace	Total proposed new floorspace (sqm)	Net change in employment floorspace (sqm)
B1a	25	73,657	30	98,517	24,860
B1b	0	0	0	0	0
B1c	2	1,151	2	2,280	1,129
B2	3	1,954	1	23	-1,931
B8	7	24,359	2	11,889	-12,470
Total	32	101,121	32	112,709	11,588

Table 9. Prior Approvals Under Construction by Use Class

Prior Approval Type	No. of Prior Approval Schemes	Net change in Floorspace (sqm)
B1a to C3	3	-2,796
B1c to C3	0	0
B8 to C3	0	0
Total	3	-2,796

Chart 5. Floorspace Under Construction by Use Class

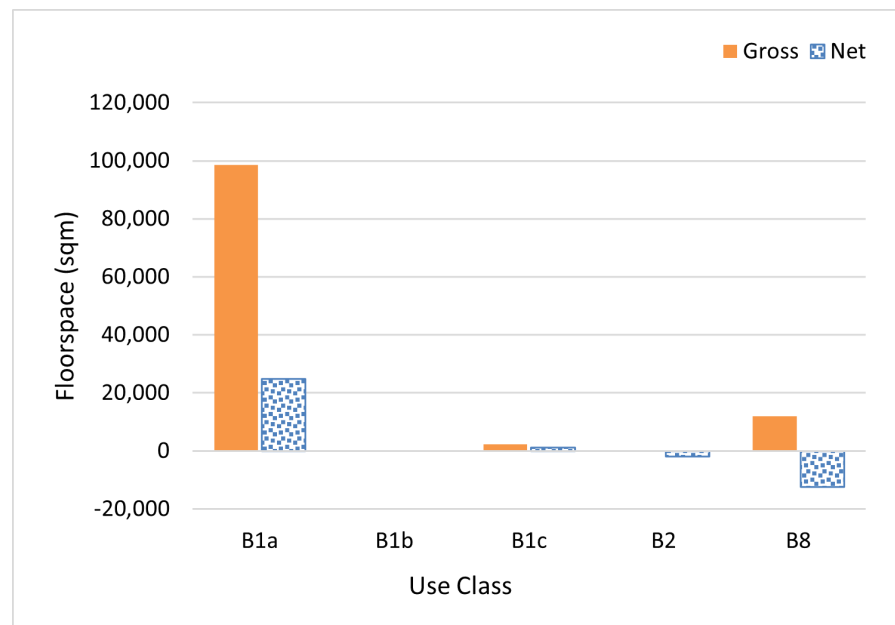


Table 10. Existing, Gross and Net Floorspace Under Construction in KIBAs and Outside KIBAs by Use Class (sqm)

Location	Within KIBA			Outside KIBA			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
B1a	2,890	3,267	377	70,767	95,250	24,483	73,657	98,517	24,860
B1b	0	0	0	0	0	0	0	0	0
B1c	0	780	780	1,151	1,500	349	1,151	2,280	1,129
B2	0	0	0	1,954	23	-1,931	1,954	23	-1,931
B8	0	0	0	24,359	11,889	-12,470	24,359	11,889	-12,470
Total	2,890	4,047	1,157	98,231	108,662	10,431	101,121	112,709	11,588

Chart 6. Net Floorspace Under Construction in KIBAs and Outside KIBAs

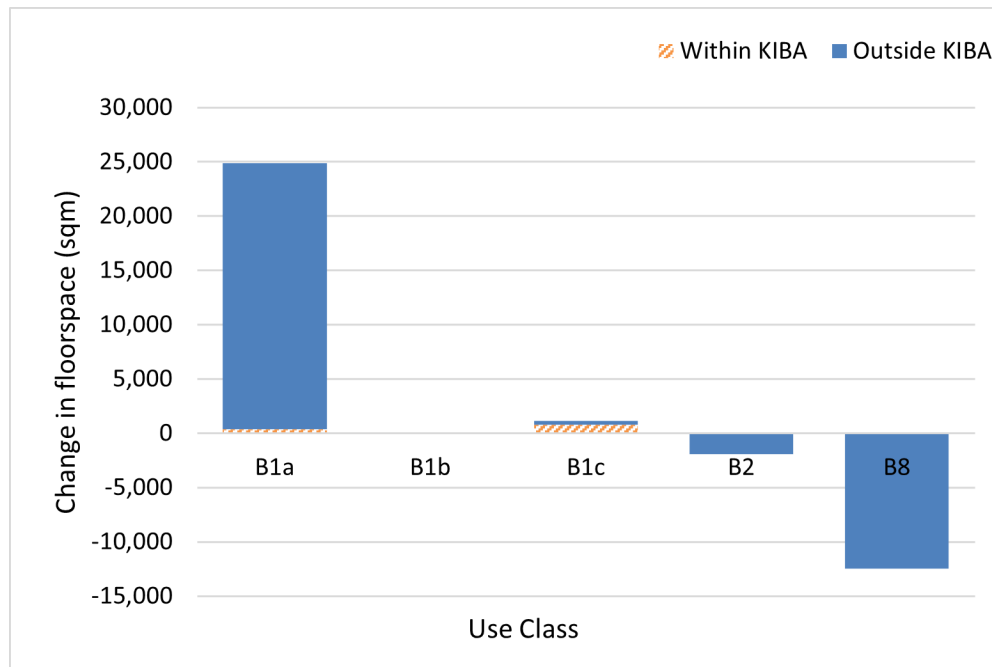


Table 11. Rolling Annual Summary of Existing, Gross and Net Floorspace Under Construction 2011-2021 (sqm)

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2011/12	53,837	20,997	-32,840	20	133	113	6,986	1,983	-5,003
2012/13	37,575	17,508	-20,067	0	0	0	7,370	2,514	-4,856
2013/14	59,658	26,955	-32,703	0	0	0	6,312	2,514	-3,798
2014/15	77,637	32,073	-45,564	0	0	0	7,325	1,880	-5,445
2015/16	126,141	118,676	-7,465	0	1,135	1,135	10,303	1,872	-8,431
2016/17	138,423	162,624	24,201	0	0	0	15,049	1,192	-13,857
2017/18	130,451	144,843	14,392	0	0	0	10,534	2,183	-8,351
2018/19	126,094	233,689	107,595	0	0	0	5,143	2,183	-2,960
2019/20	139,671	263,555	123,884	178	71	-107	7,078	4,308	-2,770
2020/21	73,657	98,517	24,860	0	0	0	1,151	2,280	1,129
Total	963,144	1,119,437	156,293	198	1,339	1,141	77,251	22,909	-54,342
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2011/12	210	116	-94	18,150	13,961	-4,189	79,203	37,190	-42,013
2012/13	507	0	-507	18,423	15,494	-2,929	63,875	35,516	-28,359
2013/14	1,328	0	-1,328	13,477	13,561	84	80,775	43,030	-37,745
2014/15	465	0	-465	7,434	12,961	5,527	92,861	46,914	-45,947
2015/16	715	0	-715	4,940	24,236	19,296	142,099	145,919	3,820
2016/17	1,519	0	-1,519	14,882	24,236	9,354	169,873	188,052	18,179
2017/18	4,341	125	-4,216	13,014	14,649	1,635	158,340	161,800	3,460
2018/19	3,298	125	-3,173	15,055	17,120	2,065	149,590	253,117	103,527
2019/20	6,676	501	-6,175	15,293	12,961	-2,332	168,896	281,396	112,500
2020/21	1,954	23	-1,931	24,359	11,889	-12,470	101,121	112,709	11,588
Total	19,059	867	-18,192	120,668	149,179	28,511	1,105,512	1,192,934	87,422

Chart 7. Net Floorspace Under Construction 2011-2021

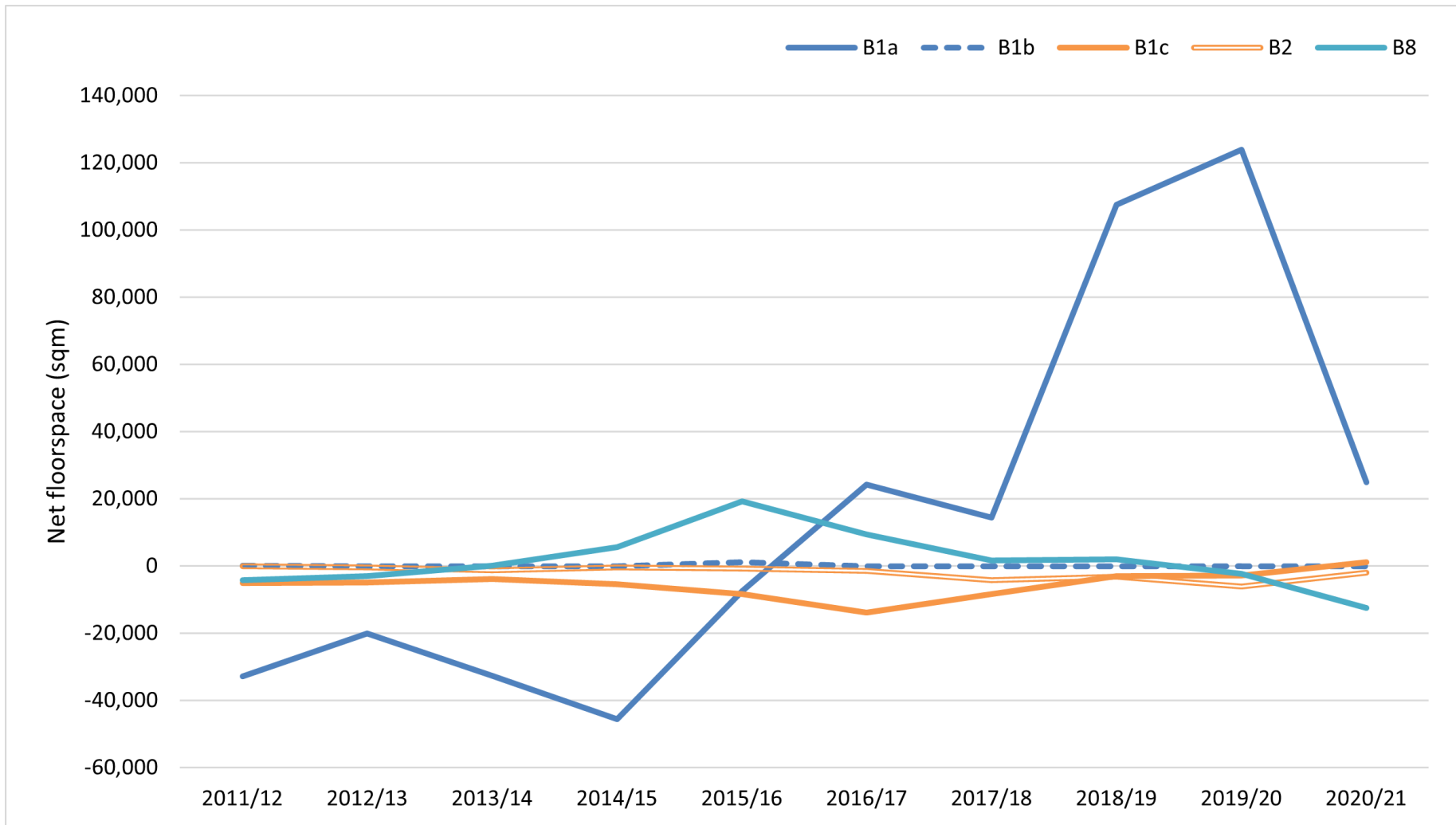


Table 12. Gross and Net Floorspace Under Construction by Ward (sqm)

Ward	Gross						Net					
	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
Bishop's	1,067	0	0	0	0	1,067	-1,233	0	0	0	0	-1,233
Brixton Hill	1,280	0	0	0	0	1,280	-5,949	0	0	0	0	-5,949
Clapham Common	3,830	0	0	0	0	3,830	1,526	0	0	0	-1,368	158
Clapham Town	932	0	1,500	0	0	2,432	644	0	529	0	0	1,173
Coldharbour	6,389	0	780	23	23	7,215	742	0	780	-739	-1,576	-793
Ferndale	7,727	0	0	0	0	7,727	1,616	0	0	0	-230	1,386
Gipsy Hill	0	0	0	0	0	0	0	0	0	0	0	0
Herne Hill	0	0	0	0	0	0	0	0	0	0	0	0
Knight's Hill	0	0	0	0	0	0	0	0	0	0	0	0
Larkhall	1,478	0	0	0	0	1,478	-1,258	0	0	-1,192	0	-2,450
Oval	73,537	0	0	0	0	73,537	33,257	0	0	0	-5,868	27,389
Prince's	698	0	0	0	0	698	-5,385	0	0	0	0	-5,385
St. Leonard's	0	0	0	0	0	0	-60	0	-180	0	0	-240
Stockwell	0	0	0	0	0	0	0	0	0	0	0	0
Streatham Hill	0	0	0	0	0	0	0	0	0	0	0	0
Streatham South	636	0	0	0	11,866	12,502	17	0	0	0	-1,095	-1,078
Streatham Wells	0	0	0	0	0	0	0	0	0	0	0	0
Thornton	768	0	0	0	0	768	768	0	0	0	0	768
Thurlow Park	175	0	0	0	0	175	175	0	0	0	-2,333	-2,158
Tulse Hill	0	0	0	0	0	0	0	0	0	0	0	0
Vassall	0	0	0	0	0	0	0	0	0	0	0	0
Total	98,517	0	2,280	23	11,889	112,709	24,860	0	1,129	-1,931	-12,470	11,588

Section C:
Unimplemented Permissions

Table 13. Unimplemented Existing, Gross and Net Floorspace by Use Class

Use Class	No. of permissions with existing employment floorspace affected by development	Total existing floorspace affected by development (sqm)	No. of permissions with proposed new employment floorspace	Total proposed new floorspace (sqm)	Net change in employment floorspace (sqm)
B1a	27	77,104	37	233,398	156,294
B1b	0	0	3	2,872	2,872
B1c	6	1,890	5	5,060	3,170
B2	7	3,691	3	217	-3,474
B8	12	8,822	6	1,729	-7,093
Total	46	91,507	43	243,276	151,769

Table 14. Unimplemented Prior Approvals by Use Class

Prior Approval Type	No. of Prior Approval Schemes	Net change in Floorspace (sqm)
B1a to C3	12	-7,312
B1c to C3	4	-1,044
B8 to C3	0	0
Total	16	-8,356

Chart 8. Unimplemented Gross and Net Floorspace by Use Class

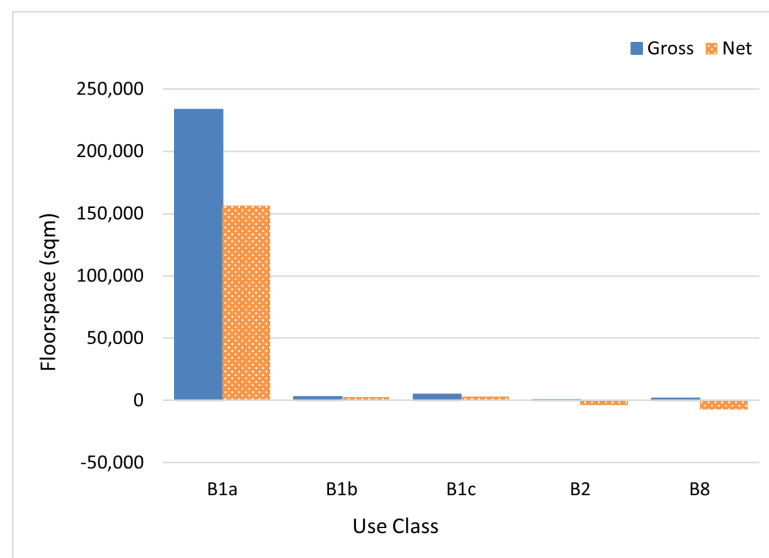


Table 15. Unimplemented Existing, Gross and Net Floorspace in KIBAs and Outside KIBAs by Use Class (sqm)

Location	Within KIBA			Outside KIBA			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
B1a	1,531	4,434	2,903	75,573	228,964	153,391	77,104	233,398	156,294
B1b	0	2,160	2,160	0	712	712	0	2,872	2,872
B1c	0	3,935	3,935	1,890	1,125	-765	1,890	5,060	3,170
B2	1,414	0	-1,414	2,277	217	-2,060	3,691	217	-3,474
B8	1,977	860	-1,117	6,845	869	-5,976	8,822	1,729	-7,093
Total	4,922	11,389	6,467	86,585	231,887	145,302	91,507	243,276	151,769

Chart 9. Unimplemented Net Floorspace in KIBAs and Outside KIBAs

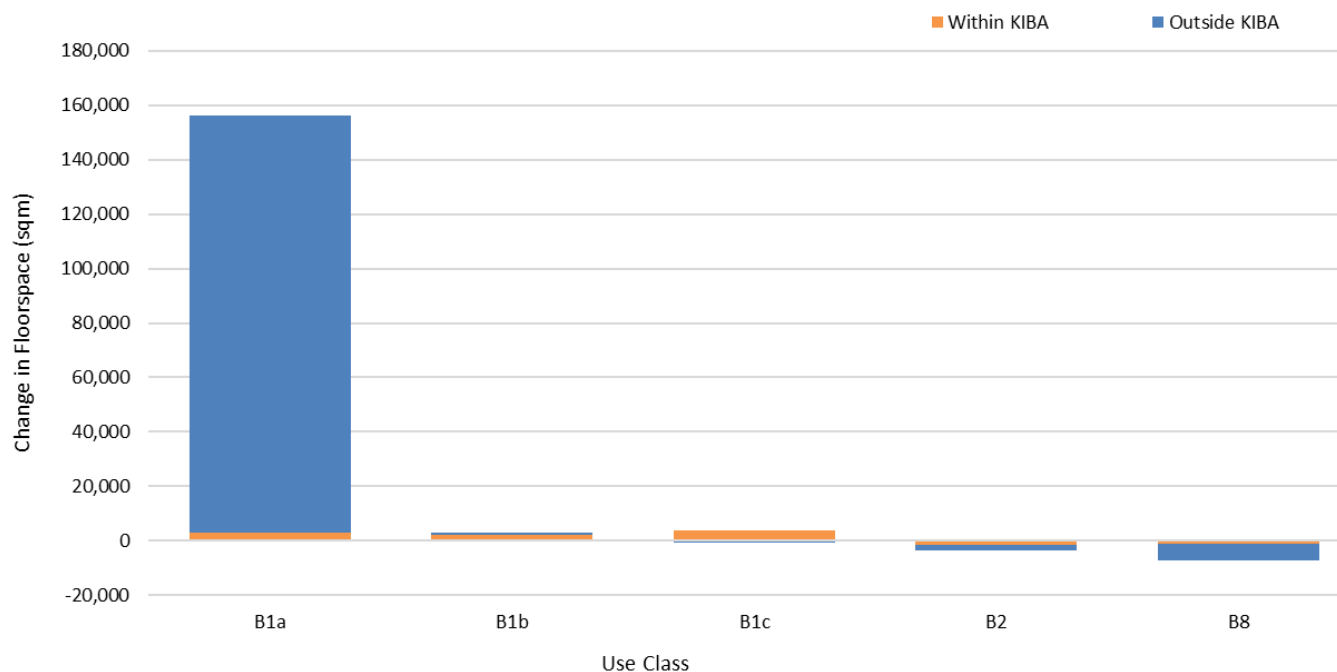


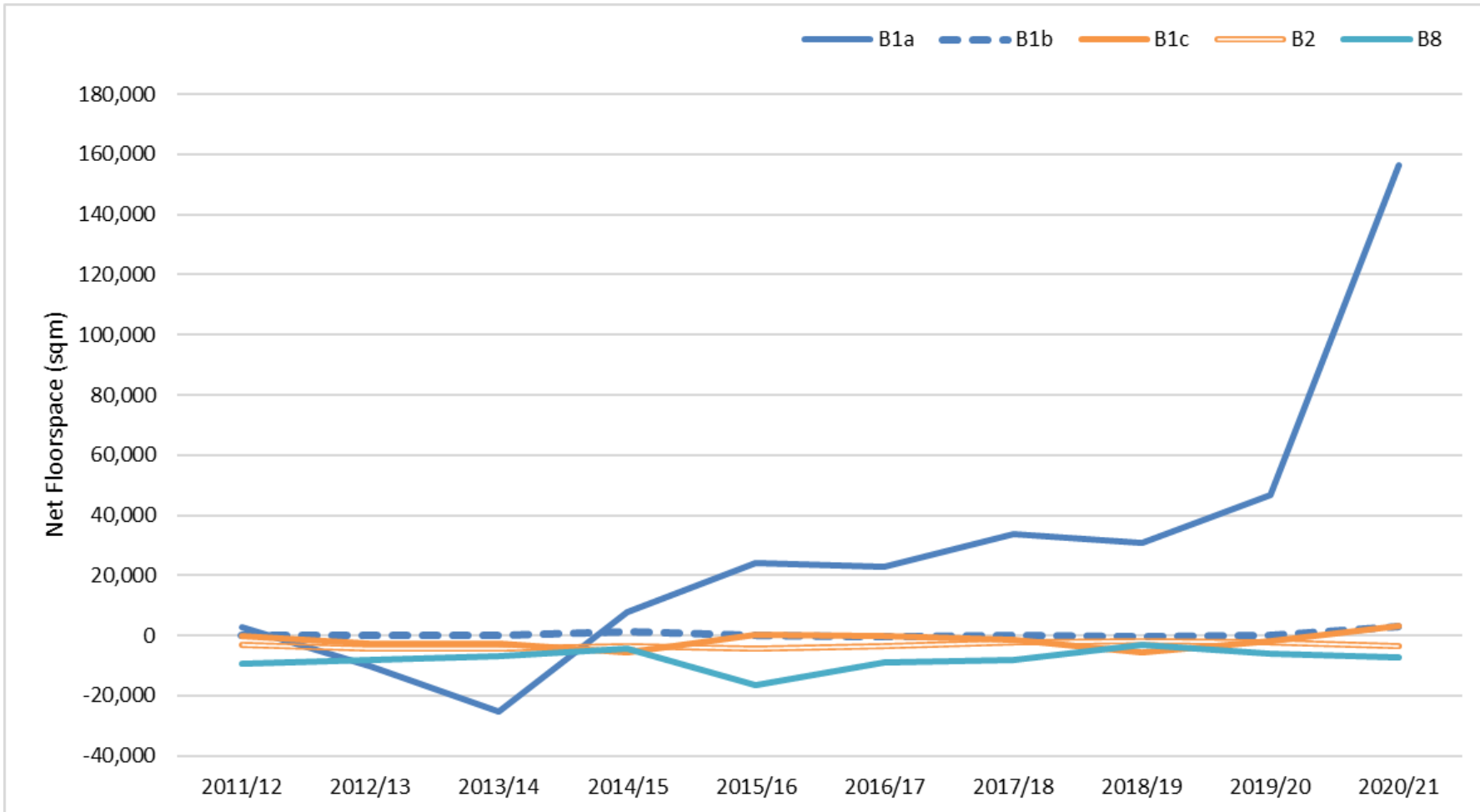
Table 16. Unimplemented Gross and Net Floorspace by Ward (sqm)

Ward	Gross						Net					
	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
Bishop's	151,290	80	80	80	0	151,530	107,786	80	80	80	0	108,026
Brixton Hill	2,656	0	800	0	800	4,256	2,355	0	800	0	-1,886	1,269
Clapham Common	0	0	0	0	0	0	0	0	0	0	0	0
Clapham Town	27	0	0	0	0	27	-2,661	0	-233	0	0	-2,894
Coldharbour	0	0	0	108	193	301	0	0	0	0	-47	-47
Ferndale	0	0	0	0	0	0	-144	0	0	0	0	-144
Gipsy Hill	636	0	0	0	0	636	-149	0	0	-99	-98	-346
Herne Hill	3,736	0	414	0	0	4,150	1,108	0	414	-727	0	795
Knight's Hill	1,440	0	0	0	690	2,130	766	0	-259	-1,001	313	-181
Larkhall	5,835	632	631	0	0	7,098	2,248	632	44	0	0	2,924
Oval	27,042	0	0	0	0	27,042	26,774	0	0	0	-1,603	25,171
Prince's	35,447	2,160	3,135	0	0	40,742	15,227	2,160	3,135	-1,414	-2,384	16,724
St. Leonard's	319	0	0	29	46	394	-43	0	0	29	11	-3
Stockwell	4,570	0	0	0	0	4,570	4,570	0	0	0	0	4,570
Streatham Hill	0	0	0	0	0	0	0	0	0	0	0	0
Streatham South	0	0	0	0	0	0	0	0	-811	0	0	-811
Streatham Wells	400	0	0	0	0	400	400	0	0	-342	0	58
Thornton	0	0	0	0	0	0	-857	0	0	0	-1,399	-2,256
Thurlow Park	0	0	0	0	0	0	-38	0	0	0	0	-38
Tulse Hill	0	0	0	0	0	0	0	0	0	0	0	0
Vassall	0	0	0	0	0	0	-1,048	0	0	0	0	-1,048
Total	233,398	2,872	5,060	217	1,729	243,276	156,294	2,872	3,170	-3,474	-7,093	151,769

Table 17. Rolling Annual Summary of Unimplemented Existing, Gross and Net Floorspace 2011-2021 (sqm)

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2011/12	32,234	34,979	2,745	0	103	103	511	384	-127
2012/13	28,576	18,536	-10,040	0	0	0	4,676	1,853	-2,823
2013/14	68,308	43,208	-25,100	0	0	0	2,903	421	-2,482
2014/15	116,635	124,336	7,701	0	1,135	1,135	6,123	399	-5,724
2015/16	118,232	142,305	24,073	0	0	0	2,197	2,300	103
2016/17	79,764	102,625	22,861	178	0	-178	2,305	2,300	-5
2017/18	81,356	115,246	33,890	178	218	40	3,551	2,089	-1,462
2018/19	45,085	75,902	30,817	178	0	-178	5,516	0	-5,516
2019/20	35,399	82,278	46,879	0	201	201	2,624	800	-1,824
2020/21	77,104	233,398	156,294	0	2,872	2,872	1,890	5,060	3,170
Total	682,693	972,813	290,120	534	4,529	3,995	32,296	15,606	-16,690
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2011/12	2,957	0	-2,957	11,020	1,564	-9,456	46,722	37,030	-9,692
2012/13	4,188	0	-4,188	9,618	1,382	-8,236	47,058	21,771	-25,287
2013/14	4,361	50	-4,311	14,368	7,667	-6,701	89,940	51,346	-38,594
2014/15	3,643	143	-3,500	22,978	18,430	-4,548	149,379	144,443	-4,936
2015/16	5,029	551	-4,478	16,474	15	-16,459	141,932	145,171	3,239
2016/17	3,860	501	-3,359	9,120	233	-8,887	95,227	105,659	10,432
2017/18	2,582	376	-2,206	7,932	15	-7,917	95,599	117,944	22,345
2018/19	1,695	0	-1,695	6,114	2,871	-3,243	58,588	78,773	20,185
2019/20	2,816	547	-2,269	9,180	3,303	-5,877	50,019	87,129	37,110
2020/21	3,691	217	-3,474	8,822	1,729	-7,093	91,507	243,276	151,769
Total	34,822	2,385	-32,437	115,626	37,209	-78,417	865,971	1,032,542	166,571

Chart 10. Unimplemented Net Floorspace 2011-2021



Section D Approvals

Table 18. Rolling Annual Summary of Existing, Gross and Net Floorspace Approved 2011-2021 (sqm)

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2011/12	12,093	15,845	3,752	0	0	0	322	384	62
2012/13	18,829	7,872	-10,957	0	0	0	4,771	2,228	-2,543
2013/14	81,060	39,409	-41,651	0	0	0	618	0	-618
2014/15	123,365	119,909	-3,456	0	1,135	1,135	7,483	379	-7,104
2015/16	107,459	121,242	13,783	62	0	-62	3,080	2,089	-991
2016/17	52,890	59,886	6,996	178	0	-178	3,733	94	-3,639
2017/18	21,017	26,537	5,520	0	218	218	4,438	780	-3,658
2018/19	33,907	71,646	37,739	0	0	0	540	1,388	848
2019/20	69,621	82,684	13,063	265	0	-265	1200	1500	300
2020/21	89,614	224,102	134,488	300	3,172	2,872	3,704	6,066	2,362
Total	609,855	769,132	159,277	805	4,525	3,720	29,889	14,908	-14,981
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2011/12	2,314	116	-2,198	16,429	1,564	-14,865	31,158	17,909	-13,249
2012/13	1,528	152	-1,376	2,546	2,439	-107	27,674	12,691	-14,983
2013/14	2,238	348	-1,890	10,783	5,536	-5,247	94,699	45,293	-49,406
2014/15	2,889	0	-2,889	16,427	11,325	-5,102	150,164	132,748	-17,416
2015/16	2,241	763	-1,478	3,947	1,165	-2,782	116,789	125,259	8,470
2016/17	2,144	0	-2,144	4,678	218	-4,460	63,623	60,198	-3,425
2017/18	1504	0	-1,504	11518	1688	-9,830	38,477	29,223	-9,254
2018/19	0	0	0	5352	5342	-10	39,799	78,376	38,577
2019/20	3015	1736	-1,279	5949	107	-5,842	80,050	86,027	5,977
2020/21	2,647	240	-2,407	15,615	12,758	-2,857	111,880	246,338	134,458
Total	20,520	3,355	-17,165	93,244	42,142	-51,102	754,313	834,062	79,749

Chart 11. Net Floorspace Approved 2011-2021

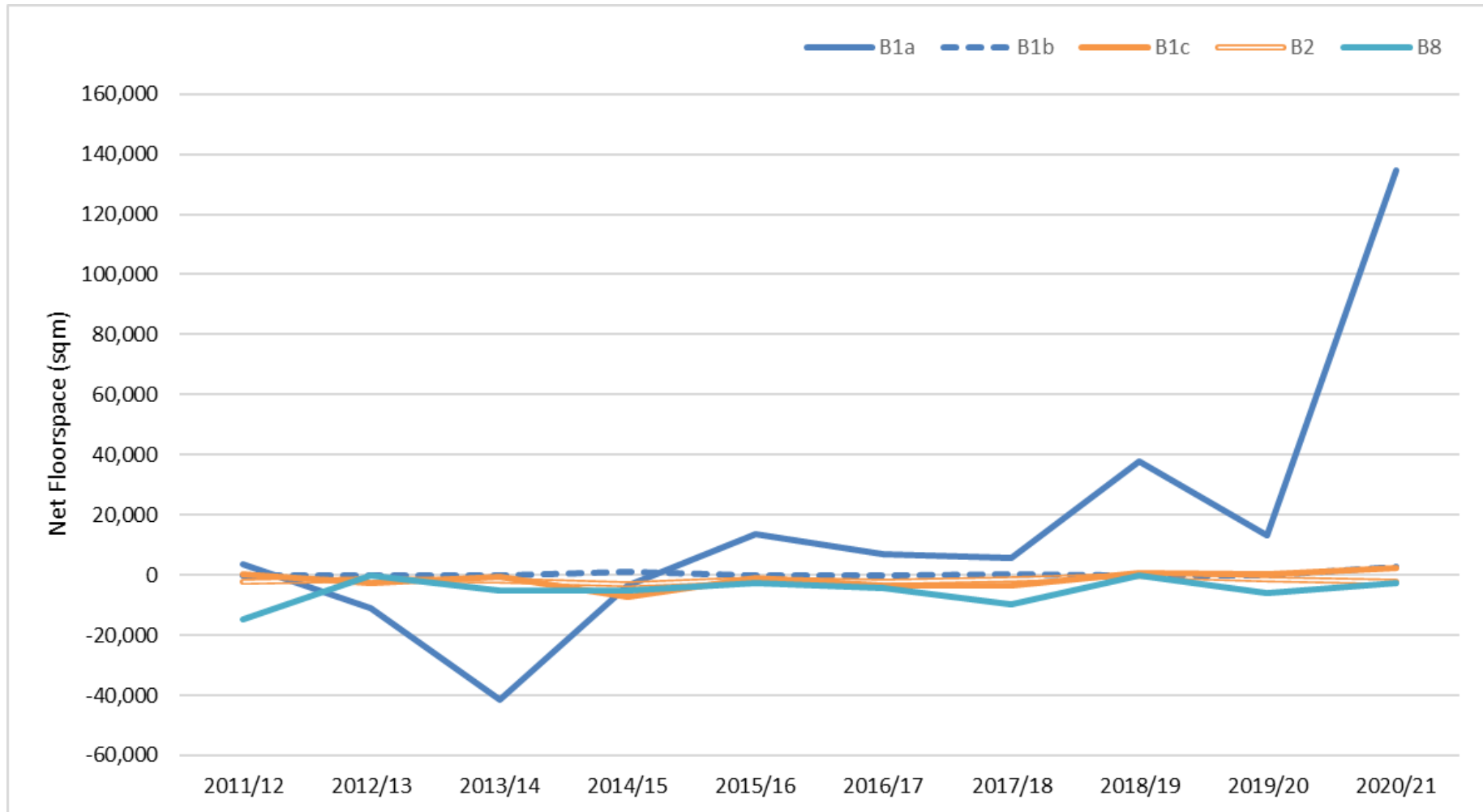


Table 19. Rolling Annual Summary of Existing, Gross and Net Floorspace Approved in KIBAs 2011-2021 (sqm)

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2011/12	1,085	5,791	4,706	0	0	0	0	0	0
2012/13	2,681	1,356	-1,325	0	0	0	1,336	1,349	13
2013/14	2,620	8,093	5,473	0	0	0	0	0	0
2014/15	14,306	1,254	-13,052	0	0	0	5,322	0	-5,322
2015/16	8,103	2,686	-5,417	62	0	-62	1,073	272	-801
2016/17	206	388	182	0	0	0	0	0	0
2017/18	1,169	2,091	922	0	0	0	2,629	780	-1,849
2018/19	1,268	10,996	9,728	0	0	0	0	0	0
2019/20	11,639	10771	-868	0	0	0	0	0	0
2020/21	16,652	23,153	6,501	0	2,792	2,792	1,450	5,492	4,042
Total	59,729	66,579	6,850	62	2,792	2,730	11,810	7,893	-3,917
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2011/12	0	0	0	3,307	1,511	-1,796	4,392	7,302	2,910
2012/13	963	152	-811	626	1,382	756	5,606	4,239	-1,367
2013/14	0	0	0	2,151	600	-1,551	4,771	8,693	3,922
2014/15	0	0	0	0	11275	11,275	19,628	12,529	-7,099
2015/16	0	0	0	0	1150	1,150	9,238	4,108	-5,130
2016/17	0	0	0	0	0	0	206	388	182
2017/18	755	0	-755	755	1,688	933	5308	4,559	-749
2018/19	0	0	0	1,959	5,342	3,383	3,227	16,338	13,111
2019/20	356	547	191	987	107	-880	12,982	11,425	-1,557
2020/21	1,514	0	-1,514	1,024	0	-1,024	20,640	31,437	10,797
Total	3,588	699	-2,889	10,809	23,055	12,246	85,998	101,018	15,020

Schedules of Permissions

Commercial completions 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Resi
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total	
19/00864/FUL	111 - 113 Waterloo Road And 126A Cornwall Road SE1	Change of use of part of basement at 111 - 113 Waterloo Road from ancillary office/storage (Use Class B1) and ancillary storage (Use Class A3) to drinking establishment (Use Class A4) and change of use of ground floor and basement at 126a Cornwall Road from retail (Use Class A1) and Boiler Room (Sui Generis), to office (Use Class B1)	Change of use	Bishop's	No	300	0	0	0	0	300	122	0	0	0	0	122	0
19/04441/FUL	1 Bicycle Mews SW4 6FE	Change of use from Offices (Use Class B1) to a flexible use to include both Offices (Use Class B1) and Non-Residential Institutions (Use Class D2) (e), specifically a yoga studio.	Change of use	Clapham Town	No	50	0	0	0	0	50	-51	0	0	0	0	-51	0
18/04720/RG4	17 Beehive Place SW9 7QR	Change of use from open storage space (Use Class B8) to provide a furniture workshop in a new single storey building (Use Class B1).	Change of use	Coldharbour	No	50	0	0	0	0	50	50	0	0	0	-50	0	0
18/05503/FUL	170a Kennington Park Road SE11 4BT	Refurbishment of the building, including the change of use of the office (Use Class B1(a)) to a single dwellinghouse (Use Class C3).	Change of use	Prince's	No	0	0	0	0	0	0	-145	0	0	0	0	-145	145
19/00168/P30	342 Streatham High Road SW16 6HH	Prior approval for the Change of Use of the 2nd floor from Office (Use Class B1) to 1 Residential Unit (Use Class C3).	Prior approval	St. Leonard's	No	0	0	0	0	0	0	-48	0	0	0	0	-48	48
18/03650/P30	4 Ellison Road SW16 5BY	Application for prior approval of the change of use from office (B1(a)) to residential (C3).	Prior approval	Streatham South	No	0	0	0	0	0	0	-191	0	0	0	0	-191	191
13/03322/FUL	2a Mandrell Road Mauleverer Road SW2 5DL	Demolition of existing warehouse buildings and erection of two terraces of 4 bed dwellings, two storey in height with basement and roof accommodation for a total of 8 new dwellings	New build	Brixton Hill	No	0	0	0	0	0	0	0	0	0	0	-	-1153	1153
14/04201/FUL	Land To The West Of 2a Mandrell Road SW2	Demolition of existing office building and erection of two terraces of 4 bed dwellings, two storey in height with basement and roof accommodation for a total of 8 new dwellings	New build	Brixton Hill	No	0	0	0	0	0	0	-557	0	0	0	0	-557	557
15/03595/FUL	Ground Floor 32 Monkton Street SE11 4TX	Change of use of the ground floor from storage/warehouse (Use Class B8) to residential (Use Class C3) to provide a two-bedroom self contained unit with ancillary third bedroom in outbuilding; involving the	Change of use	Prince's	No	0	0	0	0	0	0	0	0	0	0	-169	-169	169

Commercial completions 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Resi
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total	
		removal of the existing single storey extension roof to the rear of the property to create amenity space. Installation of a new window to the Monkton Street elevation with the provision of cycle parking and refuse storage.																
15/03181/FUL	First Floor 32 Monkton Street SE11 4TX	Change of use of first floor from office (Use Class B1) to residential (Use Class C3) comprising 1 x 1 bedroom and 1 x 2 bedroom apartments and the erection of a roof extension to provide a 2 bedroom apartment and associated amenity space at second floor level, along with cycle parking provision and associated internal and external alterations.	Change of use	Prince's	No	0	0	0	0	0	0	-132	0	0	0	0	-132	132
15/07105/FUL	86-88 Gresham Road SW9 7NP	Redevelopment of site to provide 71 residential units and office floorspace (Use Class B1)	New build	Coldharbour	No	1059	0	0	0	0	1059	665	0	0	0	-460	205	0
16/03675/FUL	Workshop Rodmill Lane SW2 4EL	Demolition of existing site buildings and the erection of 3 storey building to provide a terrace of 7 dwellings (Use Class C3), with the provision of refuse and recycling storage and cycle parking.	New build	Brixton Hill	No	0	0	0	0	0	0	0	0	0	-632	0	-632	632
16/05036/VOC	Keybridge House, 80 South Lambeth Road SW8 1RG	Variation of Condition 1 (Approved Plans) and 44,45,46,47,48,49,50,51,52,53 (SAP Calculations), and 56,57,58,59 (BREEAM) of planning permission ref. 13/03935/OUT (Demolition of existing buildings on the site and retention of basement to provide a mixed use development comprising full planning permission for 5 blocks (of 4, 9 (2no), 22 and 36 storeys) which includes 415 dwellings (Class C3), 2,652 sqm GIA employment floorspace (Class B1), 802 sqm GIA retail (Class A1- A5) associated basement car parking, storage and servicing, new public realm and open space; and outline planning permission for a two form of entry primary school (Class D1)	New build	Oval	No	3670	0	0	0	0	3670	3670	0	0	0	0	3670	0
17/00632/FUL	Rear Of 260 Knight's Hill SE27 0QP	Erection of a three storey building comprising office (B1 use class) on ground floor, 9 self contained residential flats on	New build	Knight's Hill	No	272	0	0	0	0	272	272	0	0	-60	0	212	0

Commercial completions 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Resi
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total	
		first and second floors (C3 use class), the creation of a service access, associated hard and soft landscaping, cycle parking and refuse and recycling storage.																
17/04085/FUL	87 Acre Lane SW2 5TN	Change of use from a retail shop (Use Class A1) to office (Use Class B1).	Change of use	Brixton Hill	No	47	0	0	0	0	47	47	0	0	0	0	47	0
17/06222/FUL	Art Gallery 194-198 Railton Road SE24 0JT	Erection of a two storey extension at roof level and associated external alterations to the existing building to accommodate workspaces.	New build	Herne Hill	No	225	0	0	0	0	225	225	0	0	0	0	225	0
18/00503/P3O	84 Norwood Road SE24 9BB	Prior approval for the change of use of the ground floor from office (Use Class B1a) to residential (Use Class C3)	Prior approval	Thurlow Park	No	0	0	0	0	0	0	-61	0	0	0	0	-61	61
18/02779/FUL	77-81 The Cut SE1 8LL	Refurbishment and extension of the existing building; change of use of the ground floor from A1 to flexible A1/A3; change of use of the basement from A1 to separate ancillary/utility areas for the office (B1), flexible A1/A3 and residential (C3) uses; office use (Use Class B1) at 1st, 2nd and 3rd floor level; two residential units (Use Class C3)	Change of use	Bishop's	No	390	0	0	0	0	390	243	0	0	0	0	243	0
18/05202/NMC	Arches 176 - 177 And 202 Lambeth Road SE1	Application for a non-material amendment following a grant of Planning Permission 15/04360/FUL (Redevelopment involving the demolition of the existing outbuilding adjacent to MSSC building and the erection of a four to six storey building to accommodate 1,158 sq.m of office space (Class B1), student ancillary areas, plant and 131 student bedspaces (Sui Generis) on the upper levels together with refurbishment of three existing railway arches to 282 sq.m of flexible commercial floorspace (Class A1, A2, B1(a) and (b)) and the change of use of the existing MSSC building to use as 9 self-contained residential units (Class C3) along with associated external alterations and ancillary parking and landscaping) granted on 01.11.2018.	New build	Bishop's	No	1229	71	0	0	0	1300	-698	71	0	0	0	-627	-627

Commercial completions 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Resi
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total	
18/02004/P3O	248 - 250 Norwood Road SE27 9AW	Prior approval for change of use over ground, first and second floors from office use (Use Class B1(a)) to 20 residential dwellings (Use Class C3).	Prior approval	Thurlow Park	No	0	0	0	0	0	0	-920	0	0	0	0	-920	920
18/00441/FUL	237 Brixton Hill SW2 1NR	Demolition of the existing building on site and erection of a five storey building comprising commercial floorspace on the ground floor and 13 self-contained residential units (6 x 1-bedroom, 6 x 2-bedroom & 1 x 3-bedroom dwellings) on upper floors and provision of associated landscaping, cycle parking and refuse and storage facilities. The proposal is a departure from the requirements of Policy ED2 of the Lambeth Local Plan (2015).	New build	Brixton Hill	No	257	0	0	0	0	257	257	0	0	-577	0	-320	320
19/01146/VOC	340a Clapham Road SW9 9AJ	Variation of conditions: 2 (Approved drawings), 15 (secured by design) and 28 (Energy Strategy); and the removal of conditions 7 (Obscured windows), 20 (Noise and vibration limitation) and 34 (No primary cooking) of planning permission ref. 16/06668/FUL (Redevelopment of the site involving demolition of existing building and erection of a building up to 9-storeys in height plus basement level to provide offices (Use Class B1) at lower ground and ground floor, a cafe (Use Class A1) at ground floor and 62 residential units (Use Class C3)) granted on 21.06.2017.	New build	Larkhall	No	1815	0	0	0	0	1815	1815	0	0	0	-2257	-442	442
19/03437/NMC	Shell Centre, 2 - 4 York Road SE1 7NA	Mixed-use development providing offices, 877 residential units, retail (A1-A5), leisure (D2) and community/leisure uses (D1/D2)	New build	Bishop's	No	76043	0	0	0	0	76043	28434	0	0	0	0	28434	0
18/00367/FUL	St Judes Church Dulwich Road SE24 0PB	Addition of internal mezzanine floor and staircase to provide additional office space and installation of 8no. roof lights	New build	Herne Hill	No	153	0	0	0	0	153	153	0	0	0	0	153	0
20/00299/FUL	39 Camberwell New Road	Erection of a two storey side extension (Use Class B1).	New build	Oval	No	39	0	0	0	0	39	39	0	0	0	0	39	0

Commercial completions 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Resi
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total	
	London SE5 ORZ																	
20/00902/FUL	Ivor House 5 Acre Lane London SW2 5RS	Change of use of basement and ground floor retail units (A1/A3 Use Class) to flexible Use Classes A1/A3/B1(a)/D1/D2 (Units 2 and 3).	Change of use	Brixton Hill	No	118	0	0	0	0	118	118	0	0	0	0	118	0
18/04288/LDCE	93 - 99 North Street And Land Rear Of 93 - 99 North Street, SW4	Application for a Certificate of Lawful Development (Existing) to confirm the lawful planning use of Units 4 and 21 as Class B1(c) and the lawful use of Unit 20 as Class B1(a).	Change of use	Clapham Town	No	161	0	80	0	0	241	0	0	0	0	0	0	0
20/01597/LDCE	1 - 4 Brixton Hill Place SW2 1HJ	Application for a Certificate of Lawfulness (Existing) in respect of use of the premises as offices (Use Class B1(a)).	Change of use	Brixton Hill	No	631	0	0	0	0	631	631	0	-631	0	0	0	0
20/01655/FUL	240 Ferndale Road SW9 8FR	Retrospective application for the change of use of retail/office (Use Class A1/B1) to Cafe/Restaurant (Use Class A3).	Change of use	Ferndale	No	0	0	0	0	0	0	-39	0	0	0	0	-39	0
20/03153/LDCE	19 Claylands Place SW8 1NL	Certificate of Lawfulness (existing) in respect to use as a single dwellinghouse (Class C3)	Change of use	Oval	No	0	0	0	0	0	0	0	0	-107	0	0	-107	107
20/02044/P3O	39A Camberwell New Road SE5 ORZ	Prior approval for the change of use of office (B1(a)) at first floor to a residential flat (Use Class C3).	Prior approval	Oval	No	0	0	0	0	0	0	-62	0	0	0	0	-62	62
20/03216/FUL	28 Deerhurst Road SW16 2AN	Use of property for mixed use comprising residential (Use Class C3) and as a photographic and film shoot location (Use Class E).	Change of use	Steatham Wells	No	0	300	0	0	0	300	0	0	0	0	0	0	0
19/03723/FUL	Gilmour House 42 Kennington Lane SE11 4LS	Change of use of part ground floor to Offices (Use Class B1), part second floor to occupational health (Use Class D1), and the installation of a disabled stair lift to the front of the property.	Change of use	Prince's	No	511	0	0	0	0	511	511	0	0	0	0	511	0
19/04412/FUL	Ivor House 5 Acre Lane SW2 5RS	Change of use of basement and ground floor retail unit (A1/A3 Use Class) to flexible Use Classes A1/A3/B1(a)/D1/D2 (Unit 1).	Change of use	Brixton Hill	No	94	0	0	0	0	94	94	0	0	0	0	94	0

Commercial completions 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Resi
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total	
20/02108/FUL	100 Kennington Park Road SE11 4EF	Change of use of the Second Floor from Use Class B1 to Use Class D1 for a period of 5 years (retrospective from 18 July 2017).	Change of use	Prince's	No	0	0	0	0	0	0	-532	0	0	0	0	-532	0
20/02111/FUL	100 Kennington Park Road SE11 4EF	Change of use of the First Floor from Use Class B1 to Use Class D1 on lease from BT for period to September 2022 to provide studio and teaching spaces for City & Guilds of London Art School.	Change of use	Prince's	No	0	0	0	0	0	0	-572	0	0	0	0	-572	0
19/04142/LDCE	South Wing 61 - 65 Paulet Road SE5 9HW	Application for a Certificate of Lawful Development (Existing) with respect to the use of Chartwell Business Park, South Wing (first floor only) for Use Class D1 (church/place of worship).	Change of use	Vassall	Yes	0	0	0	0	0	0	-350	0	0	0	0	-350	0
19/00525/LDCE	Arch 5 Block H 61 - 65 Paulet Road SE5 9HW	Application for a Certificate of Lawful Development (Existing) with respect to the use of Chartwell Business Park, Arch 5, Block H for Use Class D1 (church/place of worship).	Change of use	Vassall	Yes	0	0	0	0	0	0	0	0	0	-100	0	-100	0
19/02771/FUL	125 Acre Lane SW2 5UA	Installation of 2 single storey buildings to provide additional work space (Part Retrospective).	New build	Brixton Hill	Yes	0	0	0	470	0	470	0	0	0	470	0	470	0
19/00693/FUL	36 Ernest Avenue SE27 0DJ	Change of use of vacant unit to a micro brewery (use Class B2).	Change of use	Knight's Hill	Yes	0	0	0	77	0	77	0	0	0	0	0	0	0
16/01974/FUL	Land Between 374 And 374a Wandsworth Road SW8	Demolition of existing car wash and erection of a four storey building comprising of 8 no. office (Use Class B1a) units with associated bin store, bicycle parking and amenity space.	New build	Larkhall	Yes	335	0	0	0	0	335	335	0	0	0	0	335	0
17/03717/FUL	130 Brixton Hill SW2 1RS	Erection of a single storey extension on the rear flat roof of the main building to provide office (Use Class B1) space.	New build	Brixton Hill	Yes	142	0	0	0	0	142	142	0	0	0	0	142	0
18/05282/P30	Unit 6, 9 Park Hill SW4 9NS	Application for Prior Approval of the change of use of the existing offices (Use Class B1 (a)) to residential unit (Use Class C3).	Prior approval	Clapham Common	Yes	0	0	0	0	0	0	-432	0	0	0	0	-432	432
19/04448/LDCE	South Wing 61 - 65 Paulet Road SE5 9HW	Application for a Certificate of Lawful Development (Existing) with respect to the use of Chartwell Building Ground Floor South Wing for D1 purposes (church/place of worship).	Change of use	Vassall	Yes	0	0	0	0	0	0	-350	0	0	0	0	-350	0

Commercial completions 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Resi
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total	
20/04259/LDCE	Unit 13, Ellerslie Square Industrial Estate, SW2 5DZ	Application for a Certificate of Lawful Development (Existing) with respect to the use of the building as Industrial (Use Class E(g)(iii)).	Change of use	Brixton Hill	Yes	0	0	1726	0	0	1726	0	0	863	0	-683	180	0

Commercial permissions under construction at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
15/00486/FUL	Station Garage, 1 Estreham Road, SW16 5NT	Demolition of buildings to the rear of existing garage and the construction of a residential mews of 5 dwellings in 2 two-storey buildings (Block A:1 studio flat and 3 x 1 bedroom flats); Block B: 2 bedroom house] including the provision of private and communal outdoor amenity space and refuse and cycle parking storage.	New build	St Leonard's	No	0	0	0	0	0	0	0	0	-180	0	0	-180
16/05012/FUL	Land In Bedlam Mews Rear Of 73 Lambeth Walk SE11 6DF	Erection of a new two storey building to provide offices (Use Class B1), together with the excavation to provide a basement level and formation of a lightwell to the front elevation.	New build	Bishop's	No	155	0	0	0	0	155	155	0	0	0	0	155
17/02874/FUL	22 Wyvil Road SW8 2TG	Demolition of the existing buildings and erection of 9 storeys building with basement level comprising commercial use (Class B1) at basement and ground floors and 30 residential units (Class C3)	New build	Oval	No	206	0	0	0	0	206	20	0	0	0	0	20
14/04268/FUL	2nd - 9th Floor 10 Leake Street SE1 7NN	Conversion and refurbishment of existing office building to provide a mixed use residential and commercial development involving the change of use of floors 2 to 6 and the erection of a 3-storey extension to create a 9 storey building to provide 23 self-contained residential units. Formation of a new mezzanine floor level and the use of the ground, mezzanine and first floors for commercial use (class B1a).	Change of use	Bishop's	No	912	0	0	0	0	912	-1388	0	0	0	0	-1388
15/02264/FUL	Olive Morris House, 18 Brixton Hill SW2 1RD	Demolition of the existing council offices (Class B1) and the erection of a part 6, part 7 storey building comprising 74 residential units (Class C3)	New build	Brixton Hill	No	1280	0	0	0	0	1280	-5949	0	0	0	0	-5949
15/03127/FUL	240-246 And 248-250 Ferndale Road SW9	Demolition of the rear office extension fronting Bellefields Road; demolition of the Stables building adjacent to the Former Brixton Fire Station on Ferndale Road; construction of a residential block of 11 units on land adjacent to Bellefields Road; relocation of Post Office (Class A1) from Toplin House to a purpose-built building adjacent to the Former Brixton	New build	Ferndale	No	5575	0	0	0	0	5575	-33	0	0	0	0	-33

Commercial permissions under construction at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
		Fire Station on Ferndale Road; use of part basement and part ground floors of Toplin House for composite cafe (A3) and bar (A4) use; use of part ground floor of Toplin House for flexible retail (A1) and / or office (B1) use; extension of Toplin House at part third, part fourth floor levels; external alterations to Toplin House and the Former Brixton Fire Station; provision of terraces at first, third and fourth floors in association with the office (B1) use of Toplin House.															
15/03470/VOC	Westminster Tower, 3 Albert Embankment SE1 7SP	Variation of condition 2 (Approved Plans) of planning permission ref:14/02756/FUL (Refurbishment and conversion of existing building to provide office (B1) accommodation at lower levels, 34 residential units on upper levels, together with ancillary residential accommodation, car and cycle parking and refuse storage) Granted on 19.01.2015. Amendment is sought to remove 11 shared ownership studio units and 742sqm of office accommodation.	Change of use	Prince's	No	698	0	0	0	0	698	-5385	0	0	0	0	-5385
15/07308/FUL	16-22 Somerleyton Road SW9 8ND	Redevelopment to include demolition of existing buildings on site, provision for mixed-use building to provide a residential-led, mixed use development comprising 74 residential units, including 30 (40%) as affordable housing, ground floor Nursery (Class D1), Retail (Class A1), Gym Changing facilities (Use Class D2) and Flexible spaces (A1/A2/B1/D1)	New build	Coldharbour	No	119	0	0	0	0	119	119	0	0	0	-1560	-1441
16/01229/FUL	363-365 Clapham Road SW9 9BT	Demolition of 365 Clapham Road including warehouse structure to the rear. Demolition of warehouse structure and later northern wing of 363 Clapham Road. Refurbishment of Listed Building and conversion to 1 x 1 bed, 1 x 2 bed and 1 x 3 Bed flats, together with a mansard roof extension to 363 Clapham Road.	New build	Larkhall	No	1478	0	0	0	0	1478	1478	0	0	-1192	0	286
15/07141/FUL	Canterbury Hotel, 8	Demolition of the existing public house and redevelopment to provide a mixed	New build	Coldharbour	No	25	0	0	0	0	25	25	0	0	0	0	25

Commercial permissions under construction at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
	Canterbury Crescent, SW9 7QD	use development comprising 37 residential dwellings (Use Class C3), 123 sqm of flexible commercial use (A1/A2/A3/B1/D1) in a nine storey building.															
16/05221/FUL	1 Carpenter's Place SW4 7TD	Redevelopment of no. 1 Carpenters Place to provide a mixed-use building up to five storeys with basement containing 932sqm of office floorspace (Use Class B1) at basement and ground floor and 8 self-contained residential units (Use Class C3) (4 x 1-bed units, 2 x 2-bed units and 2 x 3-bed units) in addition to private and communal amenity space, 2 car parking spaces for B1 use.	New build	Clapham Town	No	932	0	0	0	0	932	644	0	0	0	0	644
15/05282/RG3	Land Bound By Somerleyton Road, Coldharbour Lane And Railway Somerleyton Road SW9	Demolition of existing buildings on-site (with the exception of Carlton Mansions which is retained and refurbished) and redevelopment to provide a residential-led, mixed use development comprising 304 new dwellings (50% affordable) and approximately 8,000 sq.m (GIA) of non-residential uses including a theatre (Sui Generis) and employment, retail and community uses (class B1/D1/A1/A2).	New build	Coldharbour	No	2890	0	0	0	0	2890	573	0	0	-724	0	-151
16/05309/VOC	69-71 Bondway SW8 1SQ	Demolition of existing buildings and redevelopment of the site to provide a residential led mixed use development in a building part 24/part 50 storeys in height (+ 3 levels of basement) and comprising 728.5 sqm of ground floor commercial units (flexible use class A1, A2, A3 and A4), 5,171 sqm of office floorspace (use class B1) and 450 residential units.	New build	Oval	No	5216	0	0	0	0	5216	2487	0	0	0	-5868	-3381
17/03732/FUL	25 Santley Street SW4 7QF	Enlargement of ground floor flat by changing rear of office to residential and converting the basement to usable commercial floorspace. Installation of painted timber glazed doors to rear elevation. Installation of 3 rooflights.	Change of use	Ferndale	No	37	0	0	0	0	37	10	0	0	0	0	10

Commercial permissions under construction at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
17/05772/EIAFUL	Gasholder Station Kennington Oval London SE11 5SG	Demolition of existing buildings and structures including temporary disassembly of listed gas holder no.1, demolition of locally-listed gas holders 4 and 5, redevelopment to provide a mixed-use development comprising reerection of restored gas-holder no.1, erection of new buildings ranging from 4- 18 storeys to provide 738 residential units, 10,160sqm of Class B1 office and Class B1 shared working space incorporating ancillary cafe and space for community use, 800sqm for waste management use, 148sqm of D1 community space, the provision of a new publically accessible open space, provision of new gas governor and substation, and other associated works of de-contamination	New build	Oval	No	10160	0	0	0	0	10160	9845	0	0	0	0	9845
16/07066/VOC	Land On The Corner Of Avenue Park Road Thurlow Park Road SE21 1NW	Demolition of all existing structures on site and the erection of a part three, part four, part five storey development comprising 42 no. market and affordable residential units and 175 square metres of B1 floorspace, with associated refuse and cycle storage and landscaping.	New build	Thurlow Park	No	175	0	0	0	0	175	175	0	0	0	-2333	-2158
18/02597/EIAFUL	Tesco Stores, 275 Kennington Lane Vauxhall Street SE11	Demolition of existing building and redevelopment of the site to provide a mixed-use development comprising the erection of 3 new buildings (Plot A,B,C) to provide 571 residential units (Class C3), a replacement Tesco store of 4,655sqm (including sales area/back of house and car parking), 2,638sqm of Class B1 office, 1,159sqm of flexible commercial floorspace (Class A1-A3, B1).	New build	Oval	No	2928	0	0	0	0	2928	1802	0	0	0	0	1802
19/00772/NMC	Tesco Stores, 275 Kennington Lane Vauxhall Street SE11	Application for a non-material amendment following a grant of Planning Permission ref : 18/02597/EIAFUL (Demolition of existing building and redevelopment of the site to provide a mixed-use development comprising the erection of 3 new buildings (Plot A,B,C) to provide 571 residential units (Class C3), a	New build	Oval	No	2790	0	0	0	0	2790	152	0	0	0	0	152

Commercial permissions under construction at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
		replacement Tesco store of 4,655sqm (including sales area/back of house and car parking), 2,638sqm of Class B1 office, 1,159sqm of flexible commercial floorspace (Class A1-A3, B1), granted on 21.12.2018.															
18/02187/NMC	Land Bounded By Wandsworth Road Parry Street, Bondway And Railway Line To The East SW8	Application for a Non-Material Amendment following a grant of planning permission 15/05619/VOC (Demolition of existing buildings (except for the listed buildings on the site) to provide a mixed use scheme comprising nine blocks which includes dwellings (Class C3) office floor space (Class B1a), retail (Class A1-A5), hotel (Class C1) replacement homeless hostel (sui generis), student rooms, D2 use). Granted on 12 May 2016.	New build	Oval	No	3306 2	0	0	0	0	33062	16756	0	0	0	0	16756
19/00406/NMC	44 Clapham Common South Side SW4 9BU	Application for a Non-Material Amendment following a grant of planning permission 17/00605/FUL (Redevelopment of the site incorporating six buildings, public square (587sqm), car parking and associated works; for a mixed use scheme comprised of a waste transfer facility (1,164 sqm GIA) at basement level, B1 office accommodation (3,696sqm GIA) and A3 café (117sqm GIA); and the provision of up to 297 residential units) granted on 29.03.2018.	New build	Clapham Common	No	3830	0	0	0	0	3830	1526	0	0	0	- 1368	158
18/05187/NMC	Units 1 To 18 Rudolf Place SW8 1RP	Application for a Non-Material Amendment following a grant of planning permission 16/03954/FUL (Redevelopment of the site incorporating student accommodation comprising 841 bed spaces, 3,583sqm of B1 office accommodation (including 517sqm of plant and back house space at basement level), a 201sqm Class A3 cafe/restaurant, amenity space, a rooftop multi-use games area (MUGA)) granted on 28.06.2018.	New build	Oval	No	3649	0	0	0	0	3649	1977	0	0	0	0	1977
19/03970/VOC	1a Nelsons Row SW4 7JR	Variation of condition 2 (Approved plans) of planning permission ref: 18/03676/FUL (Replacement of existing roof over rear	New build	Clapham Town	No	0	0	1500	0	0	1500	0	0	529	0	0	529

Commercial permissions under construction at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
		artist studio spaces involving raising the height to accommodate new first-floor mezzanine level to provide additional artist studio space with internal lift and stair access, ancillary shop and cafe.) granted on 07/12/2018.															
17/03733/FUL	Land At Clarence Avenue, Poynders Road, Atkins Road, King's Avenue, New Park Road And Streatham Place Clapham Park Estate Adjacent Land And Agnes Riley Gardens SW4	Full phased planning permission for the residential-led, mixed use regeneration of approximately 33 hectares of land comprising the demolition of buildings (864 residential units and 614 sq.m (GIA) of non-residential floorspace) and the construction of new buildings comprising 2,532 new residential units (Class C3); 2,537 sq.m (GIA) of non-residential floorspace providing retail floorspace (Class A1/A2/A3/A4), community facilities (Class D1/D2) including a new community resource centre, and office floorspace (Class B1); specified accesses and highway improvements, demolition of existing and provision of new bus driver facility; car and cycle parking; the provision of areas of public open space, play facilities, hard and soft landscaping and public realm works; and an energy centre and district heating.	New build	Thornton	No	768	0	0	0	0	768	768	0	0	0	0	768
18/04311/FUL	17 Bellefields Road SW9 9UH	Redevelopment of the site, involving the demolition of the existing building and erection of a five storey building plus basement to provide a flexible use (Class A3 and/or A4) at part basement and part ground floors and office floorspace (Class B1) at part basement, part ground and first to fourth floor levels.	New build	Ferndale	No	1885	0	0	0	0	1885	1409	0	0	0	0	1409
20/00843/LDCP	Warehouse Adjacent To 1 Bernay's Grove SW9	Certificate of Lawfulness (proposed) with respect to the change of use from Storage and Distribution (Use Class B8) to Business (Use Class B1).	Change of use	Ferndale	No	230	0	0	0	0	230	230	0	0	0	-230	0
20/00987/VOC	Gasholder Station Kennington Oval	Variation of Conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c)	New build	Oval	No	1137 2	0	0	0	0	11372	601	0	0	0	0	601

Commercial permissions under construction at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
	London SE11 5SG	(Building recording) of Planning Permission ref : 17/05772/EIAFUL as amended by S96A ref: 20/00646/NMC (Redevelopment to provide a mixed-use development comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1)) granted on 23/08/2018.															
19/02577/VOC	516-522 Streatham High Road London SW16 3QF	Variation of condition 32 (Approved Drawing References) of planning permission 08/03715/FUL (Demolition of existing buildings and the erection of a four storey building (plus basement) comprising 12,961 sq m of self storage floorspace (Class B8) and 619 sq m of offices (Class B1) with off street car parking for 19 cars and 28 cycle storage spaces together with associated landscaping works) granted on 18.12.2008.	New build	Streatham South	No	636	0	0	0	1186	12502	17	0	0	0	-1095	-1078
20/00165/FUL	Arch 550 Brixton Station Road London SW9 8PF	Change of use from Business and Storage/Distribution (Use Class B1/B8) to a mixed retail and tap room (Class A1/A4) with onsite sales and consumption of alcohol and micro brewery (Class B2).	Change of use	Coldharbour	No	0	0	0	23	23	46	0	0	0	-15	-16	-31
20/01242/FUL	50-65 And 66-78, Brixton Village, SW9 8PS	Use of the first floor space as flexible A1 / A3 / B1 / D1 / D2, alterations to the shopfront of Unit 68, refurbishment of first floor studios.	Change of use	Coldharbour	No	88	0	0	0	0	88	-352	0	0	0	0	-352
19/01531/FUL	Keybridge House 80 South Lambeth Road SW8 1RG	Use of the ground floor of Block B for flexible uses B1, A1-A4, D1, D2 uses (1,017 sqm) and use of the ground floor of Block C for flexible uses B1, A1-A4, D1, D2 uses (396 sqm) and use of the Basement -1 level for flexible uses comprising B1, A1-A4, D1, D2 uses (5,922 sqm).	Change of use	Oval	No	1048	0	0	0	0	1048	-409	0	0	0	0	-409
20/02203/VOC	Tesco Stores, 275 Kennington	Variation of Conditions 2 (Approved Plans) and 70 (Quantum of Development) of planning permission 18/02597/EIAFUL	New build	Oval	No	3106	0	0	0	0	3106	26	0	0	0	0	26

Commercial permissions under construction at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
	Lane And 145-149 Vauxhall Street SE11	(Redevelopment of the site to provide a mixed-use development comprising the erection of 3 new buildings (Plot A,B,C) ranging from 4-17 storeys to provide residential (Class C3), a replacement Tesco store (Class A1), office (Class B1) and flexible commercial floorspace (Classes A1, A2, A3 or B1)) granted on 21.12.2018 as amended by 19/03649/NMC and 20/00786/NMC.															
18/05108/P3O	258 Streatham High Road SW16 1HS	Prior approval for the change of use at first floor from office (Use Class B1) to 1x one bed flat (Class C3).	Prior Approval	St Leonard's	No	0	0	0	0	0	0	-60	0	0	0	0	-60
20/02604/P3O	376 Clapham Road SW9 9AR	Application for Prior Approval for the change of use of first, second and third floors from office (Class B1(a)) to 50 self contained flats (Class C3), together with associated internal alterations to the basement and ground floor levels. [APPLICATION 2]	Prior Approval	Larkhall	No	0	0	0	0	0	0	-2700	0	0	0	0	-2700
20/03634/P3O	376 Clapham Road SW9 9AR	Application for Prior Approval for the change of use of ground and mezzanine floor from existing office use (Class B1(a)) to a 1-bed residential unit (Class C3).	Prior Approval	Larkhall	No	0	0	0	0	0	0	-36	0	0	0	0	-36
17/00527/RG3	Loughborough Farm Loughborough Road SW9 7XD	In outline, a phased redevelopment of the site comprising the erection of buildings and containers to provide no more than 1800sqm of B1 uses (offices, research and development, and light industry).	New build	Coldharbour	Yes	460	0	780	0	0	1240	460	0	780	0	0	1240
19/00671/VOC	Land Bound By Somerleyton Road, Coldharbour Lane And Railway Line SW9	Variation of condition 2 (Approved Plans) of 15/05282/RG3 (Demolition of existing buildings on-site (with the exception of Carlton Mansions which is retained and refurbished) and redevelopment to provide a mixed use development comprising 304 new dwellings (50% affordable) and approximately 8,000 sq.m (GIA) of non-residential uses including a theatre (Sui Generis) and employment, retail and community uses (class B1/D1/A1/A2). Granted on 23.03.2017.	New build	Coldharbour	Yes	2807	0	0	0	0	2807	-83	0	0	0	0	-83

Commercial permissions unimplemented at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
19/02276/P30	George West House 2-3 Clapham Common North Side SW4 0QL	Prior Approval for the change of use of existing office (Use Class B1) at basement, ground, first, second and third floor to 56 residential units (Use Class C3).	Prior approval	Clapham Town	No	0	0	0	0	0	0	-2551	0	0	0	0	-2551
17/06221/FUL	691 Wandsworth Road SW8 3JE	Change of use of ground floor and lower ground floor from Taxi Office (Use Class Sui Generis) to Shop (Use Class A1), Financial/Professional Services (Use Class A2), and Offices (Use Class B1).	Change of use	Clapham Town	No	27	0	0	0	0	27	27	0	0	0	0	27
18/04917/FUL	2A Norwood High Street SE27 9NS	Change of use of former caretakers accommodation to provide 2 managed work spaces with shared kitchen and toilet facilities.	Change of use	Knight's Hill	No	71	0	0	0	0	71	71	0	0	0	0	71
16/03148/FUL	166 Weir Road SW12 0NP	Redevelopment of the site involving demolition of existing retail warehouse and associated outbuildings (class B8) and erection of 8 x 2 storey detached family houses with lower ground floor (class C3).	New build	Thornton	No	0	0	0	0	0	0	0	0	0	0	-1399	-1399
19/01840/FUL	Arches 127 To 129 Alaska Street SE1 8XE	Change of use of existing Studio (Use Class B1) to Leisure/Spa (Use Class D2) to be incorporated into existing facility.	Change of use	Bishop's	No	0	0	0	0	0	0	-265	0	0	0	0	-265
19/03687/PA	Garages Rear Of 1 To 7 Penistone Road	Prior Approval for change of use and conversion of the buildings from Light Industrial (Use Class B1(C) to Dwellinghouses (Use Class C3) to create 6 no. one bedroom flats within the existing buildings. (To Units 2, 3, 4 and 5).	Prior approval	Streatham South	No	0	0	0	0	0	0	0	0	-229	0	0	-229
18/00587/P30	57 Westow Hill SE19 1TS	Prior approval for the change of use of first and second floor offices (Use Class B1(a)) into 4 residential units (Use Class C3) together with provision of refuse and cycle stores at basement level including the formation of a new side entrance door.	Prior approval	Gipsy Hill	No	0	0	0	0	0	0	-186	0	0	0	0	-186
17/03434/FUL	444 Brixton Road SW9 8BH	Change of Use of part of the first floor B1a Use (office) to A1 Use (retail).	Change of use	Ferndale	No	0	0	0	0	0	0	-144	0	0	0	0	-144
17/04501/FUL	Pissarro House 77A	Demolition of the existing part-two and three-storey rear extension, and	New build	Gipsy Hill	No	496	0	0	0	0	496	-103	0	0	0	0	-103

Commercial permissions unimplemented at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
	Westow Hill SE19 1TX	replacement with a part-two and four-storey rear extension for use Class B1 (a) office accommodation.															
18/03927/FUL	1-7 Paxton Place SE27 9SS	Demolition of the existing building (B2 and B8 Classes) and erection of a part 1 and part 2 storey building to provide a commercial unit (Class B1(a) - 139.8sqm floorspace) with basement and part 3 storey building (Class C3) with roof terrace to provide 3 self-contained residential units.	New build	Gipsy Hill	No	140	0	0	0	0	140	140	0	0	-99	-98	-57
17/04724/FUL	Rear of 10 Claylands Road SW8 1NY	Change of use to B1 office, including an upwards one storey extension and replacement of existing garage door with fenestration along with excavation of the property by 600mm to increase the floor to ceiling heights at ground floor level.	Change of use	Oval	No	26	0	0	0	0	26	26	0	0	0	-13	13
19/02024/FUL	Leigham Avenue SW16 2PT	Change of use and conversion of the existing building involving demolition of the rear building, excavation to create a basement with lightwells, erection of dormer windows in the rear elevation in connection with conversion of existing loft to habitable floorspace and the erection of 2 storey rear extension (new building) and a 2 storey side extension with undercroft to provide 400sqm of Office floorspace (Use Class B1(a)) at basement and ground floor levels and 8 residential units (Class C3).	Change of use	Streatham Wells	No	400	0	0	0	0	400	400	0	0	-342	0	58
18/04183/FUL	Oval House Kennington Oval SE11 5SW	Application for Full Planning Permission and Listed Building Consent for the demolition of the existing Oval House Theatre and the construction of a part five part six storey hotel building (Class C1), comprising 95 bedrooms, ancillary bar and restaurant; and refurbishment of the Grade II listed White House building consisting of the replacement of a modern single storey rear extension, change of use of lower floors of the White House from ancillary theatre office (sui generis) to office (Class B1a) and the change of use of the second floor from office (Use Class B1a) to temporary residential accommodation (Sui Generis).	New build	Oval	No	469	0	0	0	0	469	201	0	0	0	0	201

Commercial permissions unimplemented at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
19/02840/FUL	6 Lansdowne Hill SE27 0AR	Demolition of the existing buildings and erection of a part 6 and part 7 storey building to provide 51 residential flats (Class C3) with amenity space at 5th floor level, and erection of a separate 4 storey office building (Class B1(a)).	New build	Knight's Hill	No	992	0	0	0	0	992	992	0	0	-741	0	251
17/03440/FUL	12 Baylis Road SE1 7AA	Demolition of the existing building behind the retained front facade of the existing office (Use Class B1), involving replacement of rear extensions at basement and ground floor and erection of rear extensions at 1st, 2nd and 3rd floor levels.	New build	Bishop's	No	823	0	0	0	0	823	267	0	0	0	0	267
18/04474/FUL	101 Streatham High Road SW16 1HJ	Conversion of existing Police Station to office (Class B1(a)) and 21 residential units (Class C3), involving the partial demolition of the buildings on Shrubbery Road to facilitate a replacement three-storey extension. The erection of a four-storey building and a two-storey building to the rear comprising a further 20 residential units (total of 41 residential units).	Change of use	St Leonard's	No	290	0	0	0	0	290	290	0	0	0	0	290
17/03846/FUL	41 - 45 Acre Lane SW2 5TN	Demolition of buildings and erection of a building to provide 613sqm of office space (B1 Class), 22 self-contained flats and 2 dwelling houses (C3 Class).	New build	Brixton Hill	No	613	0	0	0	0	613	312	0	0	0	0	312
16/05114/FUL	12-20 Wyvil Road SW8 2TG	Demolition of existing buildings and redevelopment of the site to provide a residential led mixed use development in a building to the North/North East and a building to the South (fronting onto Wyvil Road) comprising 278 residential units, office (B1) and retail floorspace (flexible Class A1, A2 and A3).	New build	Oval	No	1917	0	0	0	0	1917	1917	0	0	0	-1590	327
18/03831/FUL	County Hall Riverside Building Westminster Bridge Road SE1 7PB	Change of Use of approximately 665sqm of vacant administrative floor space (sui generis use class) to approximately 665sqm of office floor space (B1 use class) on the 6th floor of County Hall with internal alterations including new internal partitions.	Change of use	Bishop's	No	665	0	0	0	0	665	665	0	0	0	0	665
17/04483/RG3	114 - 118 Lower	Redevelopment of the site, involving the demolition of the existing building and erection of building to provide a mix of	New build	Bishop's	No	962	0	0	0	0	962	962	0	0	0	0	962

Commercial permissions unimplemented at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
	Marsh SE1 7AE	office (Class B1), retail (Use Class A1) flexible commercial (Classes A1/A2/A3), and flexible commercial/community (Classes A1/A2/A3/D1).															
16/06172/FUL	OCCC Estate Cornwall Road, Wootton Street And Windmill Walk SE1	A phased development comprising demolition of existing buildings and construction of a predominantly 7 to 12 storey mixed use scheme with 215 dwellings (Use Class C3), theatre rehearsal space (sui generis), small offices (Use Class B1), a cafe and/or offices (Use Classes A3 and/or B1) and ancillary accommodation for each, together with a replacement substation.	New build	Bishop's	No	1319	0	0	0	0	1319	1319	0	0	0	0	1319
18/03773/FUL	Graphite Square Graphite Square SE11 5EE	Demolition of existing office, warehouse and church buildings (classes B1, B8, and D1), and redevelopment of the site to provide a mixed-use development with a podium building of ground plus 3 storeys (fronting onto Worgan Street) two buildings of ground plus 13 storeys (fronting onto Worgan Street) and ground plus 10 storey building (at the junction of Worgan Street and Jonathan Street) to provide 178 residential units, offices (use class B1), a ground-floor flexible retail/cafe/office (flexible use class A1/A3/B1), a replacement Methodist church (class D1).	New build	Prince's	No	7000	0	0	0	0	7000	3025	0	0	0	-1156	1869
17/02936/FUL	Graphite Square Graphite Square SE11 5EE	Demolition of existing office, warehouse and church buildings (classes B1, B8, and D1), and redevelopment of the site to provide a mixed-use development with a podium building of ground plus 3 storeys (fronting onto Worgan Street) connecting a ground plus 9 storey building (fronting onto Worgan Street), a ground plus 13 storey building (fronting onto Worgan Street), and ground plus 13 storey building (at the junction of Worgan Street and Jonathan Street) to provide 160 residential units, offices (class B1), a ground-floor flexible retail/cafe/office (flexible class A1/A3/B1), a replacement Methodist church (class D1).	New build	Prince's	No	9080	0	0	0	0	9080	5187	0	0	0	-1228	3959

Commercial permissions unimplemented at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace						
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total	
15/06216/FUL	10 Pascal Street SW8 4SH	A residential led mixed use development above and surrounding the proposed Nine Elms Station comprising four buildings between 5 and 20 storeys above the station podium and ranging in height from 29m AOD to 92m AOD, providing 332 residential units (C3) comprising 1 bed, 2 bed, 3 bed and 4 bed apartments; 4,811sqm of workspace/office (B1); 272sqm of assembly and leisure (D2) and 580sqm of retail (falling within class A1/A3/A4), a new public square, amenity space, play space	New build	Oval	No	4811	0	0	0	0	0	4811	4811	0	0	0	0	4811
20/01640/P3O	139 Clapham Road SW9 0HP	Prior Approval for change of use from offices (Use Class B1(a)) to 26 residential units (Use Class C3) on part of the first floor, with provision of cycle storages at basement.	Prior approval	Vassall	No	0	0	0	0	0	0	-1048	0	0	0	0	0	-1048
20/03485/P3O	2H Chatsworth Way SE27 9HR	Prior approval for the change of use of office (B1(a)) to 1 residential flat (Use Class C3).	Prior approval	Thurlow Park	No	0	0	0	0	0	0	-38	0	0	0	0	0	-38
20/01161/PA	Eardley Road SW16 5TG	Prior Approval for the Change of use from Light industrial (Use Class B1c) to provide 8 self-contained flats (Use Class C3).	Change of use	Streatham South	No	0	0	0	0	0	0	0	0	-500	0	0	0	-500
20/02460/PA	6 Greyhound Lane SW16 5SD	Application for prior approval for change of use of existing workshop from light industrial (Use Class B1c) to 2 self-contained flats (Use Class C3).	Prior approval	Streatham South	No	0	0	0	0	0	0	0	0	-82	0	0	0	-82
19/02643/OUT	Lambeth College Vauxhall Centre Belmore Street SW8 2JY	Hybrid application for the demolition of existing buildings and the erection of a mixed-use development comprising 1) detailed planning application for a new College facility (Class D1) with associated parking, servicing, new public realm, hard and soft landscaping and other associated works and 2) outline planning application for up to 15,000 sqm of College floorspace (Class D1), up to 272 student bed spaces and up to 4,570 sqm of shared workspace (Class B1) with associated parking, servicing and other works.	New build	Stockwell	No	4570	0	0	0	0	4570	4570	0	0	0	0	0	4570
20/02532/PA	27 - 29 Mitcham	Change of use of 27-29, Mitcham Lane, Streatham London, SW16 6LQ, from light	Prior approval	St Leonard's	No	0	0	0	0	0	0	-362	0	0	0	0	0	-362

Commercial permissions unimplemented at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
	Lane, London, SW16 6LQ	industrial accommodation (Class B1) to three single family dwelling houses (2 x 3 bed and 1 x 2 bed).															
20/00637/FUL	Land Adjoining 34 Stanthorpe Road SW16 2BB	Demolition of garage and erection of workshop with 4 roof lights.	New build	St Leonard's	No	0	0	0	0	18	18	0	0	0	0	18	18
19/04622/FUL	66 Streatham High Road SW16 1DA	Demolition of the building to the rear and erection of 2 storey extension and proposed uses to include for commercial flexibility (D2, B1, B2 & B8)	New build	St Leonard's	No	29	0	0	29	28	86	29	0	0	29	-7	51
20/01367/P30	250 Kennington Lane And 2 - 10 Dolland Street STREET SE11	Prior approval for the change of use from Office (Use Class B1(a)) at upper floors (1st to 5th floors) into 9 residential units (Use Class C3), together with provision of cycle parking and refuse storage areas at ground floor level.	Prior approval	Prince's	No	0	0	0	0	0	0	-1250	0	0	0	0	-1250
19/03500/FUL	36-46 Albert Embankment SE1	Demolition of all structures associated with the petrol filling station and redevelopment of the site to comprise the retention and refurbishment of Vintage House (Class B1 floor space) and development of two towers, linked at ground to fifth floor, and consisting of hotel accommodation (up to 600 bed spaces) together with ancillary restaurant and bar	New build	Prince's	No	1357	0	0	0	0	1357	0	0	0	0	0	0
20/02407/FUL	22 Albert Embankment SE21 7GR	Change of use of a ground floor unit fronting Albert Embankment from cafe/restaurant (Use Class A3) to flexible uses falling within Use Class A1 / A2 / A3 / B1 / D1 or D2 (of the Use Classes Order at the time of the application).	Change of use	Prince's	No	49	0	0	0	0	49	49	0	0	0	0	49
20/01528/NMC	Graphite Square Graphite Square SE11 5EE	Application for a non-material amendment to 17/02936/FUL (Demolition of existing office, warehouse and church buildings (classes B1, B8, and D1), and redevelopment of the site to provide a residential led mixed-use development with a podium building of ground plus 3 storeys (fronting	New build	Prince's	No	9712	0	0	0	0	9712	662	0	0	0	0	662

Commercial permissions unimplemented at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
		onto Worgan Street) connecting a ground plus 9 storey building (fronting onto Worgan Street), a ground plus 13 storey building (fronting onto Worgan Street), and ground plus 13 storey building (at the junction of Worgan Street and Jonathan Street) to provide 160 residential units, offices (use class B1), a ground-floor flexible retail/cafe/office (flexible class A1/A3/B1), a replacement Methodist church (use class D1)) granted 25.09.2019.															
19/02329/FUL	Land And Railway Arches, Salamanca Street	Full planning application for the demolition of all existing structures and the redevelopment of the site comprising the erection of a 4-5 storey building (circa 24.44m AOD) comprising flexible office/gallery (Use Class B1/D1) floorspace at ground floor and office use on the upper floors (Use Class B1).	New build	Prince's	No	746	0	0	0	0	746	746	0	0	0	0	746
19/02889/FUL	92-98 Vauxhall Walk SE11 5EL	Demolition of existing building and erection of a ground plus 9 storey building comprising a flexible A1/A3/B1 unit on the ground floor and 2,709sqm (NIA) of Class B1a office space, with communal and private roof terrace and ancillary facilities.	New build	Prince's	No	3446	0	0	0	0	3446	2751	0	0	0	0	2751
20/02353/FUL	1 Pickle Mews SW9 0FJ	Erection of a single story office extension of 121sq m and roof terraces at roof level (second floor) of Block E.	New build	Oval	No	124	0	0	0	0	124	124	0	0	0	0	124
17/05807/EIAFUL	Vauxhall Island Site Land Bounded By Wandsworth Road, Parry Street, Bondway And Vauxhall Bus Station SW8	Removal of existing structures and the construction of a mixed-use development comprising two towers of 53 storeys (185m) and 42 storeys (151m), with a connecting podium of 10-storeys (49m), containing office (B1), hotel (C1), residential (C3) and flexible ground floor retail and non-residential institution (A1/A2/A3/A4/D1) uses plus plant, servicing, parking and other ancillary space; the provision of hard and soft landscaping; the creation of a new vehicular access point on Wandsworth Road and a vehicular layby on Parry Street and other works incidental to the development.	New build	Oval	No	19695	0	0	0	0	19695	19695	0	0	0	0	19695

Commercial permissions unimplemented at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
19/02191/FUL	330-340 Clapham Road SW9 9AJ	Change of use of office floorspace (Use Class B1) at lower ground, ground, first, second, third, fourth and fifth floor levels of 330-340 Clapham Road to a dual use comprising Class B1 and/or Class D1 (non-residential institutions) use floorspace.	Change of use	Larkhall	No	1259	0	0	0	0	1259	-1258	0	0	0	0	-1258
20/01199/P3O	378 Clapham Road SW9 9AF	Application for Prior Approval for the change of use of existing offices at ground floor (Use Class B1) to 3 flats (Use Class C3).	Prior approval	Larkhall	No	0	0	0	0	0	0	-140	0	0	0	0	-140
20/00415/P3O	1 Landor Road SW9 9RX	Prior approval of the change of use of the vacant ground floor commercial unit (Use Class B1(a)) to a 2 bed residential unit (Use Class C3).	Prior approval	Larkhall	No	0	0	0	0	0	0	-69	0	0	0	0	-69
19/02328/FUL	20-22 Union Road SW4 6JP	Demolition of Units 7 and 20 and the erection of a new building comprising basement level and ground plus four storeys (total of 6 floors) to provide use class B1 accommodation together with associated landscaping and parking.	New build	Larkhall	No	4576	632	631	0	0	5839	3715	632	44	0	0	4391
20/01394/FUL	Rear Of 300-302 Norwood Road London SE27 9AF	Change of use from Sui generis (Use Class B1/B2) to storage and distribution (Use Class B8).	Change of use	Knight's Hill	No	0	0	0	0	630	630	0	0	-259	-260	630	111
18/05425/FUL	Higgs Industrial Estate Herne Hill Road SE24 0AU	Clearance of site and mixed use redevelopment to provide a building ranging in height from 2 to 16 storeys with 134 residential units and 4,150sqm of commercial/employment floorspace along with disabled parking, servicing, cycle parking, public realm and amenity space	New build	Herne Hill	No	3736	0	414	0	0	4150	1108	0	414	-727	0	795
20/01668/FUL	Arches 22, 23 And 24A Valenti a Place SW9 8PJ	Change of use of Arches 22 and 23 (Use Class B8) to flexible retail/storage (Use Class A1/B8), and creation of new temporary mezzanine floor at first floor level (Use Class A1/A3/A4/D1/D2) to be linked to the temporary mezzanine unit above service yard in Brixton Village Market, and alterations to arches 22, 23 and 24	Change of use	Coldharbour	No	0	0	0	0	193	193	0	0	0	0	-47	-47
20/01560/LDCP	Arch 273 Belinda	Application for a Certificate of Lawful Development (Proposed) with respect to	Change of use	Coldharbour	No	0	0	0	108	0	108	0	0	0	0	0	0

Commercial permissions unimplemented at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
	Road SW9 7DT	the addition of an MOT testing centre (Class B2) to the existing garage (Class B2).															
20/02181/PA	Unit 4 And 21, 95 To 99 North Street SW4 0HF	Prior of approval for the change of use of existing ground and first floor from light industrial (Class B1c) to 4 self-contained flats (Class C3) and the provision of cycle and bin storage.	Prior approval	Clapham Town	No	0	0	0	0	0	0	0	0	-233	0	0	-233
20/02180/P30	Unit 20, 95 To 99 North Street Mews SW4 0HF	Application for Prior Approval for the change of use of existing first floor from office (Class B1(a)) to 2 self-contained flats (Class C3) and the provision of cycle and bin storage.	Prior approval	Clapham Town	No	0	0	0	0	0	0	-137	0	0	0	0	-137
18/00456/FUL	5-6 Waterworks Road SW2 1SE	Redevelopment of the site, involving demolition of the existing buildings and erection of a 5 storey building with basement to provide 2,043sqm of B1 office accommodation at basement, ground, and first floor levels plus 20 residential units (Class C3) at upper floors.	New build	Brixton Hill	No	2043	0	0	0	0	2043	2043	0	0	0	-1086	957
20/02519/FUL	Arch 185 Hercules Road London SE1 7LD	Change of use from Car Wash (Sui Generis) to a flexible E (office, research and development of products or processes, or light industrial only) / B2 Use Class.	Change of use	Bishop's	No	80	80	80	80	0	320	80	80	80	80	0	320
19/01477/EIAFUL	Elizabeth House 39 York Road SE1 7NQ	Demolition of the existing building and all structures on the site, including the footbridge from Waterloo Station concourse and across York Road; the construction of a new building ranging between 12 and 31 storeys (plus basements), to provide office (B1) and flexible floorspace (B1, A1, A2, A3, A4, A5, D2).	New build	Bishop's	No	147441	0	0	0	0	147441	104758	0	0	0	0	104758
18/02571/P30	Units 15-17 Grange Mills SW12 0NE	Application for prior approval for the change of use from B1(a) (office) use to C3 (residential) use.	Prior approval	Thornton	Yes	0	0	0	0	0	0	-857	0	0	0	0	-857
18/05482/P30	2-12 Ernest Avenue SE27 0DA	Prior Approval for Change of Use from Offices (Use Class B1a) to 4 Residential Units (Use Class C3).	Prior approval	Knight's Hill	Yes	0	0	0	0	0	0	-292	0	0	0	0	-292
18/00097/FUL	Ellerslie Square Industrial	Change of use to a flexible light industrial/storage warehouse (Use Classes B1(c)/B8).	Change of use	Brixton Hill	Yes	0	0	800	0	800	1600	0	0	800	0	-800	0

Commercial permissions unimplemented at the end of 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
	Estate, Unit 13 Lyham Road SW2 5DZ																
18/00139/FUL	Bobby Vincent House 9A Knight's Hill SE27 0DB	Conversion of the existing garage/store into an office (Class B1(a)), together with replacement of garage door with windows and doors.	Change of use	Knight's Hill	Yes	36	0	0	0	0	36	36	0	0	0	-36	0
18/01982/FUL	4 Beadman Street SE27 0DN	Erection of a single storey first floor extension to create 60sqm of office space ancillary to the warehouse.	New build	Knight's Hill	Yes	0	0	0	0	60	60	0	0	0	0	60	60
19/04626/FUL	26 Lambeth High Street SE1 7AG	Change of use from Workshop (Class Sui Generis) to a display and events space (Use Class D1) and offices/workspace (Class B1) for a temporary period of 48 months starting from the date that permission is granted.	Change of use	Prince's	Yes	1897	0	0	0	0	1897	1897	0	0	0	0	1897
19/04592/FUL	30 - 34 Old Paradise Street SE11 6AX	Demolition of existing buildings and erection of 6 storey building plus basement and roof plant to provide light industrial use (B1c), flexible B1a/b/c use and associated cycle parking and waste storage. Alterations and restoration of part of eastern boundary wall of Old Paradise Gardens and works to trees.	New build	Prince's	Yes	2160	2160	3135	0	0	7455	2160	2160	3135	-1414	0	6041
20/02588/P3O	41A - 45 Knight's Hill SE27 0HS	Application for Prior Approval for the change of use of existing offices at ground floor and first floor (Use Class B1) to 6 flats (Use Class C3).	Prior approval	Knight's Hill	Yes	0	0	0	0	0	0	-382	0	0	0	0	-382
20/01902/LDCP	2-12 Ernest Avenue London SE27 0DJ	Application for a Certificate of Lawfulness (Proposed) with respect to partial change of existing storage distribution use (Use Class B8) to office use (Use Class B1a).	Change of use	Knight's Hill	Yes	341	0	0	0	0	341	341	0	0	0	-341	0

Commercial permissions approved in 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
20/01597/LDCE	1 - 4 Brixton Hill Place, London, SW2 1HJ	Application for a Certificate of Lawfulness (Existing) in respect of use of the premises as offices (Use Class B1(a)).	Change of use	Brixton Hill	No	631	0	0	0	0	631	631	0	-631	0	0	0
18/04288/LDCE	93 - 99 North Street And Land Rear Of 93 - 99 North Street, London, SW4	Application for a Certificate of Lawful Development (Existing) to confirm the lawful planning use of Units 4 and 21 as Class B1(c) and the lawful use of Unit 20 as Class B1(a).	Change of use	Clapham Town	No	161	0	80	0	0	241	0	0	0	0	0	0
20/01668/FUL	Arches 22, 23 And 24 Valentia Place, SW9 8PJ	Change of use of Arches 22 and 23 (Class B8) to flexible retail/storage (Class A1/B8), creation of new temporary mezzanine floor at first floor level (Class A1/A3/A4/D1/D2) to be linked to the temporary mezzanine unit above service yard in Brixton Village, and alterations to arches 22, 23 and 24	Change of use	Coldharbour	No	0	0	0	0	193	193	0	0	0	0	-47	-47
20/01655/FUL	240 Ferndale Road, London, SW9 8FR	Retrospective application for the change of use of retail/office (Use Class A1/B1) to Cafe/Restaurant (Use Class A3).	Change of use	Ferndale	No	0	0	0	0	0	0	-39	0	0	0	0	-39
20/01394/FUL	Rear Of 300-302 Norwood Road, London, SE27 9AF	Change of use from Sui generis (Use Class B1/B2) to storage and distribution (Use Class B8).	Change of use	Knight's Hill	No	0	0	0	0	630	630	0	0	-259	-260	630	111
20/02407/FUL	22 Albert Embankment, London, SE21 7GR	Change of use of a ground floor unit fronting Albert Embankment from cafe/restaurant (Use Class A3) to flexible uses falling within Class A1 / A2 / A3 / B1 / D1 or D2	Change of use	Prince's	No	49	0	0	0	0	49	49	0	0	0	0	49
19/02191/FUL	330-340 Clapham Road, London, SW9 9AJ	Change of use of office floorspace (Class B1) at lower ground, ground, first, second, third, fourth and fifth floor levels of 330-340 Clapham Road to a dual use comprising Class B1 and/or Class D1 (non-residential institutions) use floorspace.	Change of use	Larkhall	No	1259	0	0	0	0	1259	-1258	0	0	0	0	-1258

Commercial permissions approved in 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
19/03723/FUL	Gilmour House, 42 Kennington Lane, London, SE11 4LS	Change of use of part ground floor to Offices (Use Class B1), part second floor to occupational health (Use Class D1), and the installation of a disabled stair lift to the front of the property.	Change of use	Prince's	No	511	0	0	0	0	511	511	0	0	0	0	511
20/00165/FUL	Arch 550, Brixton Station Road, London, SW9 8PF	Change of use from Business and Storage/Distribution (Use Class B1/B8) to a mixed retail and tap room (Class A1/A4) with onsite sales and consumption of alcohol and micro brewery (Class B2).	Change of use	Coldharbour	No	0	0	0	23	23	46	0	0	0	-15	-16	-31
20/00843/LDCP	Warehouse Adjacent To 1 Bernay's Grove, London, SW9	Certificate of Lawfulness (proposed) with respect to the change of use from Storage and Distribution (Use Class B8) to Business (Use Class B1).	Change of use	Ferndale	No	230	0	0	0	0	230	230	0	0	0	-230	0
20/00902/FUL	Ivor House, 5 Acre Lane, London, SW2 5RS	Change of use of basement and ground floor retail units (A1/A3 Use Class) to flexible Use Classes A1/A3/B1(a)/D1/D2 (Units 2 and 3).	Change of use	Brixton Hill	No	118	0	0	0	0	118	118	0	0	0	0	118
20/01242/FUL	50-65 And 66-78, Brixton Village, London, SW9 8PS	Use of the first floor space as flexible A1 / A3 / B1 / D1 / D2, alterations to the shopfront of Unit 68, refurbishment of first floor studios, replacement of two areas of flat roof with a pitched roof form, new stair accesses to ground and roof level, new rooftop plant enclosures, new roof terrace and associated works. (50-65 First Floor & 66-78 First Floor)	Change of use	Coldharbour	No	88	0	0	0	0	88	-352	0	0	0	0	-352
20/02519/FUL	Arch 185, Hercules Road, SE1 7LD	Change of use from Car Wash (Sui Generis) to a flexible E (office, research and development of products or processes, or light industrial only) / B2 Class.	Change of use	Bishop's	No	80	80	80	80	0	320	80	80	80	80	0	320
20/03153/LDCE	19 Claylands Place, SW8 1NL	Certificate of Lawfulness (existing) in respect to use as a single dwellinghouse (Class C3)	Change of use	Oval	No	0	0	0	0	0	0	0	0	-107	0	0	-107

Commercial permissions approved in 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
20/03216/FUL	28 Deerpark Road, London, SW16 2AN	Use of property for mixed use comprising residential (Use Class C3) and as a photographic and film shoot location (Use Class E).	Change of use	Steatham Wells	No	0	300	0	0	0	300	0	0	0	0	0	0
19/04412/FUL	Ivor House, 5 Acre Lane, London, SW2 5RS	Change of use of basement and ground floor retail unit (A1/A3 Use Class) to flexible Use Classes A1/A3/B1(a)/D1/D2 (Unit 1).	Change of use	Brixton Hill	No	94	0	0	0	0	94	94	0	0	0	0	94
20/02108/FUL	100 Kennington Park Road, London, SE11 4EF	Change of use of the Second Floor from Use Class B1 to Use Class D1 for a period of 5 years (retrospective from 18 July 2017).	Change of use	Prince's	No	0	0	0	0	0	0	-532	0	0	0	0	-532
20/02111/FUL	100 Kennington Park Road, London, SE11 4EF	Change of use of the First Floor from Use Class B1 to Use Class D1 on lease from BT for period to September 2022 to provide studio and teaching spaces for City & Guilds of London Art School.	Change of use	Prince's	No	0	0	0	0	0	0	-572	0	0	0	0	-572
18/00456/FUL	5 - 6 Waterworks Road, SW2 1SE	Redevelopment of the site, involving demolition of the existing buildings and erection of a 5 storey building with basement to provide 2,043sqm of B1 office accommodation at basement, ground, and first floor levels plus 20 residential units (Use Class C3) at upper floors,	New build	Brixton Hill	No	2043	0	0	0	0	2043	2043	0	0	0	-1086	957
20/01560/LDCP	Arch 273, Belinda Road, London, SW9 7DT	Application for a Certificate of Lawful Development (Proposed) with respect to the addition of an MOT testing centre (Use Class B2) to the existing garage (Use Class B2).	New build	Coldharbour	No	0	0	0	108	0	108	0	0	0	0	0	0
17/05807/EIAF UL	Land Bounded By Wandsworth Road, Parry Street, Bondway And Vauxhall Bus Station, SW8	Removal of existing structures and the construction of a mixed-use development comprising two towers of 53 storeys (185m) and 42 storeys (151m), with a connecting podium of 10-storeys (49m), containing office (B1), hotel (C1), residential (C3) and	New build	Oval	No	19695	0	0	0	0	19695	19695	0	0	0	0	19695

Commercial permissions approved in 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
		flexible ground floor retail and non-residential institution (A1/A2/A3/A4/D1) uses															
20/02353/FUL	1 Pickle Mews, SW9 0FJ	Erection of a single story office extension of 121sq m and roof terraces at roof level (second floor) of Block E.	New build	Oval	No	124	0	0	0	0	124	124	0	0	0	0	124
19/02889/FUL	92-98 Vauxhall Walk, SE11 5EL	Demolition of existing building and erection of a ground plus 9 storey building comprising a flexible A1/A3/B1 unit on the ground floor and 2,709sqm (NIA) of Class B1a office space	New build	Prince's	No	3446	0	0	0	0	3446	2751	0	0	0	0	2751
20/01528/NMC	Graphite Square, SE11 5EE	Application for a non-material amendment to 17/02936/FUL (Demolition of existing office, warehouse and church buildings (use classes B1, B8, and D1), and redevelopment to provide a residential led mixed-use development to provide 160 residential units, offices (use class B1), a ground-floor flexible retail/café/office (flexible use class A1/A3/B1), a replacement Methodist church (use class D1)) granted 25.09.2019.	New build	Prince's	No	9712	0	0	0	0	9712	662	0	0	0	0	662
18/05425/FUL	Higgs Industrial Estate, Herne Hill Road, SE24 0AU	Clearance of site and mixed use redevelopment to provide a building ranging in height from 2 to 16 storeys with 134 residential units and 4,150sqm of commercial/employment floorspace	New build	Herne Hill	No	3736	0	414	0	0	4150	1108	0	414	-727	0	795
19/01477/EIAF UL	Elizabeth House, 39 York Road, SE1 7NQ	Demolition of the existing building and all structures on the site, including the footbridge from Waterloo Station concourse and across York Road; the construction of a new building ranging between 12 and 31 storeys (plus basements), to provide office (B1) and flexible	New build	Bishop's	No	147441	0	0	0	0	147441	104758	0	0	0	0	104758

Commercial permissions approved in 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
		floorspace (B1, A1, A2, A3, A4, A5, D2).															
19/01531/FUL	Keybridge House, 80 South Lambeth Road, SW8 1RG	Use of the ground floor of Block B for flexible uses B1, A1-A4, D1, D2 uses (1,017 sqm) and use of the ground floor of Block C for flexible uses B1, A1-A4, D1, D2 uses (396 sqm) and use of the Basement -1 level for flexible uses comprising B1, A1-A4, D1, D2 uses (5,922 sqm).	New build	Oval	No	1048	0	0	0	0	1048	-409	0	0	0	0	-409
19/02329/FUL	Land And Railway Arches, Salamanca Street	Full planning application for the demolition of all existing structures and the redevelopment comprising flexible office/gallery (Class B1/D1) floorspace at ground floor and office use on the upper floors (Class B1).	New build	Prince's	No	746	0	0	0	0	746	746	0	0	0	0	746
19/02577/VOC	516-522 Streatham High Road, SW16 3QF	Variation of condition 32 (Approved Drawing References) of planning permission 08/03715/FUL (Demolition of existing buildings and the erection of a four storey building (plus basement) comprising 12,961 sq m of self storage floorspace (Class B8) and 619 sq m of offices (Class B1)) granted on 18.12.2008.	New build	Streatham South	No	636	0	0	0	11866	12502	17	0	0	0	-1095	-1078
19/02643/OUT	Lambeth College Vauxhall Centre Belmore Street, SW8 2JY	Hybrid application for the demolition of existing buildings and the erection of a mixed-use development comprising 1) detailed planning application for a new College facility (Class D1) and 2) outline planning application for up to 15,000 sqm of College floorspace (Class D1), up to 272 student bed spaces and up to 4,570 sqm of shared workspace (Class B1)	New build	Stockwell	No	4570	0	0	0	0	4570	4570	0	0	0	0	4570

Commercial permissions approved in 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
19/03500/FUL	36-46 Albert Embankment, London, SE1	Demolition of all structures associated with the petrol filling station and redevelopment of the site to comprise the retention and refurbishment of Vintage House (Class B1) and development of ground plus 24 storeys in the form of two no. towers, linked at ground to fifth floor, and consisting of hotel accommodation (up to 600 bed spaces) together with ancillary restaurant and bar	New build	Prince's	No	1357	0	0	0	0	1357	0	0	0	0	0	0
19/04622/FUL	66 Streatham High Road, London, SW16 1DA	Demolition of the building to the rear and erection of 2 storey extension and proposed uses to include for commercial flexibility (D2, B1, B2 & B8)	New build	St Leonard's	No	29	0	0	29	28	86	29	0	0	29	-7	51
20/00299/FUL	39 Camberwell New Road, London, SE5 0RZ	Erection of a two storey side extension (Use Class B1).	New build	Oval	No	39	0	0	0	0	39	39	0	0	0	0	39
20/00637/FUL	Land Adjoining 34 Stanthorpe Road, London, SW16 2BB	Demolition of garage and erection of workshop with 4 roof lights.	New build	St Leonard's	No	0	0	0	0	18	18	0	0	0	0	18	18
20/02203/VOC	Tesco Stores, 275 Kennington Lane And 145-149 Vauxhall Street, London, SE11	Variation of Conditions 2 (Approved Plans) and 70 (Quantum of Development) of planning permission 18/02597/EIAFUL (Redevelopment to provide a mixed-use development comprising the erection of 3 new buildings (Plot A,B,C) ranging from 4-17 storeys to provide residential (Class C3), a replacement Tesco store (Class A1), office (Class B1) and flexible commercial floorspace (Classes	New build	Oval	No	3106	0	0	0	0	3106	26	0	0	0	0	26

Commercial permissions approved in 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
		A1, A2, A3 or B1)) granted on 21.12.2018 as amended by 19/03649/NMC and 20/00786/NMC.															
20/01161/PA	160 Eardley Road, London, SW16 5TG	Prior Approval for the Change of use from Light industrial (Use Class B1c) to provide 8 self-contained flats (Use Class C3).	Prior approval	Streatham South	No	0	0	0	0	0	0	0	0	-500	0	0	-500
20/02181/PA	Unit 4 And 21, 95 To 99 North Street, SW4 0HF	Prior of approval for the change of use of existing ground and first floor from light industrial (Use Class B1c) to 4 self-contained flats (Use Class C3)	Prior approval	Clapham Town	No	0	0	0	0	0	0	0	0	-233	0	0	-233
20/02460/PA	6 Greyhound Lane, SW16 5SD	Application for prior approval for change of use of existing workshop from light industrial (Use Class B1c) to 2 self-contained flats (Use Class C3).	Prior approval	Streatham South	No	0	0	0	0	0	0	0	0	-82	0	0	-82
20/02532/PA	27 - 29 Mitcham Lane, SW16 6LQ	Change of use of 27-29, Mitcham Lane, Streatham London, SW16 6LQ, from light industrial accommodation (Class B1) to three single family dwelling houses (2 x 3 bed and 1 x 2 bed).	Prior approval	St Leonard's	No	0	0	0	0	0	0	0	0	-362	0	0	-362
20/02044/P3O	39A Camberwell New Road, SE5 0RZ	Prior approval for the change of use of office (B1(a)) at first floor to a residential flat (Class C3).	Prior approval	Oval	No	0	0	0	0	0	0	-62	0	0	0	0	-62
20/01367/P3O	250 Kennington Lane And 2 - 10 Dolland Street, SE11	Prior approval for the change of use from Office (Use Class B1(a)) at upper floors (1st to 5th floors) into 9 residential units (Use Class C3).	Prior approval	Prince's	No	0	0	0	0	0	0	-1250	0	0	0	0	-1250
20/00415/P3O	1 Landor Road, SW9 9RX	Prior approval of the change of use of the vacant ground floor commercial unit (Class B1(a)) to a 2 bed residential unit (Class C3).	Prior approval	Larkhall	No	0	0	0	0		0	-69	0	0	0	0	-69
20/01199/P3O	378 Clapham Road, SW9 9AF	Application for Prior Approval for the change of use of existing offices at ground floor (Class B1) to 3 flats (Class C3).	Prior approval	Larkhall	No	0	0	0	0	0	0	-140	0	0	0	0	-140

Commercial permissions approved in 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
20/02180/P3O	Unit 20, 95 To 99 North Street Mews, SW4 0HF	Application for Prior Approval for the change of use of existing first floor from office (Class B1(a)) to 2 self-contained flats (Class C3).	Prior approval	Clapham Town	No	0	0	0	0	0	0	-137	0	0	0	0	-137
20/02597/P3O	376 Clapham Road, SW9 9AR	Application for Prior Approval for the change of use of first, second and third floors from office (Class B1(a)) to 50 self contained flats (Use Class C3). [APPLICATION 1]	Prior approval	Larkhall	No	0	0	0	0	0	0	-2700	0	0	0	0	-2700
20/02604/P3O	376 Clapham Road, SW9 9AR	Application for Prior Approval for the change of use of first, second and third floors from office (Class B1(a)) to 50 self contained flats (Use Class C3). [APPLICATION 2]	Prior approval	Larkhall	No	0	0	0	0	0	0	-2700	0	0	0	0	-2700
20/03485/P3O	2H Chatsworth Way, SE27 9HR	Prior approval for the change of use of office (B1(a)) to 1 residential flat (Use Class C3).	Prior approval	Thurlow Park	No	0	0	0	0	0	0	-38	0	0	0	0	-38
20/03634/P3O	376 Clapham Road, London, SW9 9AR	Application for Prior Approval for the change of use of ground and mezzanine floor from existing office use (Use Class B1(a)) to a 1-bed residential unit (Use Class C3).	Prior approval	Larkhall	No	0	0	0	0	0	0	-36	0	0	0	0	-36
19/00525/LDCE	Arch 5 Block H 61 - 65 Paulet Road, London, SE5 9HW	Application for a Certificate of Lawful Development (Existing) with respect to the use of Chartwell Business Park, Arch 5, Block H for Use Class D1 (church/place of worship).	Change of use	Vassall	Yes	0	0	0	0	0	0	0	0	0	-100	0	-100
19/04142/LDCE	South Wing 61 - 65 Paulet Road, SE5 9HW	Application for a Certificate of Lawful Development (Existing) with respect to the use of Chartwell Business Park, South Wing for Class D1 (church/place of worship).	Change of use	Vassall	Yes	0	0	0	0	0	0	-350	0	0	0	0	-350
20/01902/LDCP	2-12 Ernest Avenue, SE27 0DJ	Application for a Certificate of Lawfulness (Proposed) with respect to partial change of existing storage distribution use (Class B8) to office use (Class B1a).	Change of use	Knight's Hill	Yes	341	0	0	0	0	341	341	0	0	0	-341	0

Commercial permissions approved in 2020/21

Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
19/04448/LDCE	South Wing 61 - 65 Paulet Road, London, SE5 9HW	Application for a Certificate of Lawful Development (Existing) with respect to the use of Chartwell Building Ground Floor South Wing for D1 purposes (church/place of worship).	Change of use	Vassall	Yes	0	0	0	0	0	0	-350	0	0	0	0	-350
19/04626/FUL	26 Lambeth High Street, SE1 7AG	Change of use from Workshop (Use Class Sui Generis) to a display and events space (Use Class D1) and offices/workspace (Class B1) for a temporary period of 48 months starting from the date that permission is granted.	Change of use	Prince's	Yes	1897	0	0	0	0	1897	1897	0	0	0	0	1897
20/04259/LDCE	Ellerslie Square Industrial Estate, Unit 13, 11 Lyham Road, SW2 5DZ	Application for a Certificate of Lawful Development (Existing) with respect to the use of the building as Industrial (Use Class E(g)(iii)).	Change of use	Brixton Hill	Yes	0	0	1726	0	0	1726	0	0	863	0	-683	180
20/00987/VOC	Gasholder Station Kennington, Oval, SE11 5SG	Variation of Conditions 2 (Approved drawings), 26 (Method Statement), 27 (Footings), 28 (Iron Work), 29 (Colour Scheme), 30 (c) (Archaeological) and 31(c) (Building recording) of 17/05772/EIAFUL as amended by 20/00646/NMC (Mixed-use redevelopment to comprising re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office (Class B1) incorporating ancillary cafe and space for community use, waste management use and community space (Class D1)) granted on 23/08/2018.	New build	Oval	Yes	11372	0	0	0	0	11372	601	0	0	0	0	601
19/02328/FUL	20-22 Union Road, SW4 6JP	Demolition of Units 7 and 20 and the erection of a new building to provide class B1 accommodation	New build	Larkhall	Yes	4576	632	631	0	0	5839	3715	632	44	0	0	4391

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Reference	Address	Development Description	Type	Ward	KIBA	Gross floorspace						Net floorspace					
						B1A	B1B	B1C	B2	B8	Total	B1A	B1B	B1C	B2	B8	Total
19/04592/FUL	30 - 34 Old Paradise Street, SE11 6AX	Demolition of existing buildings and erection of 6 storey building plus basement and roof plant to provide light industrial use (B1c), flexible B1a/b/c	New build	Prince's	Yes	2160	2160	3135	0	0	7455	2160	2160	3,135	-1414	0	6041
19/00671/VOC	Land Bound By Somerleyton Road, Coldharbour Lane And Railway Line, London, SW9	Variation of condition 2 (Approved Plans) of 15/05282/RG3 (Demolition of existing buildings (with the exception of Carlton Mansions which is refurbished) and mixed use redevelopment comprising 304 new dwellings (50% affordable) and approx 8,000 sq.m (GIA) of non-residential uses including a theatre (Sui Generis), employment, retail and community uses (B1/D1/A1/A2)) Granted on 23.03.2017	New build	Coldharbour	Yes	2807	0	0	0	0	2807	-83	0	0	0	0	-83
20/01640/P3O	139 Clapham Road, SW9 OHP	Prior Approval for change of use from offices (Use Class B1(a)) to 26 residential units (Use Class C3)	Prior approval	Vassall	Yes	0	0	0	0	0	0	-1048	0	0	0	0	-1048
20/02588/P3O	41A - 45 Knight's Hill, SE27 OHS	Application for Prior Approval for the change of use of existing offices at ground and first floor (Class B1) to 6 flats (Class C3).	Prior approval	Knight's Hill	Yes	0	0	0	0	0	0	-382	0	0	0	0	-382