



## Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

### Brisbane Street

#### Client

Metropolitan Housing Trust and  
Brisbane Street Ltd

#### Location

London SE5

#### Services Provided

Planning

#### Date of Completion

November 2006

#### Key Issues

Loss of Employment Land

100% Affordable Housing  
Scheme

Sustainable Development

Design Issues

CgMs acting as Planning Consultants have gained planning permission through appeal for a wholly affordable housing scheme comprising 42 dwellings over five storeys on a former Kipling Bakery distribution warehouse in Southwark.

The proposed development was the subject of extensive pre-application discussions since June 2005.

A previous application for a four storey residential development for 35 flats was submitted on 16 July 2006. The application was similar in design to the appeal scheme. Minor modifications were made to the design of this scheme following discussions with officers, and the application was granted planning permission on 3rd October 2006.

The application for a 5-storey scheme was refused planning permission on grounds relating to its height, massing, design and materials. A second reason which was no longer pursued by the local planning authority related to loss of employment use. The appeal was approved in November 2006. A full award of costs have been applied for by the appellant.

Special Instructions: CgMs negotiated a Legal Agreement which will ensure that at least 35% of the units are affordable with a mix of 70% rented and 30% shared ownership. However, the Metropolitan Housing Trust intend to use the premises to provide 100% affordable housing.

LONDON  
Tel: 020 7583 6767  
london@cgms.co.uk  
CHELTENHAM  
Tel: 01242 259 290  
cheltenham@cgms.co.uk  
NEWARK  
Tel: 01636 653 060  
newark@cgms.co.uk  
KETTERING  
Tel: 01536 790 447  
kettering@cgms.co.uk  
BIRMINGHAM  
Tel: 0121 616 4850  
birmingham@cgms.co.uk

[www.cgms.co.uk](http://www.cgms.co.uk)

