

Lambeth Commercial Development Pipeline Report 2021/22



Lambeth

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Executive Summary

In 2021/22, 15,858 sqm net additional commercial floorspace was completed in Lambeth. This means for the second year in a row, there was a net gain of completed commercial floorspace in the borough. This contrasts with net losses experienced in nine of the previous ten years.

In 2021/22, the biggest net gain figure was for storage and distribution (B8) floorspace (10,036 sqm). Office (E(g)(i)) and light industrial (E(g)(iii)) uses also experienced net gains of 4,796 sqm and 1,829 sqm respectively. The total gross amount of new office floorspace completed in 2021/22 was 16,562 sqm, of which 90% was completed through new build development.

In 2021/22, a gross total of 64,332 sqm of commercial floorspace was approved. If completed, these permissions would result in the net gain of 7,161 sqm of commercial floorspace. The vast majority (88%) of the gross new commercial floorspace approved was for offices (E(g)(i)).

340,154 sqm of gross commercial floorspace was in the development pipeline (i.e. floorspace under construction or approved but not yet started on-site) at the end of 2021/22.

The Lambeth Local Plan 2021, adopted in September 2021 (part way through the monitoring year), introduced several changes to policies which apply to commercial uses. The revised 2021 policies include greater protection of existing offices and non-designated industrial sites (industrial uses include E(g)(ii), E(g)(iii), B2 and B8 commercial uses).

The Lambeth Local Plan 2021 also introduced a new policy (ED2) which required the provision of affordable workspace as part of developments proposing at least 1,000 sqm gross office floorspace in specific locations across the borough. Such affordable workspace must be provided at less than market rents for a time limited period on a proportion of the net uplift in office floorspace. During 2021/22 affordable workspace was secured on site or as a payment in lieu (PIL) through three different permissions. A good example of this was at 76 Upper Ground in Waterloo, where an affordable workspace payment in lieu of £1,120,000 was secured.

As a result of the adoption of the Local Plan 2021, four gross (three net) additional KIBAs were designated. The Local Plan 2021 also identified three KIBAs or parts of KIBAs as having potential for industrial intensification and co-location with other uses (including residential), based on particular circumstances affecting those locations.

On 29 July 2021, the council made three non-immediate Article 4 Directions withdrawing permitted development rights for Class MA permitted development. On 28 July 2022, the council confirmed the three non-immediate Article 4 Directions, which came into force on 1 August 2022. However, the Secretary of State for Levelling Up, Housing and Communities made directions for the modification of those Class MA Article 4 Directions. The three Modified Directions came into force on 28 October 2022.

The net positive commercial completions figure for 2021/22, the affordable workspace and PIL secured through approvals in 2021/22 and the very significant pipeline of commercial floorspace indicate that Lambeth is seeing the benefits of (i) having strong and effective economic policies in its Local Plan, (ii) having in place Article 4 Directions to remove permitted development rights for

change of use of existing commercial floorspace and (iii) effective collaborative working across the Council, and with its partners.

The table below summarises the key findings in this report:

Table i: Key findings

Net additional commercial floorspace completed	15,858 sqm
Net additional office floorspace completed	4,796 sqm
Commercial floorspace lost to residential through Prior Approvals	712 sqm
Net additional commercial floorspace approved	7,161 sqm
Net additional office floorspace approved	5,263 sqm
Number of permissions which either secured affordable workspace on site or a payment in lieu	Three
Gross additional commercial floorspace in the development pipeline	340,154 sqm
Gross additional office floorspace in the development pipeline	325,032 sqm
Net additional commercial floorspace in the development pipeline	224,671 sqm
Net additional office floorspace in the development pipeline	222,905 sqm

Background

Lambeth's Commercial Development Pipeline Report details changes to the amount of commercial floorspace in Lambeth during financial year 2021/22, specifically those uses included within use classes E(g), B2 and B8. The report sets out changes to commercial floorspace through planning permissions for the demolition of existing buildings, new build developments and changes in the use of retained properties.

The information is presented in a series of summary tables which detail commercial floorspace lost and gained during 2021/22, for the various stages of the development pipeline, through different types of development and locations. At the end of the report, a series of schedules (Tables 19-22) list all relevant permissions, including a breakdown of commercial floorspace lost or gained by specific use class.

Information on development progress was compiled from various sources including the Valuation Office Agency (VOA) Business Rates records, the council's Building Control records, Lambeth's Street Naming and Numbering team's records, Google Street View, information from developers and site visits.

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

Prior Approvals affecting residential use

During 2021/22 two classes of permitted development rights affected commercial uses (Classes E(g), B2 and B8):

- Class O - introduced in May 2013, allowed Class E(g)(i) (office, formerly Class B1a) floorspace to change use to C3

(residential) without going through the full planning application process

- Class MA - introduced in August 2021, allowed the change of use from a use falling within Class E (including Class E(g)) to residential

An Article 4 Direction is a direction under Article 4 of the General Permitted Development Order which enables Local Planning Authorities to withdraw specific permitted development (PD) rights across a defined area.

During 2021/22, Lambeth had in place two Article 4 directions which removed the Class O PD right in (i) Brixton town centre, selected sites in Clapham and all or part of ten Key Industrial and Business Areas and (ii) the London Plan Central Activities Zone (CAZ) as it relates to Lambeth. These Article 4 directions remained in effect until 31 July 2022 as per the transitional arrangements announced by the government when the Class MA permitted development right was introduced. This meant that Lambeth's two Class O Article 4 directions withdrew the right to make a change of use from office (E(g)(i)) to residential (C3) until 31 July 2022.

On 29 July 2021, the council made three non-immediate Article 4 Directions withdrawing permitted development rights for Class MA permitted development. The Council consulted on these proposed Article 4 Directions from 2 August to 27 September 2021.

On 28 July 2022, the council confirmed the three non-immediate Article 4 Directions, which came into force on 1 August 2022. However, the Secretary of State for Levelling Up, Housing and Communities made directions for the modification of these Class MA Article 4 directions. The three Modified Directions came into force on 28 October 2022.

As the council considers it important to monitor the loss of commercial floorspace through this type of development, Prior Approvals for change of use 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.

Affordable Workspace Policy

The Lambeth Local Plan 2021 includes a policy (ED2) that requires affordable workspace to be provided at less than market rents for a time limited period on a proportion of the net uplift in office floorspace. This requirement applied (from September 2021) to developments proposing at least 1,000 sqm gross office floorspace in specific locations across the borough: (i) Waterloo/Southbank and Vauxhall, (ii) Oval, Kennington and Clapham and (iii) the Brixton Creative Enterprise Zone (CEZ). The affordable workspace secured should be provided on-site in most cases and be designed to meet a local need for office, light industrial or research and development workspace.

Key Industrial and Business Areas (KIBAs)

The Lambeth Local Plan 2015 designated 28 Key Industrial and Business Areas (KIBAs) which are Lambeth’s Locally Significant Industrial Sites (LSIS, as defined in the London Plan). The adoption of the new Local Plan in September 2021 (i.e. part way through the monitoring year), designated 31 KIBAs (i.e. three more than there were previously). While residential was not allowed on any KIBA site by the Local Plan 2015, the Local Plan 2021 identified three KIBAs or parts of KIBAs as having potential for industrial intensification and co-location with other uses including residential (based on particular circumstances affecting those three KIBA locations). However, the Local Plan 2021 makes clear that residential accommodation is not

acceptable in any other designated KIBA locations. The Local Plan 2021 recognises that KIBAs present a significant opportunity for industrial intensification, and no longer supports new office space within KIBAs.

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.

Table ii: Commercial Use Classes

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

The use classes above came into effect on 1 September 2020, as a result of the changes to the Use Classes Order amending the Town and Country Planning (Use Classes) Order 1987. Please refer to

appendix 1 for an overview of these use classes and their equivalence to the use classes in the previous Use Classes Order.

Existing, Gross and Net

As used in the summary tables and schedules, 'Existing' refers to the amount of floorspace before any development of the site starts, 'Gross' refers to the total amount of floorspace created by the development and 'Net' refers to the amount of floorspace created minus any existing floorspace lost as a result of development. 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).

Completions

Completed floorspace comprises i) existing floorspace lost through development or change of use during 2021/22 (this floorspace is counted as a loss at the time the development commences on site), and ii) gross floorspace resulting from development whenever it becomes ready to be occupied, always during financial year 2021/22 (this is counted as a gain).

Under construction

Gross floorspace proposed as part of a permission that has started work on site. When permissions affecting existing commercial floorspace commence work on site, the existing floorspace is

counted as a completed loss, therefore there is no net data for commercial floorspace under construction.

Unimplemented

Commercial floorspace which has been approved as part of planning permissions that are still live (i.e., permissions that have not lapsed) but have not yet been implemented (started on site). Unimplemented commercial floorspace does not only include floorspace as part of applications that have been approved in previous financial years but also in 2021/22 as long as development has not commenced on site.

Approved

Commercial floorspace which was granted planning permission in 2021/22.

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.

Results and commentary

Completions

There was a net gain of 15,858 sqm of commercial floorspace in 2021/22. The biggest net gain figure was for B8 (storage and distribution) floorspace (10,036 sqm). There were also net gains of 4,796 sqm of office (E(g)(i)) and 1,829 sqm of light industrial (E(g)(iii)) floorspace. No completed developments affected research and development (E(g)(ii)) floorspace. There was a net loss of 803 sqm of B2 (general industrial) floorspace which was predominantly due to the commencement of a permission (18/05425/FUL) at Higgs Industrial Estate which will eventually result in the overall net gain of commercial floorspace once the gross element of permission is completed.

The total amount of gross new office floorspace completed in 2021/22 was 16,562 sqm. 90% of the gross new office floorspace completed was through new build development. The largest amount of gross new office floorspace (8,673 sqm) was completed in Oval with 5,216 sqm of being completed as part of the redevelopment of 69-71 Bondway.

2,106 sqm of new light industrial floorspace, 23 sqm of new B2 and 12,916 sqm of new B8 floorspace (all gross) were completed. The majority of the gross additional B8 floorspace (11,866 sqm) was completed in Streatham South as part of the redevelopment of 516-522 Streatham High Road. The light industrial and B8 figures were the highest gross figures over the last ten years. No new research and development floorspace was completed in 2021/22.

Prior approvals from office to residential resulted in the loss of 483 sqm. The amount of office floorspace lost to residential has fallen for two consecutive years from 2,538 sqm in 2019/20 to 1,714 sqm in

2020/21 and to 483 in 2021/22, which is the lowest figure since the Class O permitted development right was introduced in 2013/14. 382 sqm of the total loss of office to residential through prior approvals were lost within KIBAs (79%) as a result of a prior approval at 41A-45 Knight's Hill. The overall reduction in the amount of office floorspace lost through prior approvals can partly be attributed to Lambeth's Class O Article 4 directions which removed the permitted development right from important employment areas across the borough. Prior approvals from light industrial to residential resulted in the loss of 229 sqm.

Within KIBAs, there was an overall net loss of 382 sqm of commercial floorspace, including a net loss of office (-706 sqm), and a net gain of B8 (324 sqm). No research and development, light industrial or B2 floorspace was completed in KIBAs.

Approvals

In 2021/22, a total of 64,332 sqm gross additional commercial floorspace was approved. If completed, these permissions would result in the net gain of 7,161 sqm of commercial floorspace. The vast majority (56,575sqm, accounting for 88%) of gross new commercial floorspace approved was for offices (E(g)(i)). 67% of the gross office floorspace approved was through a single scheme at 76 Upper Ground in Bishop's ward.

All commercial schemes approved in 2021/22 would result in a net gain of 5,263 sqm of office floorspace, 1,652 sqm of research and development (E(g)(ii)) floorspace and 3,645 sqm of light industrial (E(g)(iii)) floorspace. However, there would be net losses of 2,049 sqm of B2 and 1,350 sqm of B8 floorspace.

11 Class O prior approvals and one Class MA prior approval (affecting commercial floorspace) were granted in 2021/22 allowing

change of use to residential. If completed, these would result in the loss of 11,505 sqm of commercial floorspace.

Within KIBAs, 6,232 sqm of gross commercial floorspace was approved. These permissions would result in an overall net gain of 3,861 sqm of commercial floorspace if all were completed. Within KIBAs, there was a potential net gain of 3,536 sqm of light industrial, 179 sqm of B8 and 181 sqm of B2 floorspaces. However, the approvals resulted in the slight net loss of office (35 sqm).

Development Pipeline

The gross quantum of commercial floorspace in the development pipeline (i.e. floorspace under construction and floorspace approved but not yet started on-site) stood at 340,154 sqm at the end of 2021/22, including 325,032 sqm of office floorspace.

Under Construction

There was a significant quantity of new commercial floorspace under construction at the end of 2021/22, which will result in a gain of 84,645 sqm of commercial floorspace once completed. The majority of this space (50,132 sqm) is coming forward in Oval. All of the gross new floorspace coming forward in Oval is office space. In total, 81,781 sqm of gross new office floorspace was under construction. When completed, there will also be a gain of 1,652 sqm of research and development (E(g)(ii)) floorspace, 1,194 sqm of light industrial (E(g)(iii)) floorspace and 18 sqm of B8 floorspace. No general industrial (B2) floorspace was under construction at the end of 2021/22.

No prior approvals relating to existing commercial floorspace were under construction at the end of 2021/22.

Within KIBAs there was 1,240 sqm of new commercial floorspace under construction, including 460 sqm of office floorspace and 780 sqm of light industrial. No research and development, B2 or B8 floorspace was under construction in a KIBA.

Unimplemented

The quantum of gross commercial floorspace with unimplemented permission is 255,509 sqm. The vast majority (95%) of this is office (E(g)(i)) floorspace. More than half (57%) of the gross office space yet to be started is through a single scheme - the redevelopment of Elizabeth House in Bishop's ward.

Should all unimplemented permissions be completed, they would result in the net gain of 140,027 sqm of commercial floorspace. This includes a net gain of 141,124 sqm of office floorspace, 2,872 sqm of research and development floorspace (E(g)(ii)) and 5,354 sqm of light industrial floorspace (E(g)(iii)), but net losses of 4,878 sqm of B2 and 4,446 sqm of B8.

23 prior approvals relating to the loss of existing commercial floorspace were unimplemented at the end of 2021/22. 20 of these related to change of existing office floorspace to residential. If implemented, those 20 prior approvals would result in the loss of 17,291 sqm of office floorspace. Two of the other three prior approvals would result in the total loss of 733 sqm of light industrial floorspace to residential. The remaining prior approval (for demolition of buildings) would result in the loss of a B8 building (2,259 sqm).

Within KIBAs, unimplemented permissions would result in an overall net gain of 14,001 sqm of commercial floorspace, including net gains of 6,249 sqm of office, 2,792 sqm of research and development and 6,715 sqm of light industrial floorspace if

completed. However, these unimplemented permissions would also result in losses of 1,414 sqm of B2 and 341 sqm of B8 if completed. The unimplemented permission at 20-22 Union Road (19/04592/FUL) would result in the loss of 1,414 sqm of B2 floorspace, however it would deliver a significant amount of new E(g) floorspace on site, resulting in a significant overall net gain of commercial floorspace (6,041 sqm).

Outside of KIBAs there would be a net gain of 134,875 sqm of office space and 80 sqm of research and development floorspace. However, there would be net losses of 1,361 sqm of light industrial floorspace, 3,464 sqm of B2 and 4,105 sqm of B8 if these permissions were implemented. Overall, these permissions would result in a net gain of 126,026 sqm of commercial floorspace outside of KIBAs.

Two of the eight permissions resulting in a net loss of B2 outside of KIBAs will re-provide a significant amount of office floorspace and result in a net gain of commercial floorspace in each case. Another of these permissions (20/01394/FUL) will result in new B8 floorspace on site and an overall net gain of commercial floorspace. Similarly, two of the seven permissions that would result in a net loss of B8 outside of KIBAs would re-provide a significant amount of E(g)(i) floorspace and result in a net gain of commercial floorspace in each case.

Affordable Workspace

No Affordable Workspace (AWS) was completed in Lambeth in 2021/22 because the policy was only adopted in September 2021.

Three permissions in 2021/22 either secured affordable workspace on site or a payment in lieu:

- 19/00071/FUL - Railway Bridge, Upper Marsh - AWS provision: (1) to let all the proposed office floorspace to Sustainable Workspaces (the applicant's preferred provider) for the discounted rent of £30/sqft; or (2) the event that Sustainable Workspaces do not lease all of the proposed B1 floorspace, the following cascade mechanism is proposed:
 - i. Sustainable Workspaces to lease all the B1 floorspace and agree an Affordable Workspace Management Plan with the Council;
 - ii. If (i) does not occur or if Sustainable Workspaces vacate the B1 floorspace before the end of 15 years, 10% of the floorspace is to be provided at 50% market rent for 15 years and leased to a suitable organisation on the Council's emerging Approved Workspace Provider List or Charitable/Not-for profit Register. The workspace should have a sectoral focus on the low carbon and/or life sciences sectors, building on multi-stakeholder efforts locally (for example within the Guys & St Thomas' Charity Estate which adjoins the site to support the growth of low carbon focussed and life science enterprise in South Bank, Waterloo and the wider SE1 economic geography. Should this focus not be possible, a wider focus of supporting the creative and cultural economy should be sought for the occupation of the arches;
 - iii. In the event that both i) and ii) are unable to be secured, a financial contribution as calculated in Appendix 10 of the Draft Revised Lambeth Local Plan will be sought.
- 21/01142/FUL - 76 Upper Ground - AWS provision: a payment in lieu of £1,120,000 secured through a legal agreement towards affordable workspace in the area
- 20/01436/VOC - 44 Clapham Common Southside - AWS provision: 382sqm (NIA) of office floorspace at no more than 80% market rents for a period of 15 years

Commercial Development Pipeline Summary Tables

Section A Completions

Table 1. Existing, gross and net completed commercial floorspace by use class

Use Class	No. of permissions with existing commercial floorspace affected by development	Total existing commercial floorspace affected by development (sqm)	No. of permissions with proposed new commercial floorspace	Total proposed new commercial floor-space (sqm)	Net change in commercial floorspace (sqm)
E(g)(i)	11	11,766	13	16,562	4,796
E(g)(ii)	0	0	0	0	0
E(g)(iii)	2	277	2	2,106	1,829
B2	2	826	1	23	-803
B8	4	2,880	4	12,916	10,036
Total	16	15,749	17	31,607	15,858

Table 2. Completed commercial Prior Approvals by use class

Prior Approval Type	No. of Prior Approvals	Net Floorspace (sqm)
E(g)(i) to C3	2	-483
E(g)(ii) to C3	0	0
E(g)(iii) to C3	1	-229
Total	3	-712

Chart 1. Gross and net completed commercial floorspace by use class

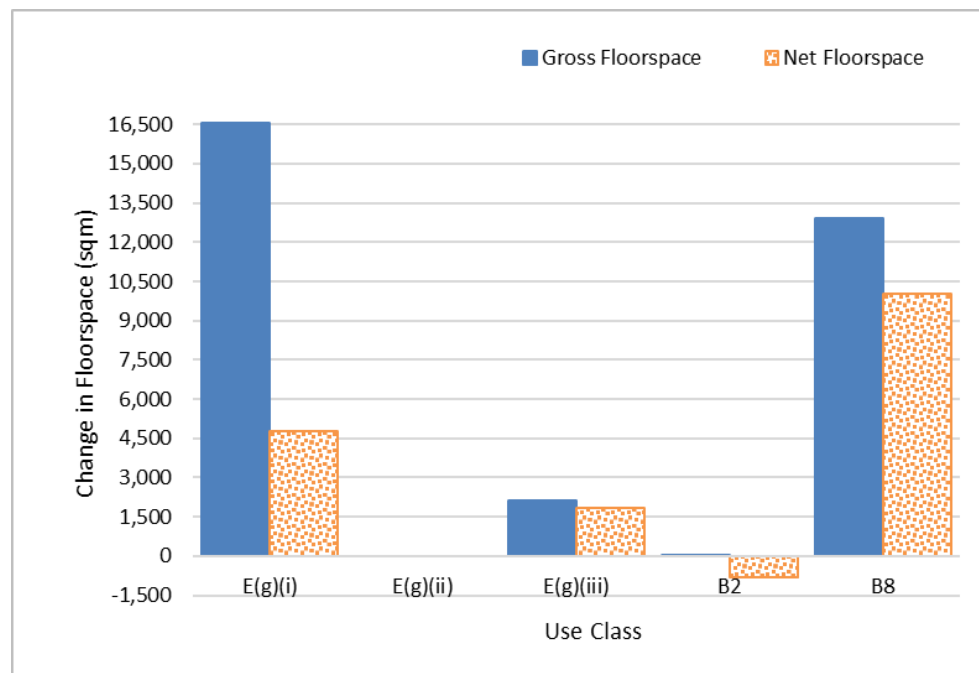


Table 3. Existing, gross and net completed commercial floorspace by development type and use class (sqm)

Use Class	New Build			Prior Approval			Change of Use			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
E(g)(i)	7,172	14,933	7,761	483	0	-483	4,111	1,629	-2,482	11,766	16,562	4,796
E(g)(ii)	0	0	0	0	0	0	0	0	0	0	0	0
E(g)(iii)	0	1,500	1,500	229	0	-229	48	606	558	277	2,106	1,829
B2	826	0	-826	0	0	0	0	23	23	826	23	-803
B8	2,844	11,866	9,022	0	0	0	36	1,050	1,014	2,880	12,916	10,036
Total	10,842	28,299	17,457	712	0	-712	4,165	3,308	-887	15,749	31,607	15,858

Chart 2. Net completed commercial floorspace by development type and use class

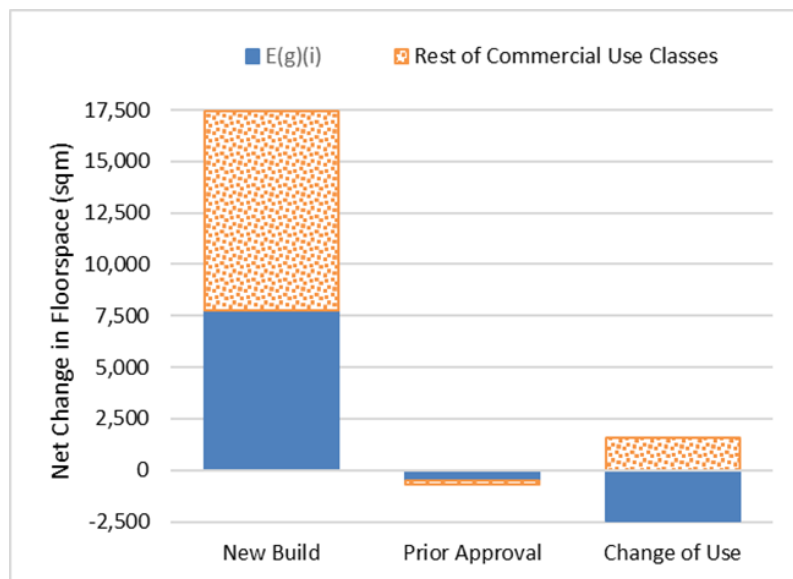


Table 4. Existing, gross and net completed commercial floorspace within KIBAs and outside KIBAs by use class (sqm)

Location	Within KIBA			Outside KIBA			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
E(g)(i)	742	36	-706	11,024	16,526	5,502	11,766	16,562	4,796
E(g)(ii)	0	0	0	0	0	0	0	0	0
E(g)(iii)	0	0	0	277	2,106	1,829	277	2,106	1,829
B2	0	0	0	826	23	-803	826	23	-803
B8	36	360	324	2,844	12,556	9,712	2,880	12,916	10,036
Total	778	396	-382	14,971	31,211	16,240	15,749	31,607	15,858

Chart 3. Net completed commercial floorspace within KIBAs and outside KIBAs by use class

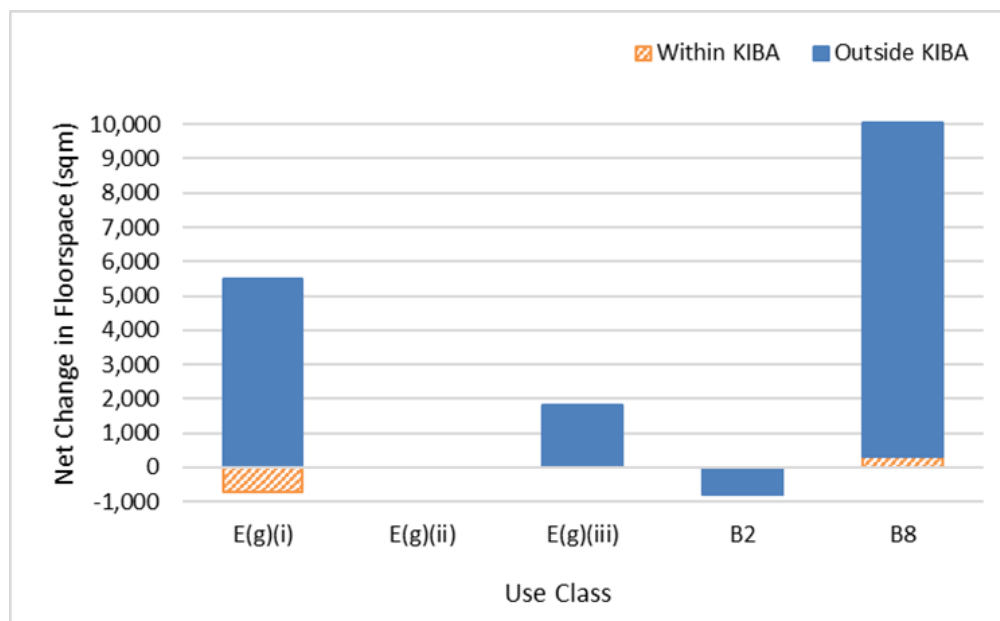


Table 5. Commercial floorspace lost to completed or under construction residential developments by permission type

Location	Permission Type	No. of permissions with existing commercial floorspace affected by residential development	Net change in commercial floorspace (sqm)					
			E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Total
Within KIBA	Prior Approval	1	-382	0	0	0	0	-382
	Other	0	0	0	0	0	0	0
Outside KIBA	Prior Approval	2	-101	0	-229	0	0	-330
	Other	2	-53	0	-48	0	0	-101
Total	Prior Approval	3	-483	0	-229	0	0	-712
	Other	2	-53	0	-48	0	0	-101

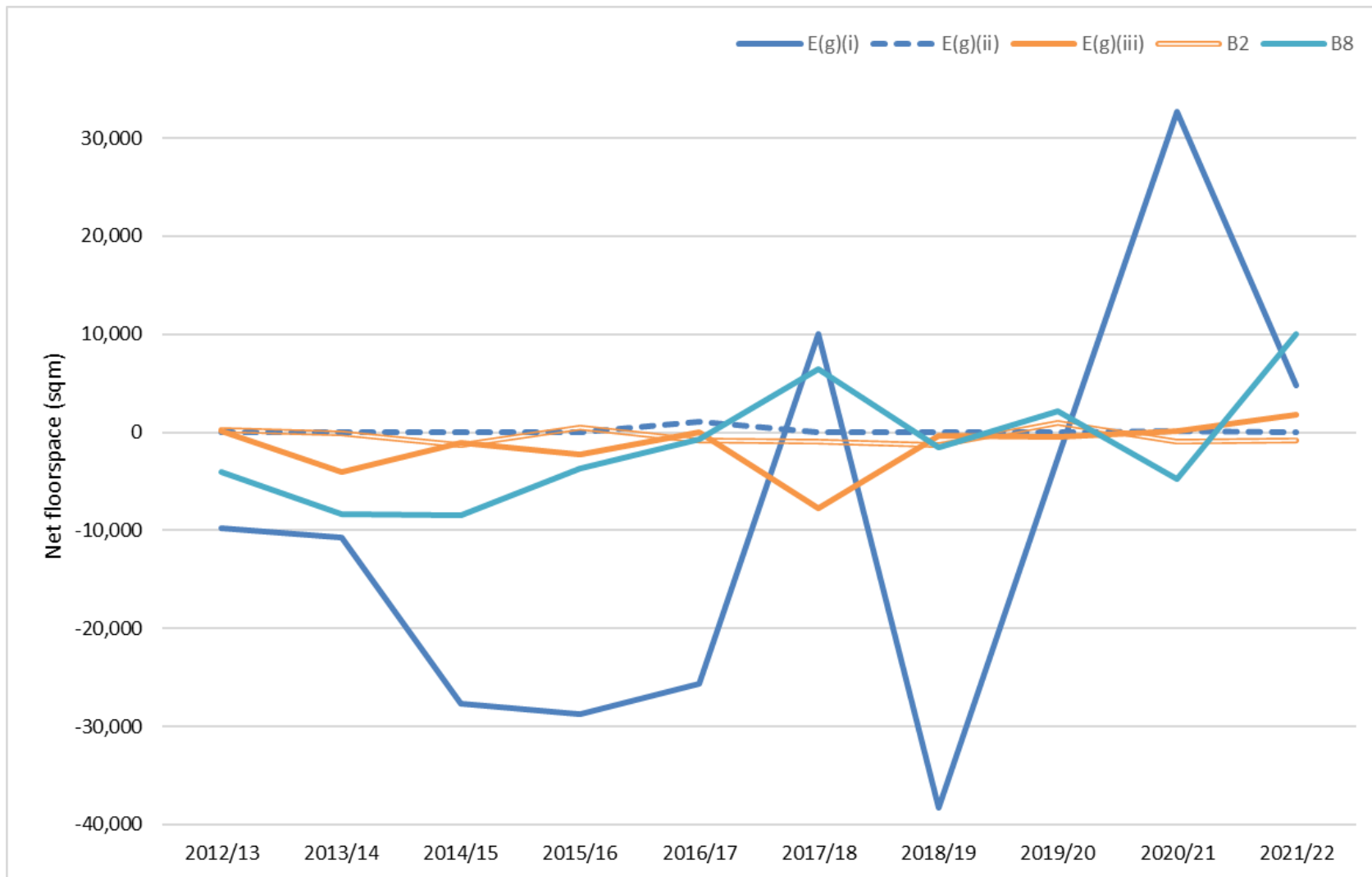
Table 6. Gross and net completed commercial floorspace by ward (sqm)

Ward	Gross						Net					
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Total	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Total
Bishop's	665	0	0	0	0	665	400	0	0	0	0	400
Brixton Hill	0	0	0	0	0	0	-301	0	0	0	0	-301
Clapham Common	0	0	0	0	0	0	0	0	0	0	0	0
Clapham Town	932	0	1,500	0	0	2,432	932	0	1,500	0	0	2,432
Coldharbour	3,414	0	606	23	690	4,733	3,414	0	606	23	690	4,733
Ferndale	2,152	0	0	0	0	2,152	1,756	0	0	0	0	1,756
Gipsy Hill	0	0	0	0	0	0	0	0	0	-99	-98	-197
Herne Hill	0	0	0	0	0	0	-2628	0	0	-727	0	-3,355
Knight's Hill	90	0	0	0	0	90	-292	0	0	0	-36	-328
Larkhall	0	0	0	0	0	0	0	0	0	0	0	0
Oval	8,673	0	0	0	0	8,673	8,405	0	0	0	-1,590	6,815
Prince's	0	0	0	0	0	0	-7,012	0	0	0	-1,156	-8,168
St. Leonard's	0	0	0	0	0	0	-101	0	0	0	0	-101
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	583	0	-277	0	11,866	12,172
Streatham Wells	0	0	0	0	0	0	0	0	0	0	0	0
Thornton	0	0	0	0	0	0	0	0	0	0	0	0
Thurlow Park	0	0	0	0	0	0	0	0	0	0	0	0
Tulse Hill	0	0	0	0	0	0	0	0	0	0	0	0
Vassall	0	0	0	0	360	360	-360	0	0	0	360	0
Total	16,562	0	2,106	23	12,916	31,607	4,796	0	1,829	-803	10,036	15,858

Table 7. Rolling annual summary of existing, gross and net completed commercial floorspace by use class (sqm)

Year	E(g)(i)			E(g)(ii)			E(g)(iii)		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2021/22	11,766	16,562	4,796	0	0	0	277	2,106	1,829
Total	292,645	196,636	-96,009	300	1,506	1,206	20,718	6,819	-13,899
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2021/22	826	23	-803	2,880	12,916	10,036	15,749	31,607	15,858
Total	7,421	2,904	-4,517	50,845	37,829	-13,016	377,489	245,997	-131,492

Chart 4. Net commercial floorspace completed in 2012-2022 by use class



Section B Approvals

Table 8. Rolling annual summary of existing, gross and net commercial floorspace approved in 2012-2022 (sqm)

Year	E(g)(i)			E(g)(ii)			E(g)(iii)		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2021/22	51,312	56,575	5,263	0	1,652	1,652	775	4,420	3,645
Total	649,074	809,862	160,788	805	6,177	5,372	30,342	18,944	-11,398
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2021/22	2,323	274	-2,049	2,761	1,411	-1,350	57,171	64,332	7,161
Total	20,529	3,513	-17,016	79,576	41,989	-37,587	780,326	880,485	100,159

Chart 5. Net commercial floorspace approved in 2012-2022

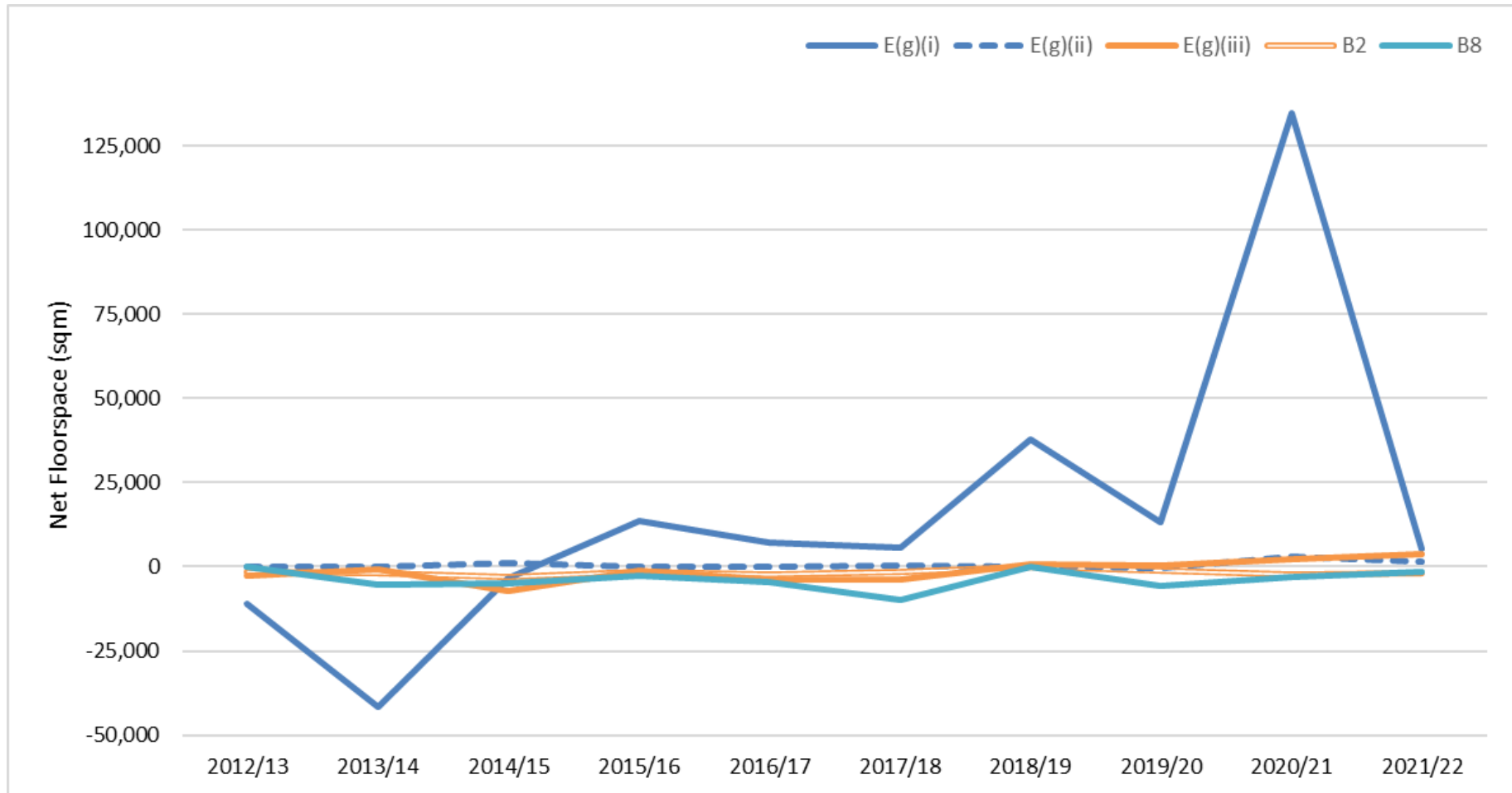


Table 9. Rolling annual summary of existing, gross and net commercial floorspace approved within KIBAs in 2012-2022 (sqm)

Year	E(g)(i)			E(g)(ii)			E(g)(iii)		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2021/22	1,912	1,877	-35	0	0	0	278	3,814	3,536
Total	60,556	62,665	2,109	62	2,792	2,730	12,088	11,707	-381
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2021/22	0	181	181	181	360	179	2,371	6,232	3,861
Total	3,588	880	-2708	7,683	21,904	14,221	83,977	99,948	15,971

Section C
Under Construction

Table 10. Gross commercial floorspace under construction by use class (sqm)

Use Class	No. of permissions with proposed new employment floorspace	Total proposed new floorspace (sqm)
E(g)(i)	26	81,781
E(g)(ii)	1	1,652
E(g)(iii)	2	1,194
B2	0	0
B8	1	18
Total	28	84,645

Chart 6. Gross commercial floorspace under construction by use class

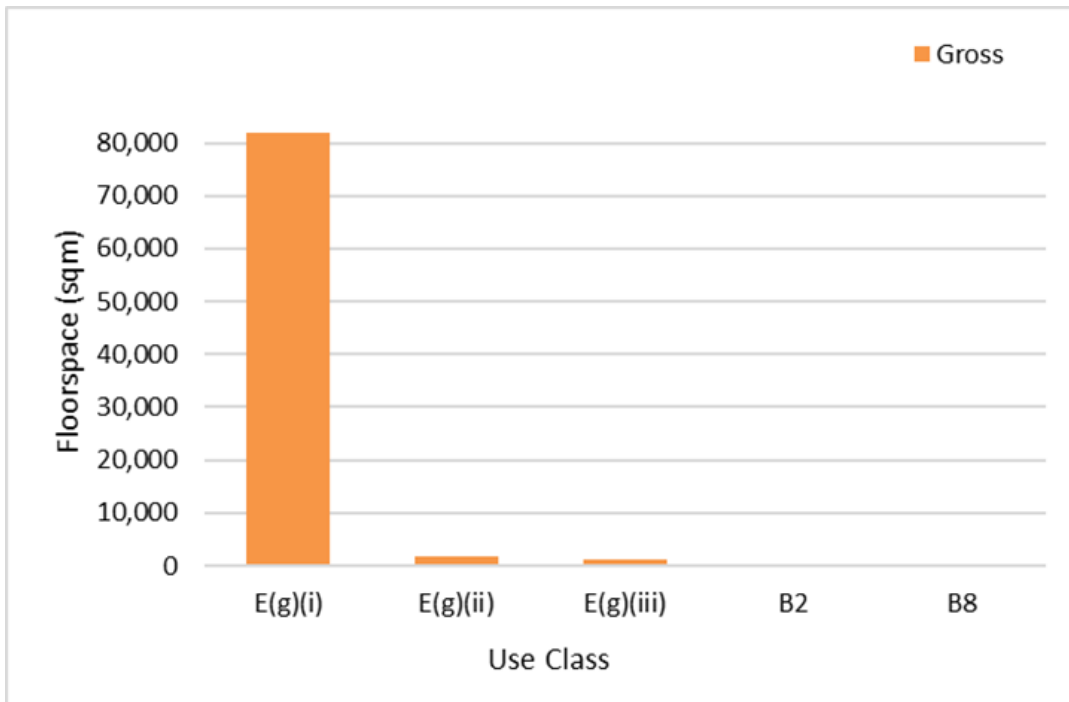


Table 11. Gross commercial floorspace under construction within KIBAs and outside KIBAs by use class (sqm)

Location	Within KIBA	Outside KIBA	Total
E(g)(i)	460	81,321	81,781
E(g)(ii)	0	1,652	1,652
E(g)(iii)	780	414	1,194
B2	0	0	0
B8	0	18	18
Total	1,240	83,405	84,645

Chart 7. Gross commercial floorspace under construction within KIBAs and outside KIBAs by use class



Table 12. Rolling annual summary of gross commercial floorspace under construction in 2012-2022 (sqm)

Year	E(g)(i)	E(g)(ii)	E(g)(iii)
2012/13	17,508	0	2,514
2013/14	26,955	0	2,514
2014/15	32,073	0	1,880
2015/16	118,676	1,135	1,872
2016/17	162,624	0	1,192
2017/18	144,843	0	2,183
2018/19	233,689	0	2,183
2019/20	263,555	71	4,308
2020/21	98,517	0	2,280
2021/22	81,781	1,652	1,194
Year	B2	B8	Total
2012/13	0	15,494	35,516
2013/14	0	13,561	43,030
2014/15	0	12,961	46,914
2015/16	0	24,236	145,919
2016/17	0	24,236	188,052
2017/18	125	14,649	161,800
2018/19	125	17,120	253,117
2019/20	501	12,961	281,396
2020/21	23	11,889	112,709
2021/22	0	18	84,645

Chart 8. Gross commercial floorspace under construction in 2012-2022

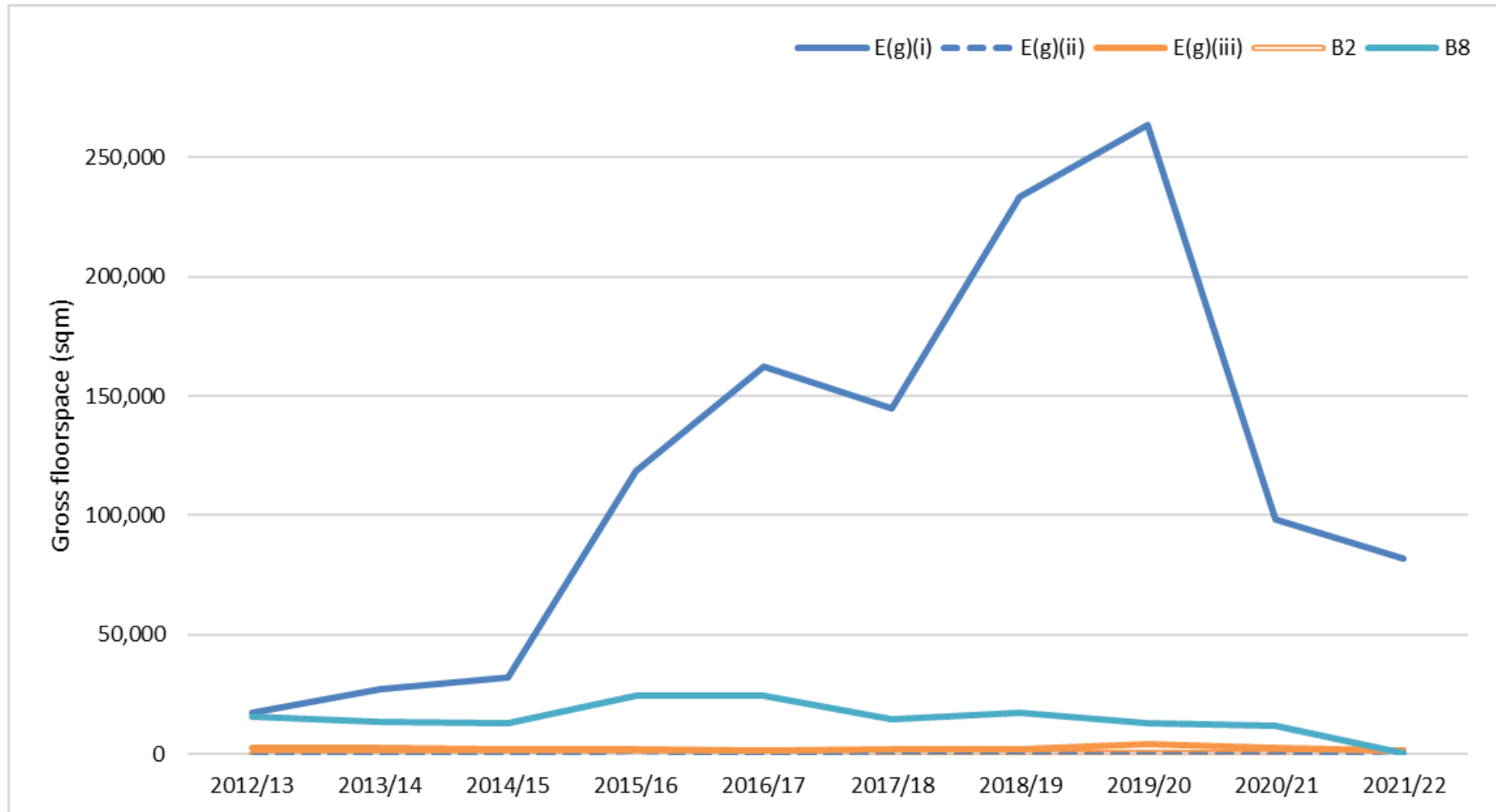


Table 13. Gross commercial floorspace under construction by ward (sqm)

Ward	Gross					
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Total
Bishop's	3,348	1,652	0	0	0	5,000
Brixton Hill	1,893	0	0	0	0	1,893
Clapham Common	3,830	0	0	0	0	3,830
Clapham Town	0	0	0	0	0	0
Coldharbour	3,582	0	780	0	0	4,362
Ferndale	0	0	0	0	0	0
Gipsy Hill	140	0	0	0	0	140
Herne Hill	3,736	0	414	0	0	4,150
Knight's Hill	130	0	0	0	0	130
Larkhall	1,478	0	0	0	0	1,478
Oval	50,132	0	0	0	0	50,132
Prince's	13,337	0	0	0	0	13,337
St. Leonard's	0	0	0	0	18	18
Stockwell	0	0	0	0	0	0
Streatham Hill	0	0	0	0	0	0
Streatham South	0	0	0	0	0	0
Streatham Wells	0	0	0	0	0	0
Thornton	0	0	0	0	0	0
Thurlow Park	175	0	0	0	0	175
Tulse Hill	0	0	0	0	0	0
Vassall	0	0	0	0	0	0
Total	81,781	1,652	1,194	0	18	84,645

Section D

Unimplemented Permissions

Table 14. Unimplemented existing, gross and net commercial floorspace by use class (sqm)

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)
E(g)(i)	34	102,127	32	243,251	141,124
E(g)(ii)	0	0	3	2,872	2,872
E(g)(iii)	7	2,306	7	7,660	5,354
B2	11	5,369	5	491	-4,878
B8	8	5,681	6	1,235	-4,446
Total	57	115,483	42	255,509	140,026

Table 15. Unimplemented Prior Approvals by use class

Prior Approval Type	No. of Prior Approval Schemes	Net change in Floorspace (sqm)
E(g)(i) to C3	20	-17,291
E(g)(ii) to C3	0	0
E(g)(iii) to C3	2	-733
Total	22	-18,024

Chart 9. Unimplemented gross and net floorspace by use class

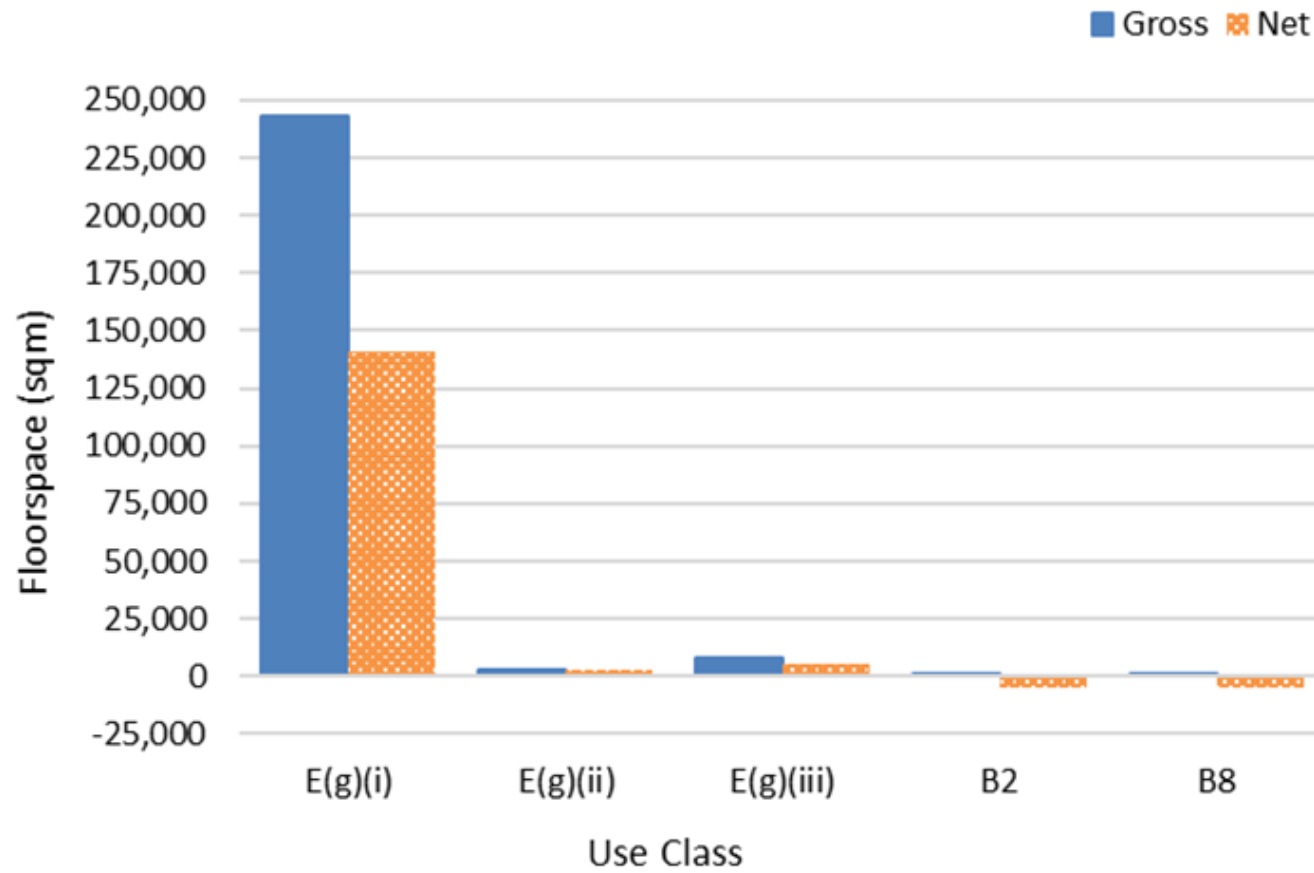


Table 16. Unimplemented existing, gross and net commercial floorspace within KIBAs and outside KIBAs by use class (sqm)

Location	Within KIBA			Outside KIBA			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
E(g)(i)	2,705	8,954	6,249	99,422	234,297	134,875	102,127	243,251	141,124
E(g)(ii)	0	2,792	2,792	0	80	80	0	2,872	2,872
E(g)(iii)	865	7,580	6,715	1,441	80	-1,361	2,306	7,660	5,354
B2	1,703	289	-1,414	3,666	202	-3,464	5,369	491	-4,878
B8	341	0	-341	5,340	1,235	-4,105	5,681	1,235	-4,446
Total	5,614	19,615	14,001	109,869	235,894	126,025	115,483	255,509	140,026

Chart 10. Unimplemented net commercial floorspace within KIBAs and outside KIBAs

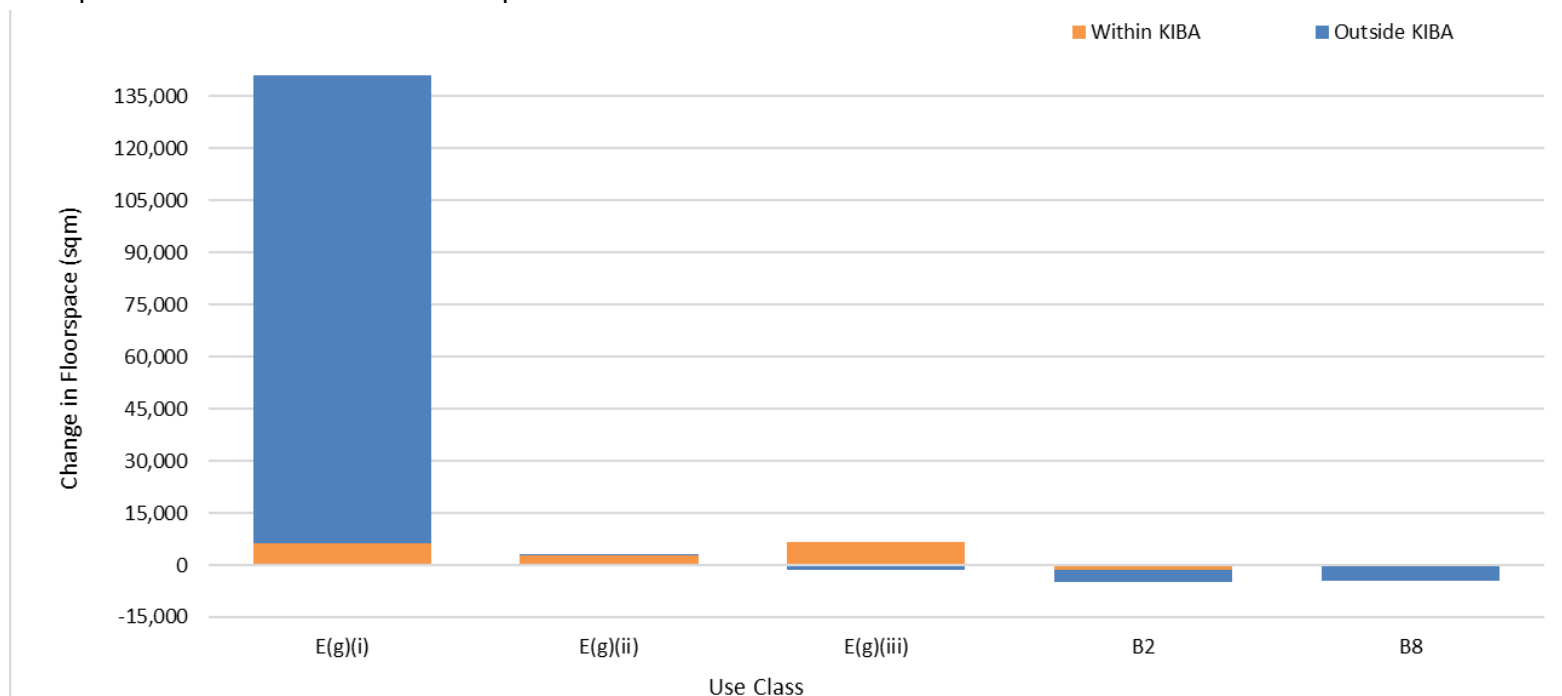


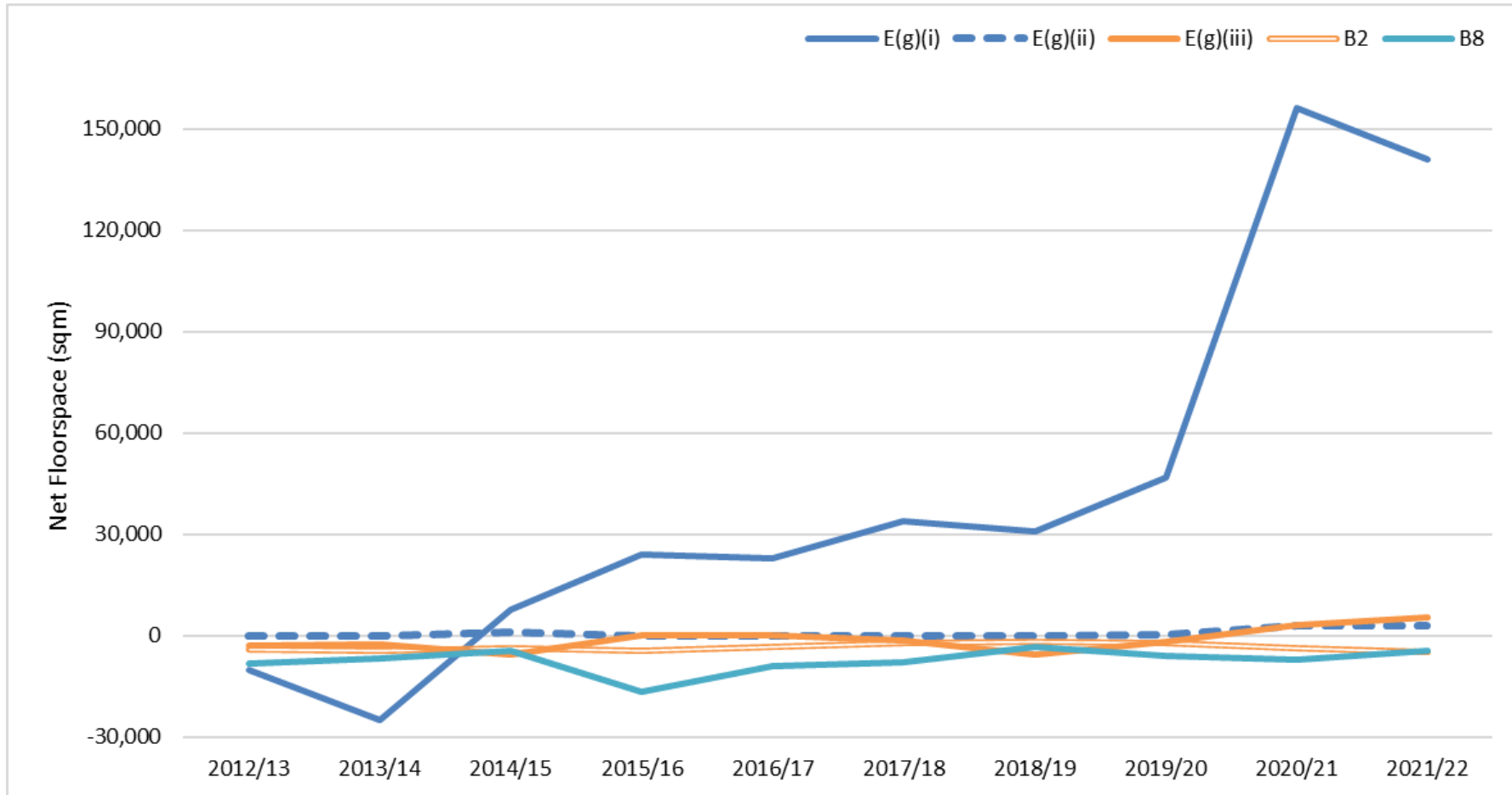
Table 17. Unimplemented gross and net commercial floorspace by ward (sqm)

Ward	Gross						Net					
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Total	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Total
Bishop's	190,276	80	80	80	0	190,516	119,074	80	80	80	0	119,314
Brixton Hill	2,043	0	505	0	0	2,548	1,795	0	505	0	-3,345	-1,045
Clapham Common	8,170	0	0	0	0	8,170	4,285	0	0	0	0	4,285
Clapham Town	672	0	0	0	0	672	-2,781	0	-233	-436	0	-3,450
Coldharbour	719	0	0	108	415	1,242	719	0	-179	0	-15	525
Ferndale	112	0	0	0	162	274	-39	0	0	0	31	-8
Gipsy Hill	314	0	0	0	0	314	192	0	0	-314	0	-122
Herne Hill	0	0	0	93	0	93	-2,322	0	0	-1,280	0	-3,602
Knight's Hill	1,333	0	0	0	630	1,963	617	0	-259	-1,001	289	-354
Larkhall	8,086	632	1,474	181	0	10,373	1,573	632	609	0	0	2,814
Oval	21,157	0	2,466	0	0	23,623	12,499	0	2,466	0	0	14,965
Prince's	4,312	2,160	3,135	0	0	9,607	1,705	2,160	3,135	-1,414	0	5,586
St. Leonard's	319	0	0	29	28	376	-43	0	0	29	-7	-21
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	-770	-200	0	-970
Streatham Wells	400	0	0	0	0	400	400	0	0	-342	0	58
Thornton	768	0	0	0	0	768	655	0	0	0	-1,399	-744
Thurlow Park	0	0	0	0	0	0	-183	0	0	0	0	-183
Tulse Hill	0	0	0	0	0	0	0	0	0	0	0	0
Vassall	0	0	0	0	0	0	-1592	0	0	0	0	-1,592
Total	243,251	2,872	7,660	491	1,235	255,509	141,124	2,872	5,354	-4,878	-4,446	140,026

Table 18. Rolling annual summary of unimplemented existing, gross and net commercial floorspace in 2012-2022 (sqm)

Year	E(g)(i)			E(g)(ii)			E(g)(iii)		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2021/22	102,127	243,251	141,124	0	2,872	2,872	2,306	7,660	5,354
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2021/22	5,369	491	-4,878	5,681	1,235	-4,446	115,483	255,509	140,026

Chart 11. Net commercial floorspace unimplemented in 2012-2022



Schedules of Permissions

Table 19. Commercial permissions completed during 2021/22

Borough Reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Residential Use
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	
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, 25 cycle parking spaces, and other associated ancillary development.	New build	Clapham Town	No	932	0	0	0	0	932	932	0	0	0	0	932	0
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	0
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 part 1/part 5/part 35/36 storey building to the North/Northeast and a 8 storey (plus plant) building to the South (fronting onto Wyvil Road) comprising 278 residential units, office and retail floorspace (flexible use Class A1, A2 and A3). Provision of 2 levels of basement.	New build	Oval	No	0	0	0	0	0	0	0	0	0	0	-1590	-1590	0
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, together with the provision of cycle store and the installation of a green roof and plant on roof.	New build	Ferndale	No	1885	0	0	0	0	1885	1885	0	0	0	0	1885	0
18/03927/FUL	1-7 Paxton Place SE27 9SS	Demolition of the existing building (B2 and B8 Use Classes) and erection of a part 1 and part 2 storey building to provide a	New build	Gipsy Hill	No	0	0	0	0	0	0	0	0	0	-99	-98	-197	0

Borough Reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Residential Use
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	
		commercial unit (Use Class B1(a) - 139.8sqm floorspace) with basement and part 3 storey building (Use Class C3) with roof terrace to provide 3 self-contained residential units																
20/03482/P3O	184 Streatham High Road, SW16 1BJ	Prior approval for the change of use from Office (Use Class B1(a)) at existing first floor into 2 flats (Use Class C3).	Prior approval	St Leonards	No	0	0	0	0	0	0	-101	0	0	0	0	-101	101
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 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. External alterations including alterations to existing window openings, replacement entrance doors to Chapel building, demolition of WC block and single-storey extensions to rear and the front boundary walls at Nelsons Row).	New build	Clapham Town	No	0	0	1500	0	0	1500	0	0	1500	0	0	1500	0
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	37	0	0	0	0	37	0
21/04646/LDCE	336 Brixton Road London SW9 7AA	Application for a Certificate of Lawful Development (Existing) with respect to a mixed community uses F1(b), F1(e), F1(f) and F2(b) on part of the ground floor and basement.	Change of use	Ferndale	No	0	0	0	0	0	0	-396	0	0	0	0	-396	0
20/04147/FUL	350 Kennington Lane, SE11 5HY	The temporary change of use for a 10-year period from Office (Class E(G)(i)) to Education (Class F1(a)) together with minor external elevational changes and other associated works.	Change of use	Prince's	No	0	0	0	0	0	0	-3037	0	0	0	0	-3037	0

Borough Reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Residential Use
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	
17/03846/FUL	41 - 45 Acre Lane SW2 5TN	Demolition of buildings and erection of a part 2, part 4 and part 5-storey building with basement level to provide 613sqm of office space (B1 Use Class), 22 self-contained flats and 2 dwelling houses (C3 Use Class)	New build	Brixton Hill	No	0	0	0	0	0	0	-301	0	0	0	0	-301	0
20/02588/P30	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	382
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 sqm of self-storage floorspace and 619 sqm of offices).	New build	Streatham South	No	636	0	0	0	11866	12502	636	0	0	0	11866	12502	0
21/01839/LDCE	54 Norwood High Street, SE27 9NR	Application for a Certificate of Lawful Development (Existing) with respect to use of the ground floor property as an Office (Use Class E).	Change of use	Knight's Hill	No	54	0	0	0	0	54	54	0	0	0	0	54	0
21/01736/LDCE	550 Streatham High Road SW16 3QF	Application for a Certificate of Lawful Development (Existing) with respect to use of the rear of 550 Streatham High Road (Flat C) as a self-contained dwelling.	Change of use	Streatham South	No	0	0	0	0	0	0	-53	0	0	0	0	-53	53
21/00452/FUL	666B Streatham High Road London SW16 3QL	Change of use of second floor from business/light industrial unit (Use Class E) to residential unit (Use Class C3). Alterations to loft level to provide roof terrace.	Change of use	Streatham South	No	0	0	0	0	0	0	0	0	-48	0	0	-48	48
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	5216	0	0	0	0	5216	0

2021/22 Completions

Borough Reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Residential Use
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	
20/00165/FUL	Arch 550, Brixton Station Road, 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 microbrewery (Class B2).	Change of use	Coldharbour	No	0	0	0	23	23	46	0	0	0	23	23	46	0
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	0
21/01997/LDCE	Arches 3 To 10 Valentia Place London SW9 8PJ	Application for Certificate of Lawful Development (Existing) with respect to the use of the arches for storage (Class B8).	Change of use	Coldharbour	No	0	0	0	0	667	667	0	0	0	0	667	667	0
18/00139/FUL	Bobby Vincent House 9A Knight's Hill SE27 0DB	Conversion of the existing garage/store into an office (Use 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	0
21/02855/FUL	Brixton House Theatre 385 Coldharbour Lane London SW9 8GL	Use of basement and part of ground floor for business use (Use Class E (g)) and associated alterations including alterations to bin store and installation of louvres within west elevation.	Change of use	Coldharbour	No	607	0	606	0	0	1213	607	0	606	0	0	1213	0
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 on the 6th floor of County Hall with internal alterations including new internal partitions, and associated works to the 6th and 7th floor together with the addition of plant and ventilation to the roof of County Hall.	Change of use	Bishop's	No	665	0	0	0	0	665	665	0	0	0	0	665	0
21/01787/LDCP	Cranmer House, 3 Cranmer	Application for a Certificate of Lawful Development (Proposed) with respect to the partial change of use from office (Use	Change of use	Vassal	Yes	0	0	0	0	360	360	-360	0	0	0	360	0	0

Borough Reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Residential Use
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	
	Road, SW9 6DZ	class E) to storage and distribution (Use class B8) associated with a grocery delivery service on the ground floor.																
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 to Dwellinghouses (Use Class C3) to create 6 no. one bedroom flats within the existing buildings.	Prior approval	Streatham South	No	0	0	0	0	0	0	0	0	-229	0	0	-229	229
17/02936/FUL & 21/04944/NMC	Graphite Square, SE11 5EE	Redevelopment to provide a residential led 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 (use class B1), a ground-floor flexible retail/café/office (flexible use class A1/A3/B1), a replacement Methodist church (use class D1), and provision of a single level basement.	New build	Prince's	No	0	0	0	0	0	0	-3975	0	0	0	-1156	-5131	0
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	0	0	0	0	0	0	-2628	0	0	-727	0	-3355	0
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 residential-led, mixed use development comprising 304 new dwellings (50% affordable) and approximately 8,000 sqm (GIA) of non-residential uses including a	New build	Coldharbour	No	2807	0	0	0	0	2807	2807	0	0	0	0	2807	0

Borough Reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace						Lost to Residential Use
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	
		theatre (Sui Generis) and employment, retail and community uses (B1/D1/A1/A2).																
18/04183/FUL	Oval House Kennington Oval SE11 5SW	Demolition of the existing Oval House Theatre and the construction of a part five part six storey hotel building (Use 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, the removal of modern internal partitions, change of use of lower floors of the White House from ancillary theatre office (sui generis) to office and the change of use of the second floor from office to temporary residential accommodation (Sui Generis).	New build	Oval	No	0	0	0	0	0	0	-268	0	0	0	0	-268	0
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 the erection of a building comprising part basement, ground, plus 37 storeys and part basement, ground, part 6 storeys for 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).	New build	Oval	No	3333	0	0	0	0	3333	3333	0	0	0	0	3333	0
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	0	230	0

Table 20. Commercial permissions granted during 2021/22

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
21/02836/FUL	1 The Polygon London SW4 0JG	Change of use of a room from residential use (Use Class C3) to office (Use Class E (g) (i) and installation of a new entry access together with associated internal alterations.	Change of use	Clapham Town	No	8	0	0	0	0	8	8	0	0	0	0	8
21/01136/LDCP	121 Westminster Bridge Road London SE1 7HR	Certificate of Lawfulness (proposed) with respect to use of the existing building as a cafe restaurant, over all floors. There is an existing kitchen on the 3rd floor which will not currently require additional facilities.	Change of use	Bishop's	No	0	0	0	0	0	0	-729	0	0	0	0	-729
19/03624/FUL	128 Stonhouse Street London SW4 6AL	Redevelopment of the site, involving the demolition of the existing MOT garage/Panel Beating (Use Class B2) and erection of part 1, part 2 and part 3 storeys building to provide 9 residential units (Use Class C3), together with the provision of refuse/cycle store, plus landscaping and a new access.	New build	Clapham Town	No	0	0	0	0	0	0	0	0	0	-436	0	-436
20/00438/FUL	13-19 Pensbury Place London SW8 4TP	Re-development of the site, including a part demolition, part new-build and extension consisting of a 3-storey factory and showroom facility.	New build	Larkhall	Yes	0	0	684	0	0	684	0	0	406	0	0	406
21/03263/P3O	139 Clapham Road, SW9 0HP	Prior Approval for change of use from offices (Use Class B1(a)) to 9 residential units (Use Class C3) on the ground and mezzanine floors, with associated bin storage at ground floor level and cycle storage at basement floor level	Prior approval	Vassal	No	0	0	0	0	0	0	-544	0	0	0	0	-544

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
20/02753/FUL	15-17 CLYSTON STREET, 218 - 220 STEWARTS COURT And 206-208 STEWART ROAD, SW8 4TT	Redevelopment of the site involving part demolition of existing buildings, and provision of a mixed use office and residential scheme including a roof extension to provide additional commercial floorspace, together with the erection of 2 one storey dwellings to the rear.	New build	Larkhall	Partly	1343	0	159	181	0	1683	232	0	159	181	-181	391
20/01808/FUL	156 Acre Lane London SW2 5UT	Demolition of the storage rooms at the rear of the property and erection of a part one and part two storey single dwellinghouse with the provision of cycle, refuse and recycling storages including amenity space.	New build	Ferndale	No	0	0	0	0	0	0	0	0	0	0	-130.8	-130.8
20/01544/FUL	156 Edgeley Road London SW4 6HB	Change of use from office (Use Class B1(a)) at basement and part ground floor level into 1 residential unit (Use Class C3).	Change of use	Clapham Town	No	0	0	0	0	0	0	-144	0	0	0	0	-144
21/00697/P3O	159 - 163 Clapham High Street London SW4 7SS	Prior approval application for the change of use from offices (Use class B1(a)) across three floors to 12 residential units (Use Class C3).	Prior approval	Clapham Town	No	0	0	0	0	0	0	-474	0	0	0	0	-474
20/00884/FUL	163 Lambeth Palace Road Prideaux Building (King's College London, St Thomas' Campus)	Demolition of existing building and redevelopment of the site to provide a part three, part four storey mixed-use development comprising research and development and educational uses and associated enabling landscape and public realm works. Demolition of the external	New build	Bishop's	No	0	1652	0	0	0	1652	0	1652	0	0	0	1652

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	London SE1 7EH	access link between the grade II listed South Wing of St Thomas Hospital (Block 8) and the main entrance to the Prideaux Building development site, creation of new public walkway link and associated façade works to the south elevation of the South Wing (Block 8), demolition of security hut and substation adjoining Block 9 of St Thomas Hospital and associated facade works.															
21/02123/FUL	18-20 Bromell's Road London SW4 0BG	Erection of a single storey rear extension at second floor level and a single storey extension including the formation of a front roof terrace with railings at third floor level to create additional office space (Use Class E(g) (i)), together with the refurbishment of the existing facade, replacement of all glazing to the existing facade, installation of a ground door and external lighting and replacement of an existing gate at the side elevation and relocated front entrance.	New build	Clapham Town	No	130	0	0	0	0	130	130	0	0	0	0	130
20/03482/P30	184 Streatham High Road, SW16 1BJ	Prior approval for the change of use from Office (Use Class B1(a)) at existing first floor into 2 flats (Use Class C3).	Prior approval	St Leonards	No	0	0	0	0	0	0	-101	0	0	0	0	-101
21/00576/LDCP	19-25 Beardell Street London SE19 1TP	Certificate of Lawfulness (proposed) with respect to change of use from a car repair garage (Class B2) to an office (Class B1(a)).	Change of use	Gipsy Hill	No	314	0	0	0	0	314	314	0	0	-314	0	0
20/04360/FUL	21 Rymer Street	Demolition of first floor rear addition, erection of two storey rear extension and mansard roof	New build	Herne Hill	No	0	0	0	93	0	93	0	0	0	-30	0	-30

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	London SE24 ONQ	extension to provide 3no. residential units, provision of refuse and cycle storage, alterations to boundary wall and associated development.															
21/00880/FUL	2-12 Ernest Avenue London SE27 0DJ	Change of use of the existing office floorspace (Use Class E(g)(i)) to residential (Use Class C3), minor alterations to the access arrangement to create refuse, recycling and bicycle storage, and minor alterations to the fenestration of the building.	Change of use	Knight's Hill	Yes	0	0	0	0	0	0	-273	0	0	0	0	-273
20/03791/P3O	248 - 250 Norwood Road, SE27 9AW	Application for Prior Approval for the change of use of existing office over part ground and lower ground floor (Use Class B1(a)) to 2 flats (Use Class C3).	Prior approval	Thurlow Park	No	0	0	0	0	0	0	-145	0	0	0	0	-145
19/02524/FUL	26-32 Clapham North Business Centre Voltaire Road London SW4 6DH	Erection of a 4-storey building comprising 26 units of commercial office space (B1 use class), within existing car park, with associated bin store, cycle storage and one accessible car parking space.	New build	Clapham Town	Yes	534	0	0	0	0	534	534	0	0	0	0	534
21/03070/FUL	27 Brixton Station Road London SW9 8QQ	Conversion of the storage space into a workspace at basement and ground floor, including the installation of 4 windows plus replacement of the door with tiled recessed entrance, metal glazed door and shutter on Beehive Place façade.	Change of use	Coldharbour	No	700	0	0	0	0	700	700	0	0	0	0	700
21/03699/P3M A	290 - 292 Brixton Road, SW9 6AG	Application for Prior Approval for the change of use from office spaces (Use Class E) at first and second floors into 2 residential units (Use Class C3).	Prior approval	Ferndale	No	0	0	0	0	0	0	-151	0	0	0	0	-151

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
21/01451/FUL	30 Acre Lane London SW2 5SG	Erection of a mezzanine level and roof extension to create additional office floorspace for existing office unit on the first-floor level.	New build	Ferndale	No	112	0	0	0	0	112	112	0	0	0	0	112
22/00139/FUL	336 Brixton Road London SW9 7AA	Temporary change of use of the loading bay/forecourt from local community use (F1) to food storage and distribution depot (B8).	Change of use	Ferndale	No	0	0	0	0	162	162	0	0	0	0	162	162
21/04646/LDCE	336 Brixton Road London SW9 7AA	Application for a Certificate of Lawful Development (Existing) with respect to a mixed community uses F1(b), F1(e), F1(f) and F2(b) on part of the ground floor and basement.	Change of use	Ferndale	No	0	0	0	0	0	0	-396	0	0	0	0	-396
21/03001/FUL	340A Clapham Road London SW9 9AP	Change of use of the ground and lower ground floor unit from office to flexible office/financial and professional services (Use Class E(g)/Class E(c)).	Change of use	Larkhall	No	908	0	0	0	0	908	-907	0	0	0	0	-907
20/04147/FUL	350 Kennington Lane London SE11 5HY	The temporary change of use for a 10-year period from Office (Class E(G)(i)) to Education (Class F1(a)) together with minor external elevational changes and other associated works.	Change of use	Prince's	No	0	0	0	0	0	0	-3037	0	0	0	0	-3037
21/02780/P3O	43-59 Clapham Road SW9 0JD	Application for Prior Approval for change of use from offices (Use Class B1(a)) to 71 flats (Use Class C3).	Prior approval	Oval	No	0	0	0	0	0	0	-7201	0	0	0	0	-7201
20/01436/VOC	44 Clapham Common South Side London SW4 9BU	Application to vary condition 2 (Approved plans), condition 17 (materials), Condition 18 (construction detailing), Condition 26 (wheelchair accessible housing), Condition 37 (Bird and Bat Boxes), Condition 52 (vehicular access road),	New build	Clapham Common	No	8170	0	0	0	0	8170	4340	0	0	0	0	4340

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
		Condition 53 (Waste Transfer Unit Visibility Splays) of Planning Permission ref: 17/00605/FUL.															
20/04040/P30	45 Morrish Road, SW2 4EE	Application for Prior Approval for the change of Unit 2 from office (Use Class B1(a)) to 2 residential flats (Use Class C3).	Prior approval	Brixton Hill	No	0	0	0	0	0	0	-120	0	0	0	0	-120
22/00471/G31	47 - 49 Acre Lane, SW2 5TN	Application for prior approval for demolition of existing buildings on site.	Prior approval	Brixton Hill	No	0	0	0	0	0	0	0	0	0	0	-2259	-2259
21/01839/LDCE	54 Norwood High Street London SE27 9NR	Application for a Certificate of Lawful Development (Existing) with respect to use of the ground floor property as an Office (Use Class E).	Change of use	Knight's Hill	No	54	0	0	0	0	54	54	0	0	0	0	54
21/01736/LDCE	550 Streatham High Road London SW16 3QF	Application for a Certificate of Lawful Development (Existing) with respect to use of the rear of 550 Streatham High Road (Flat C) as a self-contained dwelling.	Change of use	Streatham South	No	0	0	0	0	0	0	-53	0	0	0	0	-53
19/01759/FUL	57 Westow Hill London SE19 1TS	Erection of 2 storey extension to existing three-storey building to provide 2 additional flats; change of use of basement level (Use Class A4) to provide cycle and refuse storage to serve residential units and retained commercial use at ground-floor level.	Change of use	Gipsy Hill	No	0	0	0	0	0	0	-122	0	0	0	0	-122
21/00452/FUL	666B Streatham High Road London SW16 3QL	Change of use of second floor from business/light industrial unit (Use Class E) to residential unit (Use Class C3). Alterations to loft level to provide roof terrace (amended description).	Change of use	Streatham South	No	0	0	0	0	0	0	0	0	-47.8	0	0	-47.8
21/01142/FUL	76 Upper Ground	Refurbishment, partial demolition and extension of the existing building to provide	New build	Bishop's	No	38245	0	0	0	0	38245	10455	0	0	0	0	10455

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	London SE1 9PZ	additional office space (Use Class E(i)) and retail (Use Class E (a) or (b)) at ground floor level alongside associated cycle parking and public realm enhancements.															
21/00364/P3O	88 Clapham Park Road London SW4 7BX	Prior approval of the change of use of unit 1 from offices (Use Class B1(a)) to 1 self-contained flat (Use Class C3).	Prior approval	Clapham Common	Yes	0	0	0	0	0	0	-55	0	0	0	0	-55
21/01005/P3O	96A Branksome Road, SW2 5JA	Application for Prior Approval for a change of use from office (Use Class B1(a)) to 2 residential flats (Use Class C3).	Prior approval	Brixton Hill	No	0	0	0	0	0	0	-128	0	0	0	0	-128
21/01773/FUL	Arch 45A South Lambeth Road London SW8 1SS	Change of use at railway arch site from sui generis (Taxi Office) to Class E (Retail/Food/Financial Services/Office).	Change of use	Oval	No	5	0	0	0	0	5	5	0	0	0	0	5
21/01997/LDCE	Arches 3 To 10 Valentia Place London SW9 8PJ	Application for Certificate of Lawful Development (Existing) with respect to the use of the arches for storage (Class B8).	Change of use	Coldharbour	No	0	0	0	0	667	667	0	0	0	0	667	667
21/02855/FUL	Brixton House Theatre, 385 Coldharbour Lane, SW9 8GL	Use of basement and part of ground floor for business use (Use Class E (g)) and associated alterations including alterations to bin store and installation of louvres within west elevation.	Change of use	Coldharbour	No	607	0	606	0	0	1213	607	0	606	0	0	1213
20/04101/FUL	Central Garage, Voss Court, SW16 3BS	Demolition of the existing building comprising of a MOT use (B2 use class) and upper floor residential accommodation (C3 use class), construction of 9 residential dwellings (C3 use class), with associated cycle parking, refuse storage and associated works.	New build	Streatham South	No	0	0	0	0	0	0	0	0	0	-200	0	-200

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
21/01984/FUL	College Green Court, 55 Barrington Road London SW9 7JG	Erection of a storage unit (Use Class B8)	New build	Coldharbour	No	0	0	0	0	70	70	0	0	0	0	70	70
21/01787/LDCP	Cranmer House, 3 Cranmer Road, SW9 6DZ	Application for a Certificate of Lawful Development (Proposed) with respect to the partial change of use from office (Use class E) to storage and distribution (Use class B8) associated with a grocery delivery service on the ground floor.	Change of use	Vassal	Yes	0	0	0	0	360	360	-360	0	0	0	360	0
21/01505/NMC	Elizabeth House 39 York Road London SE1 7NQ	Application for a non-material amendment of 19/01477/EIAFUL (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 and flexible floorspace (B1, A1, A2, A3, A4, A5, D2).	New build	Bishop's	No	811	0	0	0	0	811	811	0	0	0	0	811
19/03122/FUL	George West House, 2-3 Clapham Common North Side, SW4 0QL	Removal of glazed pavilions and replacement with a rooftop extension to comprise five residential units (Use Class C3) creating a new fourth floor, new lift, replacement windows, cycle storage, refuse storage, disabled parking space, amenity space and associated works.	New build	Clapham Town	No	0	0	0	0	0	0	-147	0	0	0	0	-147
20/04420/P3O	Grange Mills, Weir Road, SW12 ONE	Prior approval application for the change of use from Office (Use class B1(a)) at Unit 9 into a dwellinghouse (Use Class C3).	Prior approval	Thornton	Yes	0	0	0	0	0	0	-113	0	0	0	0	-113

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
21/01423/NMC	Graphite Square London SE11 5EE	Application for a non-material amendment of 17/02936/FUL (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), and provision of a single level basement).	New build	Prince's	No	267	0	0	0	0	267	267	0	0	0	0	267
21/04944/NMC	Graphite Square London SE11 5EE	Application for a non-material amendment of 17/02936/FUL (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), and provision of a single level basement).	New build	Prince's	No	519	0	0	0	0	519	519	0	0	0	0	519
20/02835/FUL	Land Adjacent To 2 - 7 Valentia Place London SW9	Redevelopment of the site involving demolition of the existing structures (Use Class B1(c)) and erection of a part single, part 3 storey building to provide an office unit at part ground floor level and 2 residential units (Use Class C3) one at ground floor level.	New build	Coldharbour	No	19	0	0	0	0	19	19	0	-179	0	0	-160
19/03546/FUL	Land Between 29 And 31 Blenheim Gardens London SW2	Redevelopment of the site involving the erection of a 5 storey building comprising light industrial floorspace on the ground floor and 17 residential units (Use Class C3) on the upper floors with provision for cycle	New build	Brixton Hill	Yes	0	0	505	0	0	505	0	0	505	0	0	505

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
		parking, refuse and recycling storage and landscaping.															
20/01086/FUL	Land To The East Of Montford Place, Kennington London SE11 5DE	Redevelopment of the site including the demolition of all existing buildings and structures, and erection of 2 linked buildings ranging from 6 to 11 storeys to provide a mixed use scheme comprising light industrial employment floorspace with ancillary co-working/café space and residential units (Class C3)	New build	Oval	Yes	0	0	2466	0	0	2466	0	0	2466	0	0	2466
20/01822/EIAFUL	Land To The East Of Shakespeare Road, Shakespeare Road London SE24 OPT	Demolition of existing waste transfer station and re-development of the site to provide a residential development comprising of three blocks ranging from 5 -11 storeys in height to provide 218 residential units (class C3) with associated landscaping.	New build	Herne Hill	No	0	0	0	0	0	0	0	0	0	-1250	0	-1250
19/00071/FUL	Railway Bridge Upper Marsh London	Refurbishment and change of use of 9 arches at Upper Marsh and Westminster Bridge Road to provide 3,109sqm of office space arranged over ground and new mezzanine floor level; installation of glazed facade to the arches; public realm and landscaping improvements; ancillary waste storage and cycle parking facilities.	Change of use	Bishop's	No	3699	0	0	0	0	3699	3699	0	0	0	0	3699
20/02581/FUL	Rear Of 260 Knight's Hill London SE27 OQA	Erection of 2 x 3-storey terraces with roof top amenity space to provide 8 dwellinghouses and erection of a detached 2-storey building with basement to provide 130sqm of office and a	New build	Knight's Hill	No	130	0	0	0	0	130	130	0	0	0	0	130

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
		self-contained flat at first floor (Use Class C3).															
20/03719/FUL	Service Yard, Brixton Village London SW9 8PR	Erection of a new unit in the service yard, retention and extension and alterations to the existing mezzanine structure above the service yard, with change of use and alterations to the arches on Valentia Place.	Change of use	Coldharbour	No	0	0	0	0	152	152	0	0	0	0	-38	-38
18/05103/FUL	St Johns Hall Eardley Road London SW16 5TG	Change of use of the existing vacant building from light industrial to provide 8 residential units (Use Class C3) and the construction of a 3 bedroom, 2 storey end of terrace dwelling; the erection of a single storey ground floor rear extension and alterations to the existing building.	Change of use	Streatham South	No	0	0	0	0	0	0	0	0	-270	0	0	-270
20/04290/P3O	St Judes Church, Dulwich Road, SE24 0PB	Prior approval for the change of use of offices (B1(a)) to provide 17 flats (Use Class C3).	Prior approval	Herne Hill	No	0	0	0	0	0	0	-2322	0	0	0	0	-2322
21/01116/P3O	Unit 3B, Nettlefold Place, SE27 0JW	Prior Approval for the change of use from Office (Use Class B1(a)) to 2 residential units (Use Class C3), together with the provision of refuse and cycle stores.	Prior approval	Knight's Hill	No	0	0	0	0	0	0	-151	0	0	0	0	-151

Table 21. Commercial permissions under construction at the end of March 2022

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
17/04483/RG3	114 - 118 Lower Marsh SE1 7AE	Redevelopment of the site, involving the demolition of the existing building and erection of part 2, part 3, part 4 and part 5 storey building with basement to provide a mix of office, retail (Use Class A1) flexible commercial (Use Classes A1/A2/A3), and flexible commercial/community (Use Classes A1/A2/A3/D1).	New build	Bishop's	No	962	0	0	0	0	962	962	0	0	0	0	962
16/05114/FUL	12-20 Wyvil Road SW8 2TG	Redevelopment to provide a residential led mixed use development in a part 1/part 5/part 35/36 storey building to the North/Northeast and a 8 storey (plus plant) building to the South (fronting onto Wyvil Road) comprising 278 residential units, office and retail floorspace (flexible use Class A1, A2 and A3). Provision of 2 levels of basement, together with servicing, car parking.	New build	Oval	No	1917	0	0	0	0	1917	1917	0	0	0	0	1917
15/07308/FUL	16-22 Somerleyton Road SW9 8ND	Redevelopment for part 2, part 5, part 6 and part 8 storey mixed-use building to provide a residential-led, mixed use development comprising 74 residential units, including 30 (40%) as affordable housing, ground floor Nursery (Use Class D1), Retail (Use 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	0	119
20/00884/FUL	163 Lambeth Palace Road Prideaux Building (King's College London, St Thomas' Campus)	Demolition of existing building and redevelopment of the site to provide a part three, part four storey mixed-use development comprising research and development and educational uses and associated enabling landscape and public realm works. Demolition of the external access link between the grade II listed South Wing of St Thomas Hospital (Block 8) and the main entrance to the Prideaux	New build	Bishop's	No	0	1652	0	0	0	1652	0	1652	0	0	0	1652

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	London SE1 7EH	Building development site, creation of new public walkway link and associated façade works to the south elevation of the South Wing (Block 8), demolition of security hut and substation adjoining Block 9 of St Thomas Hospital.															
18/03927/FUL	1-7 Paxton Place SE27 9SS	Demolition of the existing building (B2 and B8 Use Classes) and erection of a part 1 and part 2 storey building to provide a commercial unit with basement and part 3 storey building (Use 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	0	0	140
17/02874/FUL	22 Wyvil Road SW8 2TG	Redevelopment to provide commercial use (Use Class B1) at basement and ground floors and 30 residential units (Use Class C3) on the upper levels, together with landscaping and public realm, communal terrace at roof level, ancillary servicing.	New build	Oval	No	206	0	0	0	0	206	206	0	0	0	0	206
14/04268/FUL	2nd - 9th Floor 10 Leake Street SE1 7NN	Conversion and refurbishment of existing 6-storey 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 (office).	Change of use	Bishop's	No	912	0	0	0	0	912	912	0	0	0	0	912
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	0	0	1478

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
17/03846/FUL	41 - 45 Acre Lane SW2 5TN	Demolition of buildings and erection of a part 2, part 4 and part 5-storey building with basement level to provide 613sqm of office space (B1 Use Class), 22 self-contained flats and 2 dwelling houses (C3 Use Class) together with provision of cycle and refuse storage, plus a landscaped communal amenity space.	New build	Brixton Hill	No	613	0	0	0	0	613	613	0	0	0	0	613
19/00406/NMC	44 Clapham Common South Side SW4 9BU	Application for a Non-Material Amendment of 17/00605/FUL (Re-development incorporating the erection of six buildings comprised of basement and lower ground floor levels, ranging from four to 10 storeys above ground, landscaped gardens, public square (587sqm); for a mixed use scheme comprised of a waste transfer facility (1,164 sqm GIA) at basement level, office accommodation (3,696sqm GIA) and A3 café (117sqm GIA); and the provision of up to 297 residential units).	New build	Clapham Common	No	3830	0	0	0	0	3830	3830	0	0	0	0	3830
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, 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	88	0	0	0	0	88
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	3446	0	0	0	0	3446
15/07141/FUL	Canterbury Hotel, 8 Canterbury	Demolition of the existing public house and redevelopment to provide a mixed-use development comprising 37	New build	Coldharbour	No	25	0	0	0	0	25	25	0	0	0	0	25

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	Crescent, SW9 7QD	residential dwellings (Use Class C3), 123 sqm of flexible commercial use (A1/A2/A3/B1/D1) in a nine storey building including the provision of a communal garden															
17/05772/EIAFUL & 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 (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 re-erection of restored gas-holder no.1, erection of new buildings ranging from 4-18 storeys to provide residential (Class C3), office incorporating ancillary cafe and space for community use, waste management use and community space (Class D1)).	New build	Oval	No	11372	0	0	0	0	11372	11372	0	0	0	0	11372
17/02936/FUL & 21/04944/NMC	Graphite Square, SE11 5EE	Redevelopment to provide a residential led 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, a ground-floor flexible retail/café/office (flexible use class A1/A3/B1), a replacement Methodist church (use class D1), and provision of a single level basement.	New build	Prince's	No	9193	0	0	0	0	9193	9193	0	0	0	0	9193
18/05425/FUL	Higgs Industrial Estate Herne	Clearance of site and mixed-use redevelopment to provide a building ranging in height from 2 to 16 storeys	New build	Herne Hill	No	3736	0	414	0	0	4150	3736	0	414	0	0	4150

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	Hill Road SE24 0AU	with 134 residential units and 4,150sqm of commercial/employment floorspace.															
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
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 sqm (GIA) of non-residential uses including a theatre (Sui Generis) and employment, retail and community uses (Use class B1/D1/A1/A2).	New build	Coldharbour	No	2890	0	0	0	0	2890	2890	0	0	0	0	2890
18/02187/NMC	Land Bounded By Wandsworth Road Parry Street, Bondway And Railway Line To The East SW8	Application for a Non-Material Amendment of 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, Community Building associated basement car parking).	New build	Oval	No	33062	0	0	0	0	33062	33062	0	0	0	0	33062
16/05012/FUL	Land In Bedlam Mews Rear Of 73 Lambeth Walk SE11 6DF	Erection of a new two storey building to provide offices, together with the excavation to provide a basement level and formation of a lightwell to the front elevation. Installation of PV panels to the roof, and provision of cycle parking at ground floor level.	New build	Bishop's	No	155	0	0	0	0	155	155	0	0	0	0	155
16/07066/VOC	Land on the Corner of Avenue Park Road Thurlow	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	New build	Thurlow Park	No	175	0	0	0	0	175	175	0	0	0	0	175

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	Park Road SE21 1NW	residential units and 175 square metres of B1 floorspace.															
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), with associated productive landscaping and ancillary facilities.	New build	Coldharbour	Yes	460	0	780	0	0	1240	460	0	780	0	0	1240
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
15/02264/FUL	Olive Morris House, 18 Brixton Hill SW2 1RD	Demolition of the existing council offices (Use Class B1) and the erection of a part 6, part 7 storey building comprising 74 residential units (Use Class C3).	New build	Brixton Hill	No	1280	0	0	0	0	1280	1280	0	0	0	0	1280
18/04183/FUL	Oval House Kennington Oval SE11 5SW	Demolition of the existing Oval House Theatre and the construction of a part five part six storey hotel building (Use 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, the removal of modern internal partitions, change of use of lower floors of the White House from ancillary theatre office (sui generis) to office (Use Class B1a) and the change of use of the second floor from office to temporary residential accommodation (Sui Generis).	New build	Oval	No	469	0	0	0	0	469	469	0	0	0	0	469

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
20/02581/FUL	Rear Of 260 Knight's Hill London SE27 0QA	Erection of 2 x 3-storey terraces with roof top amenity space to provide 8 dwellinghouses and erection of a detached 2-storey building with basement to provide 130sqm of office (Use Class B1(a)) and a self-contained flat at first floor (Use Class C3), together with the provision of car parking spaces, cycle parking, refuse storage and landscaping.	New build	Knight's Hill	No	130	0	0	0	0	130	130	0	0	0	0	130
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	0	0	0	0
18/02597/EIAF UL & 19/00772/NMC & 20/02203/VOC	Tesco Stores, 275 Kennington Lane 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 571 residential units (Class C3), a replacement Tesco store of 4,655sqm (including sales area/back of house and car parking), 2,638sqm of office, 1,159sqm of flexible commercial floorspace (Class A1-A3, B1), 62 retail and 24 disabled residential car parking spaces.	New build	Oval	No	3106	0	0	0	0	3106	3106	0	0	0	0	3106
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).	Change of use	Prince's	No	698	0	0	0	0	698	698	0	0	0	0	698

Table 22. Commercial permissions unimplemented at the end of March 2022

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
20/00415/P3O	1 Landor Road SW9 9RX	Prior approval of the change of use of the vacant ground floor commercial unit 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
21/02836/FUL	1 The Polygon London SW4 0JG	Change of use of a room from residential use (Use Class C3) to office (Use Class E (g) (i) and installation of a new entry access together with associated internal alterations.	Change of use	Clapham Town	No	8	0	0	0	0	8	8	0	0	0	0	8
18/04474/FUL	101 Streatham High Road SW16 1HJ	Conversion of existing Police Station to office and 21 residential units (Use Class C3), involving the partial demolition of the buildings on Shrubbery Road to facilitate a replacement three-storey extension, alteration to the fenestration and elevations of the retained rear block on Shrubbery Road, and the addition of a rear dormer to No. 4 Shrubbery Road. The erection of a four-storey building and a two-storey building to the rear of the site comprising a further 20 no. residential units (total of 41 no. residential units across the site), along with private and communal amenity space.	Change of use	St Leonard's	No	290	0	0	0	0	290	290	0	0	0	0	290
21/01136/LDCP	121 Westminster Bridge Road London SE1 7HR	Certificate of Lawfulness (proposed) with respect to use of the existing building as a cafe restaurant, over all floors. There is an existing kitchen on the 3rd floor which will not currently require additional facilities.	Change of use	Bishop's	No	0	0	0	0	0	0	-729	0	0	0	0	-729
19/03624/FUL	128 Stonhouse Street London SW4 6AL	Redevelopment of the site, involving the demolition of the existing MOT garage/Panel Beating (Use Class B2) and erection of building to provide 9 residential units (Use Class C3), together with the provision of refuse/cycle store, plus landscaping and a new access.	New build	Clapham Town	No	0	0	0	0	0	0	0	0	0	-436	0	-436

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Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
20/00438/FUL	13-19 Pensbury Place London SW8 4TP	Re-development of the site, including a part demolition, part new-build and extension consisting of a 3 storey factory and showroom facility.	New build	Larkhall	Yes	0	0	684	0	0	684	0	0	406	0	0	406
21/03263/P3O	139 Clapham Road, SW9 0HP	Prior Approval for change of use from offices to 9 residential units (Use Class C3) on the ground and mezzanine floors, with associated bin storage at ground floor level and cycle storage at basement floor level.	Prior approval	Vassall	No	0	0	0	0	0	0	-544	0	0	0	0	-544
20/01640/P3O	139 Clapham Road, SW9 0HP	Prior Approval for change of use from offices 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	-1048
20/02753/FUL	15-17 CLYSTON STREET, 218 - 220 STEWARTS COURT And 206-208 STEWART ROAD London SW8 4TT	Redevelopment of the site involving part demolition of existing buildings, and provision of a mixed-use office and residential scheme including a roof extension to provide additional commercial floorspace, together with the erection of 2 one storey dwellinghouses to the rear, plus the provision of amenity spaces, cycle parking and hard and soft landscaping.	New build	Larkhall	Partly	1343	0	159	181	0	1683	232	0	159	0	0	391
20/01808/FUL	156 Acre Lane London SW2 5UT	Demolition of the storage rooms at the rear of the property and erection of a part one and part two storey single dwellinghouse with the provision of cycle, refuse and recycling storages including amenity space.	New build	Ferndale	No	0	0	0	0	0	0	0	0	0	0	-130.8	-130.8
20/01544/FUL	156 Edgeley Road London SW4 6HB	Change of use from office at basement and part ground floor level into 1 residential unit (Use Class C3).	Change of use	Clapham Town	No	0	0	0	0	0	0	-144	0	0	0	0	-144
21/00697/P3O	159 - 163 Clapham High Street, SW4 7SS	Prior approval application for the change of use from offices across three floors to 12 residential units (Use Class C3).	Prior approval	Clapham Town	No	0	0	0	0	0	0	-474	0	0	0	0	-474

2021/22 Unimplemented

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
16/03148/FUL	166 Weir Road SW12 ONP	Redevelopment of the site involving demolition of existing retail warehouse and associated outbuildings (use class B8) and erection of 8 detached family houses with lower ground floor (use class C3).	New build	Thornton	No	0	0	0	0	0	0	0	0	0	0	-1399	-1399
21/02123/FUL	18-20 Bromell's Road, SW4 OBG	Erection of a single storey rear extension at second floor level and a single storey extension including the formation of a front roof terrace with railings at third floor level to create additional office space (Use Class E(g) (i)), together with the refurbishment of the existing facade, replacement of all glazing to the existing façade.	New build	Clapham Town	No	130	0	0	0	0	130	130	0	0	0	0	130
21/00576/LDCP	19-25 Beardell Street London SE19 1TP	Certificate of Lawfulness (proposed) with respect to change of use from a car repair garage (Class B2) to an office.	Change of use	Gipsy Hill	No	314	0	0	0	0	314	314	0	0	-314	0	0
19/02328/FUL	20-22 Union Road SW4 6JP	Demolition of Units 7 and 20 and the erection of a new building to provide use class B1 accommodation together with associated landscaping and parking.	New build	Larkhall	Yes	4576	632	631	0	0	5839	3715	632	44	0	0	4391
20/04360/FUL	21 Rymer Street London SE24 0NQ	Demolition of first floor rear addition, erection of two storey rear extension and mansard roof extension to provide 3no. residential units, provision of refuse and cycle storage, alterations to boundary wall and associated development.	New build	Herne Hill	No	0	0	0	93	0	93	0	0	0	-30	0	-30
21/00880/FUL	2-12 Ernest Avenue London SE27 0DJ	Change of use of the existing office floorspace (Use Class E(g)(i)) to residential (Use Class C3), minor alterations to the access arrangement to create refuse, recycling and bicycle storage.	Change of use	Knight's Hill	Yes	0	0	0	0	0	0	-273	0	0	0	0	-273
18/05482/P3O	2-12 Ernest Avenue SE27 0DA	Prior Approval for Change of Use from Offices 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

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
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 (Use Class B8) to office use.	Change of use	Knight's Hill	Yes	341	0	0	0	0	341	341	0	0	0	-341	0
20/02407/FUL	22 Albert Embankment SE21 7GR	Change of use of a ground floor unit fronting Albert Embankment from cafe/restaurant 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
20/03791/P3O	248 - 250 Norwood Road, SE27 9AW	Application for Prior Approval for the change of use of existing office over part ground and lower ground floor to 2 flats (Use Class C3).	Prior approval	Thurlow Park	No	0	0	0	0	0	0	-145	0	0	0	0	-145
20/01367/P3O	250 Kennington Lane And 2 - 10 Dolland Street SE11	Prior approval for the change of use from Office 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
19/02524/FUL	26-32 Clapham North Business Centre Voltaire Road London SW4 6DH	Erection of a 4-storey building comprising 26 units of commercial office space, within existing car park, with associated bin store, cycle storage and one accessible car parking space.	New build	Clapham Town	Yes	534	0	0	0	0	534	534	0	0	0	0	534
20/02532/PA	27 - 29 Mitcham Lane, London, 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), together with ancillary cycle storage and waste and recycling storage.	Prior approval	St Leonard's	No	0	0	0	0	0	0	-362	0	0	0	0	-362
21/03070/FUL	27 Brixton Station Road	Conversion of the storage space into a workspace at basement and ground floor, including the installation of 4 windows plus	Change of use	Coldharbour	No	700	0	0	0	0	700	700	0	0	0	0	700

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	London SW9 8QQ	replacement of the door with tiled recessed entrance, metal glazed door and shutter on Beehive Place facade; the installation of new window to the wall of 'the Rec's' access ramp and a new fire escape door; the installation of new and upgrade lighting to external and circulation lighting throughout the complex, and to the football pitch facility, along with others associated works.															
21/03699/P3M A	290 - 292 Brixton Road, SW9 6AG	Application for Prior Approval for the change of use from office spaces (Use Class E) at first and second floors into 2 residential units (Use Class C3).	Prior approval	Ferndale	No	0	0	0	0	0	0	-151	0	0	0	0	-151
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
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
21/01451/FUL	30 Acre Lane London SW2 5SG	Erection of a mezzanine level and roof extension to create additional office floorspace for existing office unit on the first-floor level.	New build	Ferndale	No	112	0	0	0	0	112	112	0	0	0	0	112
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
22/00139/FUL	336 Brixton Road	Temporary change of use of the loading bay/forecourt from local community use	Change of use	Ferndale	No	0	0	0	0	162	162	0	0	0	0	162	162

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Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	London SW9 7AA	(F1) to food storage and distribution depot (B8).															
21/03001/FUL	340A Clapham Road London SW9 9AP	Change of use of the ground and lower ground floor unit from office to flexible office/financial and professional services (Use Class E(g)/Class E(c)).	Change of use	Larkhall	No	908	0	0	0	0	908	-907	0	0	0	0	-907
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 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 and car and bicycle parking and all necessary ancillary and enabling works.	New build	Prince's	No	1357	0	0	0	0	1357	0	0	0	0	0	0
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
21/02780/P3O	43-59 Clapham Road, SW9 0JD	Application for Prior Approval for change of use from offices (Use Class B1(a)) to 71 flats (Use Class C3).	Prior approval	Oval	No	0	0	0	0	0	0	-7201	0	0	0	0	-7201
20/01436/VOC	44 Clapham Common South Side London SW4 9BU	Application under s 73 to vary condition 2 (Approved plans), condition 17 (materials), Condition 18 (construction detailing), Condition 26 (wheelchair accessible housing), Condition 37 (Bird and Bat Boxes), Condition 52 (vehicular access road), Condition 53 (Waste Transfer Unit Visibility Splays) of Planning Permission ref: 17/00605/FUL.	New build	Clapham Common	No	8170	0	0	0	0	8170	4340	0	0	0	0	4340

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
20/04040/P30	45 Morrish Road, SW2 4EE	Application for Prior Approval for the change of Unit 2 from office (Use Class B1(a)) to 2 residential flats (Use Class C3).	Prior approval	Brixton Hill	No	0	0	0	0	0	0	-120	0	0	0	0	-120
22/00471/G31	47 - 49 Acre Lane, SW2 5TN	Application for prior approval for demolition of existing buildings on site.	Prior approval	Brixton Hill	No	0	0	0	0	0	0	0	0	0	0	-2259	-2259
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
19/01759/FUL	57 Westow Hill London SE19 1TS	Erection of 2 storey extension to existing three-storey building to provide 2 additional flats; change of use of basement level (Use Class A4) to provide cycle and refuse storage to serve residential units and retained commercial use at ground-floor level; external alterations to existing building to provide traditional brick exterior and realignment of window openings.	Change of use	Gipsy Hill	No	0	0	0	0	0	0	-122	0	0	0	0	-122
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 (Use Class C3) with amenity space at 5th floor level, and erection of a separate 4 storey office building.	New build	Knight's Hill	No	992	0	0	0	0	992	992	0	0	-741	0	251
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
21/01142/FUL	76 Upper Ground, SE1 9PZ	Refurbishment, partial demolition and extension of the existing building to provide additional office space (Use Class E(i)) and retail (Use Class E (a) or (b)) at ground floor level alongside associated cycle parking and public realm enhancements.	New build	Bishop's	No	38245	0	0	0	0	38245	10455	0	0	0	0	10455

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
21/00364/P3O	88 Clapham Park Road, SW4 7BX	Prior approval of the change of use of unit 1 from offices (Use Class B1(a)) to 1 self-contained flat (Use Class C3).	Prior approval	Clapham Common	Yes	0	0	0	0	0	0	-55	0	0	0	0	-55
21/01005/P3O	96A Branksome Road, SW2 5JA	Application for Prior Approval for a change of use from office (Use Class B1(a)) to 2 residential flats (Use Class C3).	Prior approval	Brixton Hill	No	0	0	0	0	0	0	-128	0	0	0	0	-128
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 Use Class.	Change of use	Bishop's	No	80	80	80	80	0	320	80	80	80	80	0	320
20/01560/LDCP	Arch 273 Belinda Road 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).	Change of use	Coldharbour	Partly	0	0	0	108	0	108	0	0	0	0	0	0
21/01773/FUL	Arch 45A South Lambeth Road London SW8 1SS	Change of use at railway arch site from sui generis (Taxi Office) to Class E (Retail/Food/Financial Services/Office).	Change of use	Oval	No	5	0	0	0	0	5	5	0	0	0	0	5
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
20/04101/FUL	Central Garage Voss Court London SW16 3BS	Demolition of the existing building comprising of a MOT use (B2 use class) and upper floor residential accommodation (C3 use class) to facilitate the construction of a 3-storey building with accommodation in the roofspace to provide 9 residential dwellings (C3 use class).	New build	Streatham South	No	0	0	0	0	0	0	0	0	0	-200	0	-200

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Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
21/01984/FUL	College Green Court, 55 Barrington Road London SW9 7JG	Erection of a storage unit (Use Class B8).	New build	Coldharbour	No	0	0	0	0	70	70	0	0	0	0	70	70
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).	Prior approval	Streatham South	No	0	0	0	0	0	0	0	0	-500	0	0	-500
21/01505/NMC	Elizabeth House, 39 York Road SE1 7NQ	Application for a non-material amendment of 19/01477/EIAFUL (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 and flexible floorspace (B1, A1, A2, A3, A4, A5, D2)).	New build	Bishop's	No	811	0	0	0	0	811	811	0	0	0	0	811
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 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	1047584
19/03122/FUL	George West House, 2-3 Clapham Common North Side, SW4 0QL	Removal of glazed pavilions and replacement with a rooftop extension to comprise five residential units (Use Class C3) creating a new fourth floor, new lift, replacement windows, cycle storage, refuse storage, disabled parking space, amenity space and associated works.	New build	Clapham Town	No	0	0	0	0	0	0	-147	0	0	0	0	-147
19/02276/P3O	George West House, 2-3 Clapham Common	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

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	North Side, SW4 0QL																
20/04420/P30	Grange Mills, Weir Road, SW12 ONE	Prior approval application for the change of use from Office (Use class B1(a)) at Unit 9 into a dwellinghouse (Use Class C3).	Prior approval	Thornton	Yes	0	0	0	0	0	0	-113	0	0	0	0	-113
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	1457	0	0	0	0	1457	0	0	0	0	0	0
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.	New build	Stockwell	No	4570	0	0	0	0	4570	4570	0	0	0	0	4570
20/02835/FUL	Land Adjacent To 2 - 7 Valentia Place London SW9	Redevelopment of the site involving demolition of the existing structures (Use Class B1[c]) and erection of a part single, part 3 storey building to provide an office unit (Use Class B1[a] at part ground floor level and 2 residential units (Use Class C3) one at ground floor level with a rear courtyard garden and the other on the upper floors.	New build	Coldharbour	No	19	0	0	0	0	19	19	0	-179	0	0	-160
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 comprising flexible office/gallery (Use Class B1/D1)	New build	Prince's	No	746	0	0	0	0	746	746	0	0	0	0	746

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
		floorspace at ground floor and office use on the upper floors.															
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 sqm (GIA) of non-residential floorspace) and the construction of new buildings comprising 2,532 new residential units (Class C3); 2,537 sqm (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 (including new accesses on to the local road network and new estate roads), 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
19/03546/FUL	Land Between 29 And 31 Blenheim Gardens London SW2	Redevelopment of the site involving the erection of a 5-storey building comprising light industrial floorspace on the ground floor and 17 residential units (Use Class C3) on the upper floors.	New build	Brixton Hill	Yes	0	0	505	0	0	505	0	0	505	0	0	505
20/01086/FUL	Land To The East Of Montford Place, Kennington London SE11 5DE	Redevelopment of the site including the demolition of all existing buildings and structures, and erection of 2 linked buildings ranging from 6 to 11 storeys to provide a mixed-use scheme comprising light industrial employment floorspace with ancillary co-working/café space and residential units (Class C3).	New build	Oval	Yes	0	0	2466	0	0	2466	0	0	2466	0	0	2466

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Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
20/01822/EIAFUL	Land To The East Of Shakespeare Road, Shakespeare Road, SE24 OPT	Demolition of existing waste transfer station and re-development of the site to provide a residential development comprising of three blocks ranging from 5 -11 storeys in height to provide 218 residential units (class C3) with associated landscaping.	New build	Herne Hill	No	0	0	0	0	0	0	0	0	0	-1250	0	-1250
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 (Use Class C3) at part ground floor and on the upper floors together.	Change of use	Streatham Wells	No	400	0	0	0	0	400	400	0	0	-342	0	58
19/00071/FUL	Railway Bridge Upper Marsh London	Refurbishment and change of use of 9 arches at Upper Marsh and Westminster Bridge Road to provide 3,109sqm of office space (Use Class B1) arranged over ground and new mezzanine floor level; installation of glazed facade to the arches.	Change of use	Bishop's	No	3699	0	0	0	0	3699	3699	0	0	0	0	3699
20/01394/FUL	Rear Of 300-302 Norwood Road, 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
20/03719/FUL	Service Yard, Brixton Village London SW9 8PR	Erection of a new unit in the service yard, retention and extension and alterations to the existing mezzanine structure above the service yard, with change of use and alterations to the arches on Valentia Place.	Change of use	Coldharbour	No	0	0	0	0	152	152	0	0	0	0	-38	-38
18/05103/FUL	St Johns Hall Eardley	Change of use of the existing vacant building from light industrial to provide 8 residential	Change of use	Streatham South	No	0	0	0	0	0	0	0	0	-270	0	0	-270

Borough reference	Address	Development description	Development type	Ward	KIBA	Gross floorspace						Net floorspace					
						E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total	E(g) (i)	E(g) (ii)	E(g) (iii)	B2	B8	Total
	Road London SW16 5TG	units (Use Class C3) comprising of 1x1 bed, 4x2 bed and 3x3 bed units and the construction of a 3-bedroom, 2 storey end of terrace dwelling.															
20/04290/P30	St Judes Church, Dulwich Road, SE24 OPB	Prior approval for the change of use of offices to provide 17 flats (Use Class C3).	Prior approval	Herne Hill	No	0	0	0	0	0	0	-2322	0	0	0	0	-2322
20/02180/P30	Unit 20, 95 To 99 North Street Mews SW4 OHF	Application for Prior Approval for the change of use of existing first floor from office to 2 self-contained flats (Use 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
21/01116/P30	Unit 3B, Nettlefold Place, SE27 0JW	Prior Approval for the change of use from Office to 2 residential units (Use Class C3), together with the provision of refuse and cycle stores.	Prior approval	Knight's Hill	No	0	0	0	0	0	0	-151	0	0	0	0	-151
20/02181/PA	Unit 4 And 21, 95 To 99 North Street SW4 OHF	Prior of approval for the change of use of existing ground and first floor from light industrial to 4 self-contained flats (Use 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
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

Appendix 1 – Use Class Order from 1 September 2020

Use Class	Generic denomination	Use description	Use Class up to 31 August 2020
B2	General industry	Industrial processes which cannot be carried out in a residential area without causing detriment to the amenity of the area	B2
B8	Storage and distribution	Storage and distribution	B8
C1	Visitor accommodation	Hotels, boarding and guest houses (where no significant element of care is provided)	C1
C2	Residential institutions	Residential accommodation and care to people in need of care, residential schools, colleges or training centres, hospitals and nursing homes	C2
C2a	Secure residential institutions	Secure residential institutions such as prisons, young offenders' institutions, detention centres, secure training centres, etc.	C2a
C3	Dwelling Houses	Dwelling houses (whether or not as main residence), occupied by: (a) a single person or single household, (b) a single household or not more than 6 residents where care is provided, or (c) a single household of not more than 6 residents where no care is provided (other than a use within class C4)	C3
C4	Houses in Multiple Occupation	Houses in Multiple Occupation (HMO)	C4
E	Commercial, business and service	Shops (E(a))	A1
		Cafés or restaurants (E(b))	A3
		Financial services (E(c)(i))	A2
		Professional services (other than medical centres) (E(c)(ii))	
		Any other services which are appropriate to provide in a commercial, business or service locality (E(c)(iii))	
		Gymnasiums, indoor recreation facilities not including motorised vehicles or firearms (E(d))	D2
		Clinics, health centres not attached to the residency of the practitioner (E(e))	D1
		Non-residential creches, day nurseries, day centres (E(f))	
		Offices other than financial and professional services (E(g)(i))	B1a
		Research and development of products or processes (E(g)(ii))	B1b
Any other industrial process which can be carried out in a residential area without causing detriment to the amenity of the area (E(g)(iii))	B1c		
F1	Learning and non-residential institutions	Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship and law courts	D1

Use Class	Generic denomination	Use description	Use Class up to 31 August 2020
F2	Local community uses	Shops not more than 280sqm mostly selling essential goods, including food and at least 1km from a similar shop	A1
		Halls or meeting places for the principal use of the local community	D2
		Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreation venues not involving motorised vehicles or firearms	
Sui generis	Sui generis	Pubs or drinking establishments	A4
		Take away establishments	A5
		Cinemas, concert halls, bingo halls and dance halls	D2
		Theatres, live music performance venues, amusement arcade centres or funfairs	Sui generis
		Laundrettes	
		Betting offices or pay day loan shops	
		Petrol filling stations, premisses for the sale or display for sale of motor vehicles, scrapyards, yards for the breaking of motor vehicles	
		Mineral storage and distribution yards and waste disposal installations	