

**Lambeth
Commercial
Development Pipeline Report
2022/23**



Lambeth

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Executive Summary

In 2022/23, there was a net loss of 16,438 sqm of commercial floorspace in Lambeth. This was the first time since 2019/20 that an overall net loss was recorded.

In 2022/23, there were completed net losses of office (E(g)(i)) floorspace (-8,150 sqm), light industrial (E(g)(iii)) (-134 sqm), general industrial (B2) floorspace (-3,989 sqm) and storage and distribution (B8) floorspace (4,165 sqm).

The total gross amount of new office floorspace completed in 2022/23 was 2,112 sqm.

In 2022/23, a total of 10,297 sqm of commercial floorspace (gross) was approved. If completed, these permissions would result in the net gain of 2,011 sqm of commercial floorspace. Just under half (49%) of the gross new commercial floorspace approved was for offices.

335,803 sqm of gross commercial floorspace was in the development pipeline (i.e. floorspace under construction/part implemented or approved but not yet started on-site) at the end of 2022/23.

In 2022/23, circa 343 sqm NIA of affordable workspace was secured through a planning permission on a site in Waterloo.

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 table below summarises the key findings in this report:

Table i: Key findings

Net additional commercial floorspace completed	-16,438 sqm
Net additional office floorspace completed	-8,150 sqm
Commercial floorspace lost to residential through Prior Approvals	4,487 sqm
Net additional commercial floorspace approved	2,011 sqm
Net additional office floorspace approved	280 sqm
Number of permissions which either secured affordable workspace on site or a payment in lieu	One
Gross additional commercial floorspace in the development pipeline	335,803 sqm
Gross additional office floorspace in the development pipeline	315,285 sqm
Net additional commercial floorspace in the development pipeline	238,130 sqm
Net additional office floorspace in the development pipeline	223,092 sqm

Background

Lambeth's Commercial Development Pipeline Report details changes to the amount of commercial floorspace in Lambeth during financial year 2022/23, 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 2022/23, 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 2022/23 three 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
- Class B – introduced in April 2015, allowed the demolition of all buildings and existing structures on site

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 2022/23, 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)

Key Industrial Business Areas (KIBAs) are Lambeth’s ‘Locally Significant Industrial Sites’ (as defined in the London Plan) and are important employment-generating areas. KIBAs are afforded additional protection through their designation in the Lambeth Local Plan 2021 (Policy ED3). The Lambeth Local Plan 2021 designated 31 KIBAs and 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 does not support new office space within KIBAs. 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.

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) unless otherwise stated.

Completions

Completed floorspace comprises:

- i) existing floorspace lost through development or change of use (when the development commences on site), and
- ii) gross new floorspace resulting from development when it is ready to be occupied (this is counted as a gain).

Under construction/part implemented

Gross floorspace proposed as part of a permission that has started work on site, at least in terms of some of the phases. 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/part implemented.

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 2022/23 as long as development has not commenced on site.

Approved

Commercial floorspace which was granted planning permission in 2022/23.

Results and commentary

Completions

There was a net loss of 16,438 sqm of commercial floorspace in 2022/23. The biggest net loss figure was for office (E(g)(i)) (-8,150 sqm). There were also net losses of light industrial (E(g)(iii)) (-134 sqm), general industrial (B2) floorspace (-3,989 sqm) and storage and distribution (B8) floorspace (-4,165 sqm). No research and development floorspace was completed.

The total amount of gross new office floorspace completed in 2022/23 was 2,112 sqm. 96% of the gross new office floorspace completed was through change of use developments.

Prior approvals from office to residential resulted in the loss of 4,254 sqm with the largest loss (2,551 sqm) occurring at George West House, 2-3 Clapham Common North Side through a prior approval which was approved in September 2019.

Within KIBAs, there was an overall net loss of 1,711 sqm of commercial floorspace, including a net loss of office (-100 sqm), B2 (-1,369 sqm) and B8 (-341 sqm). However, the permission (19/04592/FUL) which resulted in the net loss of B2 will, once completed, result in an overall significant net gain of sqm of commercial floorspace. Similarly, the permission (20/01902/LDCP) which resulted in the net loss of B8 also resulted in the respective net gain of office floorspace. There was a small net gain of light industrial (99 sqm).

Only 168 sqm of the total borough-wide loss of office to residential through prior approvals were lost within KIBAs (4%) as a result of two prior approvals which were approved in summer 2021.

Approvals

In 2022/23, a total of 10,297 sqm gross additional commercial floorspace was approved. If completed, these permissions would result in the net gain of 2,011 sqm of commercial floorspace. 49% of gross new commercial floorspace approved was for offices (E(g)(i)) and 27% was for B2.

All commercial schemes approved in 2022/23 would result in a gross gain of:

- 5,092 sqm of office (280 sqm net)
- 686 sqm of research and development (E(g)(ii))
- 1,080 sqm of light industrial (E(g)(iii)) (667 sqm net)
- 2,754 sqm of B2 (1,450 sqm net)
- 686 sqm of B8 (-1,072 sqm net)

Only one prior approval was granted in 2022/23 – it related to Class O and allowed the change of use of offices to residential. If completed, these would result in the loss of 3,320 sqm of office floorspace.

Within KIBAs, 606 sqm of gross commercial floorspace was approved. These permissions would result in an overall net gain of 576 sqm of commercial floorspace if all were completed. Within KIBAs, there were approved net gains of 137 sqm of office, 394 sqm of light industrial, and 45 sqm of B2 floorspaces. No approved developments affected research and development or B8 floorspace in KIBAs.

Development Pipeline

The gross quantum of commercial floorspace in the development pipeline (i.e. floorspace under construction/part implemented and floorspace approved but not yet started on-site) stood at 335,803 sqm at the end of 2022/23, including 315,285 sqm of office floorspace.

Under Construction/part implemented

There was a significant quantity of new commercial floorspace under construction/part implemented at the end of 2022/23, which will result in a gain of 114,388 sqm of commercial floorspace once completed. Much of this space (45,425 sqm) is coming forward in Vauxhall. Almost all of the gross new floorspace coming forward in Vauxhall is office space. In total, 99,177 sqm of gross new office floorspace was under construction/part implemented. Once completed, there will also be gains of research and development (E(g)(ii)) (4,847 sqm) floorspace, and light industrial (E(g)(iii)) (8,630 sqm) of light industrial floorspace, of B2 (686 sqm) and B8 (1,048 sqm).

Within KIBAs there was 12,013 sqm of new commercial floorspace under construction/part implemented, including 2,672 sqm of office floorspace, 2,160 sqm of research and development, and 7,181 sqm of light industrial. No B2 or B8 floorspace was under construction/part implemented in a KIBA.

Unimplemented

The quantum of gross commercial floorspace with unimplemented permission is 221,415 sqm. The vast majority (98%) of this is office (E(g)(i)) floorspace. Two-thirds of the gross office space yet to be

started is through a single scheme - the redevelopment of Elizabeth House in Waterloo & South Bank ward.

Should all unimplemented permissions be completed, they would result in the net gain of 123,743 sqm of commercial floorspace. This includes a net gain of 123,915 sqm of office floorspace, 712 sqm of research and development floorspace, 308 sqm of B2 and 102 sqm of B8, but a net loss of 1,294 sqm of light industrial.

11 prior approvals relating to the loss of existing commercial floorspace were unimplemented at the end of 2022/23. Nine of these related to change of existing office floorspace to residential. If implemented, those prior approvals would result in the loss of 15,703 sqm of office floorspace. The other two prior approvals would result in the total loss of 862 sqm of light industrial floorspace to residential.

Within KIBAs, unimplemented permissions would result in an overall net gain of 5,807 sqm of commercial floorspace, including net gains of 4,566 sqm of office, 632 sqm of research and development and 609 sqm of light industrial floorspace if completed. Unimplemented permissions in KIBAs would not result in net changes to either B2 or B8 if completed.

Outside of KIBAs there would be a net gain of 117,936 sqm of commercial space including 119,349 sqm of office space, 80 sqm of research and development, 308 sqm of B2 and 102 sqm of B8. However, there would be a net loss of 1,903 sqm of light industrial floorspace if these permissions were implemented.

All four of unimplemented permissions that would result in the largest losses of commercial space if completed are prior approvals – in total these would result in the loss of 13,296 sqm of commercial space. Only one of the three unimplemented permissions that would

result in the loss of B2 space would result in an overall loss of commercial space – this permission (20/01822/EIAFUL), which results in the loss of a waste transfer station, is linked to another permission (20/01066/EIAFUL) which would re-provide a recycling and management facility elsewhere in the borough.

Affordable Workspace

No Affordable Workspace (AWS) was completed in Lambeth in 2022/23.

One permission in 2022/23 secured affordable workspace on site:

- 22/01345/FUL - County Hall Riverside Building, Westminster Bridge Road - circa 343 sqm NIA of the Class E(g) floorspace to be provided as affordable workspace

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 floorspace (sqm)	Net change in commercial floorspace (sqm)
E(g)(i)	25	8	10,262	2,112	-8,150
E(g)(ii)	0	0	0	0	0
E(g)(iii)	1	1	233	99	-134
B2	9	2	4,142	153	-3,989
B8	6	1	4,327	162	-4,165
Total	39	12	18,964	2,526	-16,438

Table 2. Completed commercial Prior Approvals by use class

Prior Approval Type	No. of Prior Approvals	Net Floorspace (sqm)
E(g)(i) to C3	10	-4,254
E(g)(iii) to C3	1	-233
B8 to C3	0	0
Total	11	-4,487

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

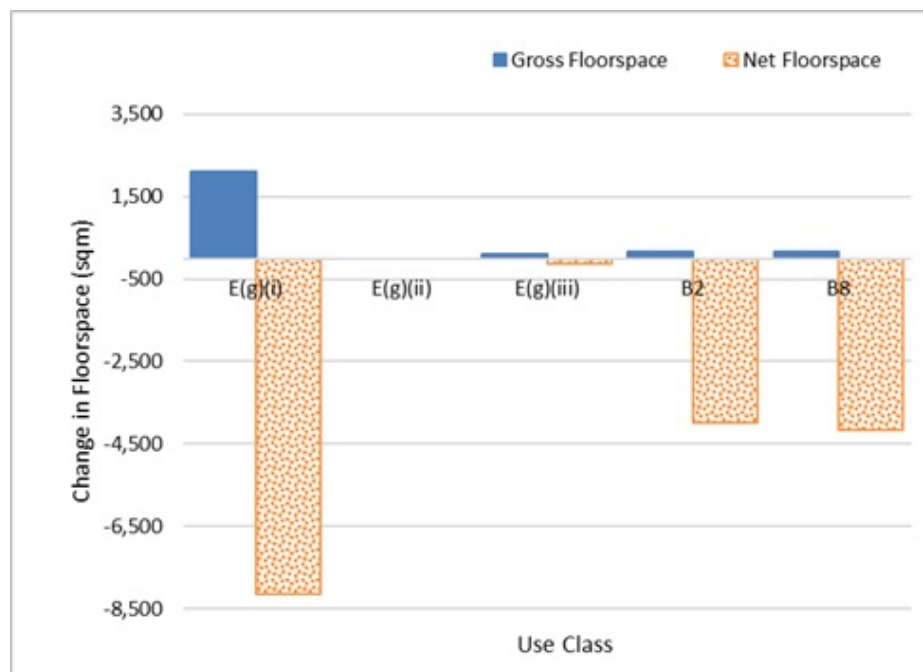


Table 3. Existing, gross and net completed commercial floorspace by development type and use class (sqm)

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)	268	87	-181	4,254	0	-4,254	5,740	2,025	-3,715	10,262	2,112	-8,150
E(g)(ii)	0	0	0	0	0	0	0	0	0	0	0	0
E(g)(iii)	0	0	0	233	0	-233	0	99	99	233	99	-134
B2	3692	45	-3,647	0	0	0	450	108	-342	4,142	153	-3,989
B8	1,297	0	-1,297	2259	0	-2,259	771	162	-609	4,327	162	-4,165
Total	5,257	132	-5,125	6,746	0	-6,746	6,961	2,394	-4,567	18,964	2,526	-16,438

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

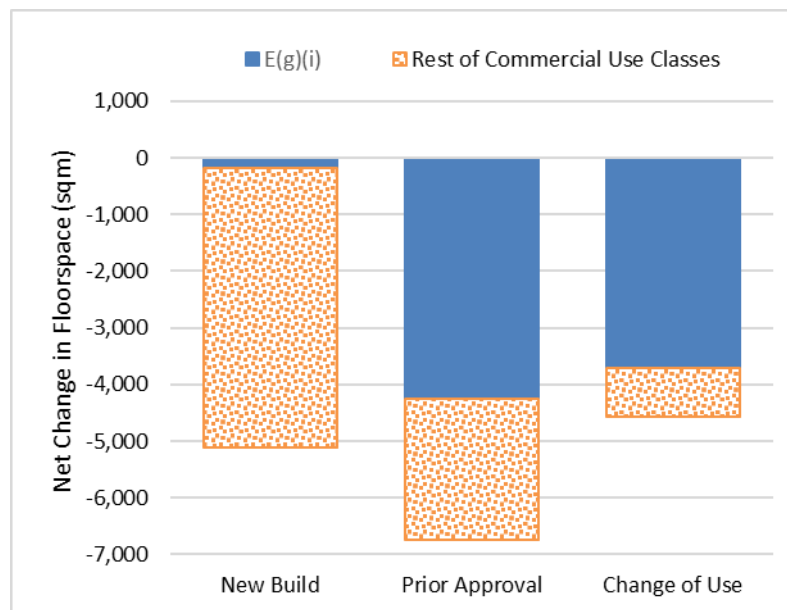


Table 4. Existing, gross and net completed commercial floorspace within KIBAs and outside KIBAs by use class (sqm)

Location	Within KIBA			Outside KIBA			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
E(g)(i)	441	341	-100	9,821	1,771	-8,050	10,262	2,112	-8,150
E(g)(ii)	0	0	0	0	0	0	0	0	0
E(g)(iii)	0	99	99	233	0	-233	233	99	-134
B2	1,522	153	-1,369	2,620	0	-2,620	4,142	153	-3,989
B8	341	0	-341	3,986	162	-3,824	4,327	162	-4,165
Total	2,304	593	-1,711	16,660	1,933	-14,727	18,964	2,526	-16,438

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

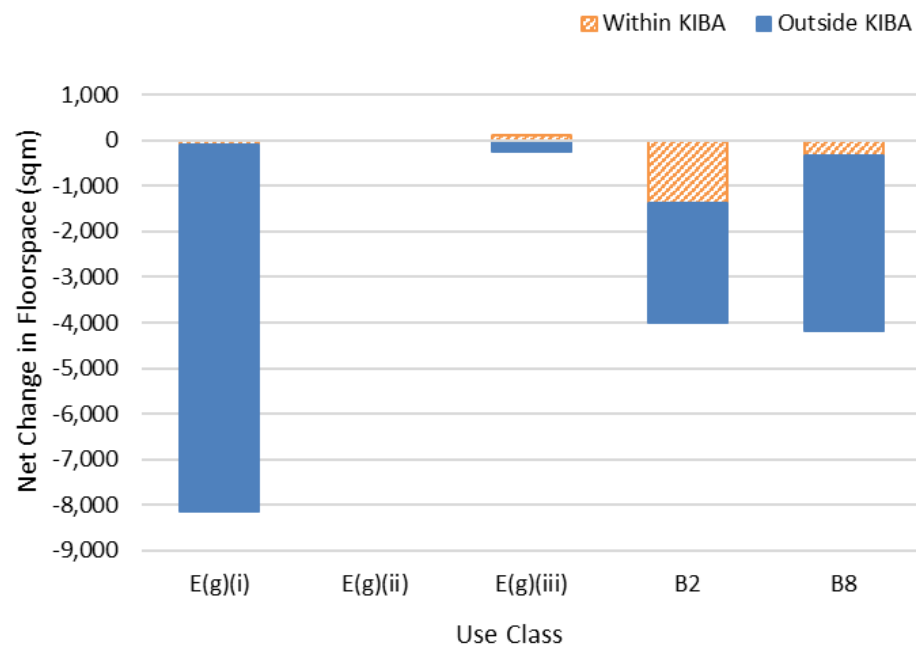


Table 5. Commercial floorspace lost to completed or under construction/part implemented residential developments by permission type

Location	Permission Type	No. of permissions with existing commercial floorspace lost to residential development	Net change in commercial floorspace (sqm)					
			E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Total
Within KIBA	Prior Approval	2	-168	0	0	0	0	-168
	Other	1	-273	0	0	0	0	-273
Outside KIBA	Prior Approval	9	-4,086	0	-233	0	0	-4,319
	Other	14	-945	0	0	-913	-131	-1,989
Total	Prior Approval	11	-4,254	0	-233	0	0	-4,487
	Other	15	-1,218	0	0	-913	-131	-2,262

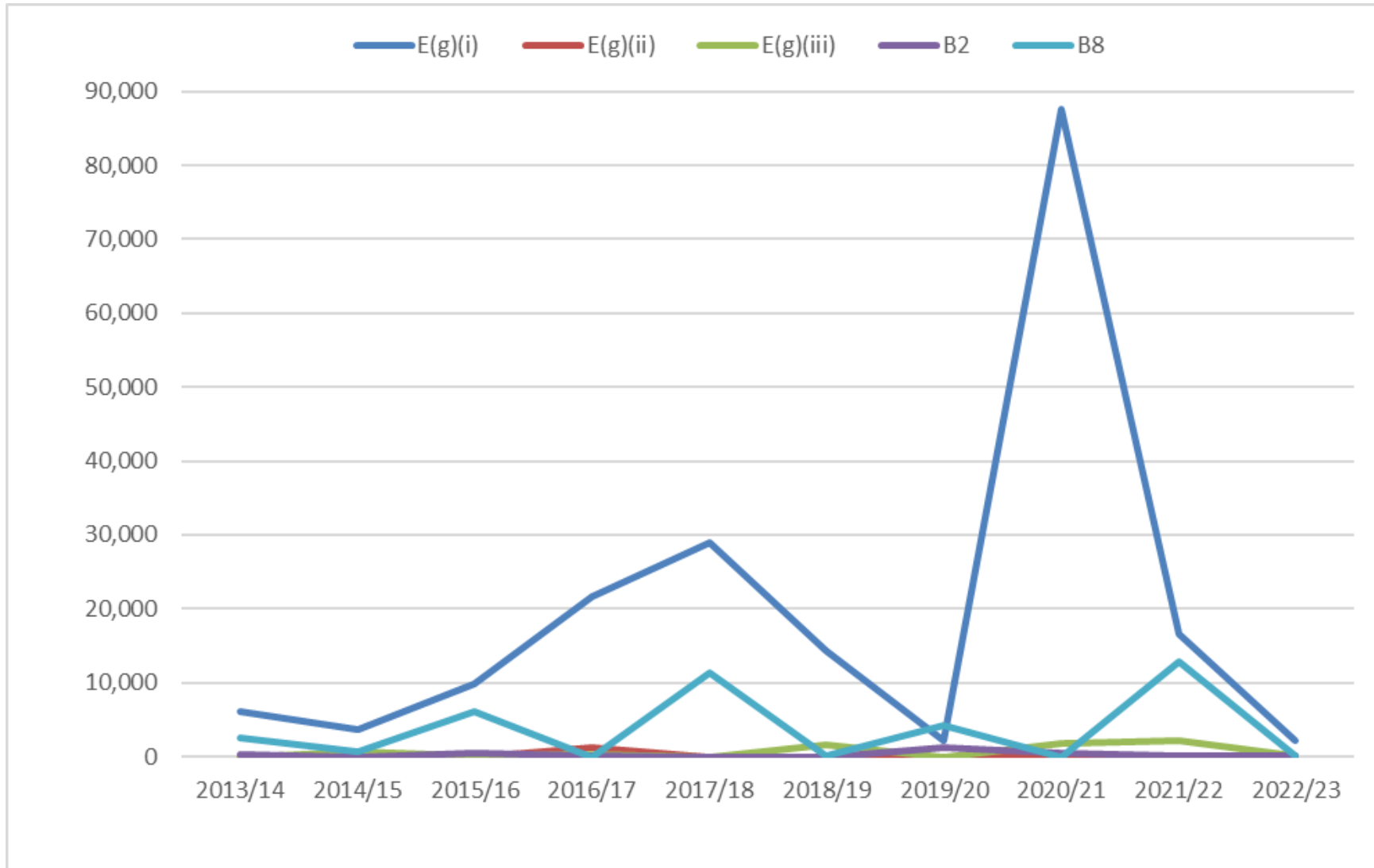
Table 6. Gross and net completed commercial floorspace by ward (sqm)

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
Brixton Acre Lane	0	0	0	108	0	108	0	0	-233	-624	-3,556	-4,413
Brixton North	88	0	0	45	162	295	88	0	0	45	162	295
Brixton Rush Common	0	0	0	0	0	0	0	0	0	0	0	0
Brixton Windrush	0	0	0	0	0	0	0	0	0	0	-430	-430
Clapham Common & Abbeville	1,259	0	0	0	0	1,259	-1,258	0	0	0	0	-1,258
Clapham East	0	0	0	0	0	0	-529	0	0	0	0	-529
Clapham Park	0	0	0	0	0	0	-69	0	0	0	0	-69
Clapham Town	8	0	0	0	0	8	-3,254	0	0	-418	0	-3,672
Gipsy Hill	0	0	0	0	0	0	-128	0	0	0	0	-128
Herne Hill & Loughborough Junction	0	0	0	0	0	0	0	0	0	-33	0	-33
Kennington	0	0	0	0	0	0	-337	0	0	0	0	-337
Knight's Hill	341	0	0	0	0	341	68	0	0	-741	-341	-1,014
Myatt's Fields	0	0	0	0	0	0	0	0	0	0	0	0
Oval	0	0	0	0	0	0	0	0	0	0	0	0
St Martin's	0	0	0	0	0	0	-145	0	0	0	0	-145
Stockwell East	0	0	0	0	0	0	-544	0	0	0	0	-544
Stockwell West & Larkhall	0	0	0	0	0	0	0	0	0	0	0	0
Streatham Common & Vale	49	0	0	0	0	49	49	0	0	-200	0	-151
Streatham Hill East	0	0	0	0	0	0	0	0	0	0	0	0
Streatham Hill West & Thornton	0	0	99	0	0	99	-113	0	99	0	0	-14
Streatham St Leonard's	0	0	0	0	0	0	0	0	0	0	0	0
Streatham Wells	0	0	0	0	0	0	0	0	0	-342	0	-342
Vauxhall	280	0	0	0	0	280	-1,177	0	0	0	0	-1,177
Waterloo & South Bank	0	0	0	0	0	0	-729	0	0	-1,414	0	-2,143
West Dulwich	87	0	0	0	0	87	-72	0	0	-262	0	-334
Total	2,112	0	99	153	162	2,526	-8,150	0	-134	-3989	-4,165	-16,438

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
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
2022/23	10,262	2,112	-8,150	0	0	0	233	99	-134
Total	287,486	193,094	-94,392	300	1,506	1,206	20,898	6,690	-14,208
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2022/23	4,142	153	-3,989	4,327	162	-4,165	18,964	2,526	-16,438
Total	11,563	2,789	-8,774	51,042	37,903	-13,139	371,289	241,982	-129,307

Chart 4. Net commercial floorspace completed in 2013-2023 by use class



Section B Approvals

Table 8. Rolling annual summary of existing, gross and net commercial floorspace approved in 2013 - 2023 (sqm)

Year	E(g)(i)			E(g)(ii)			E(g)(iii)		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2022/23	4,812	5092	280	0	685.75	686	413	1,080	667
Total	635,057	807,082	172,025	805	6,863	6,058	25,984	17,796	-8,188
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2022/23	1,304	2,754	1,450	1,757	686	-1,072	8,286	10,297	2,011
Total	20,305	6,115	-14,190	78,787	40,236	-38,552	760,938	878,091	117,153

Chart 5. Net commercial floorspace approved in 2013-2023

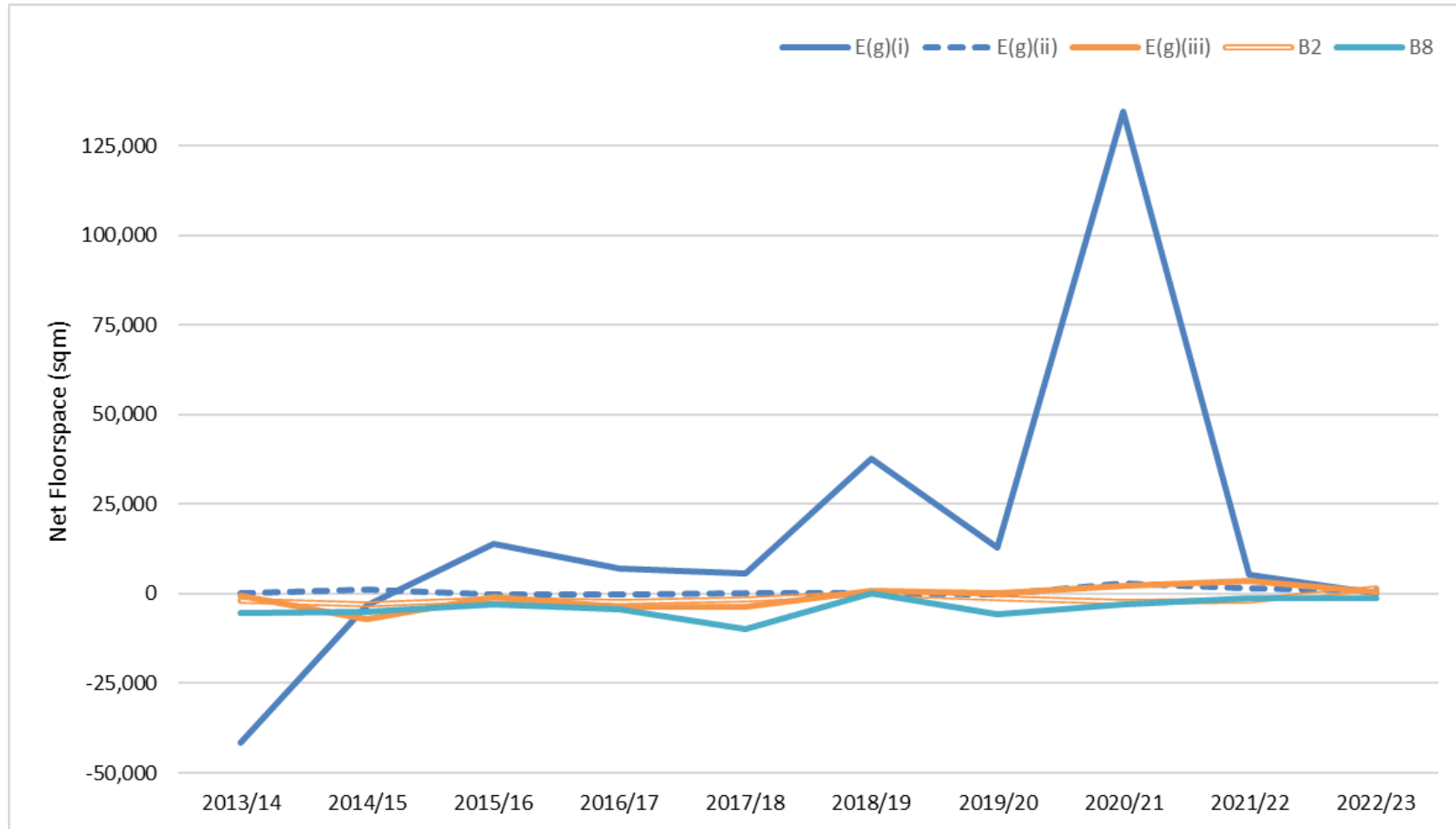


Table 9. Rolling annual summary of existing, gross and net commercial floorspace approved within KIBAs in 2013-2023 (sqm)

Year	E(g)(i)			E(g)(ii)			E(g)(iii)		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2022/23	30	167	137	0	0	0	0	394	394
Total	57,905	61,476	3,571	62	2,792	2,730	10,752	10,752	0
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2013/14	0	0	0	2,151	600	-1,551	4,771	8,693	3,922
2014/15	0	0	0	0	11,275	11,275	19,628	12,529	-7,099
2015/16	0	0	0	0	1,150	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	5,308	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
2022/23	0	45	45	0	0	0	30	606	576
Total	2,625	773	-1,852	7,057	20,522	13,465	78,401	96,315	17,914

Section C
Under Construction/part implemented

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

Use Class	No. of permissions with proposed new employment floorspace	Total proposed new floorspace (sqm)
E(g)(i)	34	99,177
E(g)(ii)	4	4,847
E(g)(iii)	7	8,630
B2	1	686
B8	4	1,048
Total	41	114,388

Chart 6. Gross commercial floorspace under construction/part implemented by use class

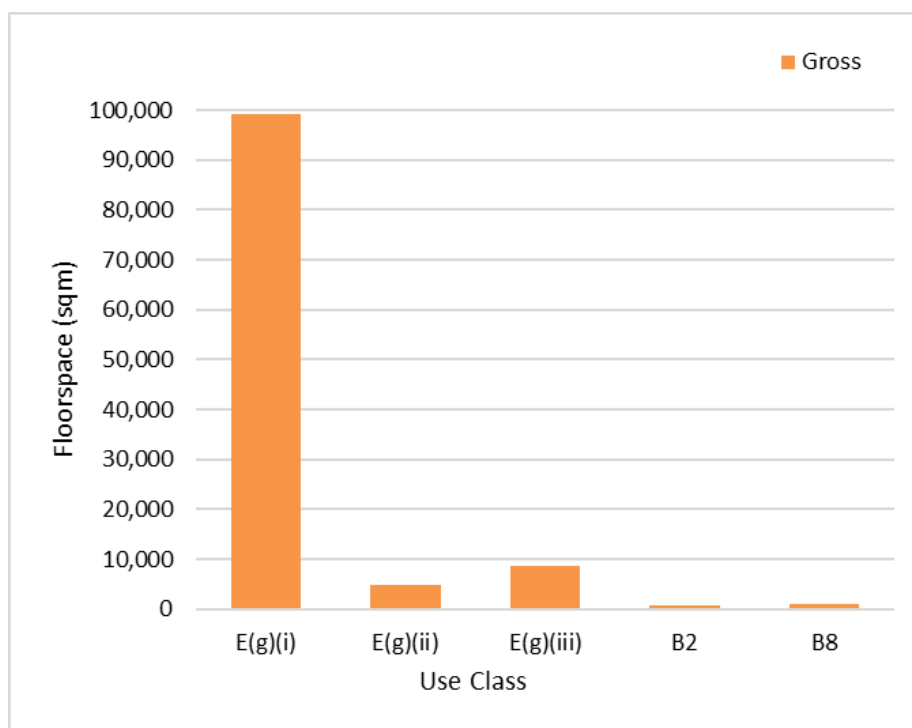


Table 11. Gross commercial floorspace under construction/part implemented within KIBAs and outside KIBAs by use class

Location	Within KIBA	Outside KIBA	Total
E(g)(i)	2,672	96,504	99,177
E(g)(ii)	2,160	2,687	4,847
E(g)(iii)	7,181	1,449	8,630
B2	0	686	686
B8	0	1,048	1,048
Total	12,013	102,375	114,388

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

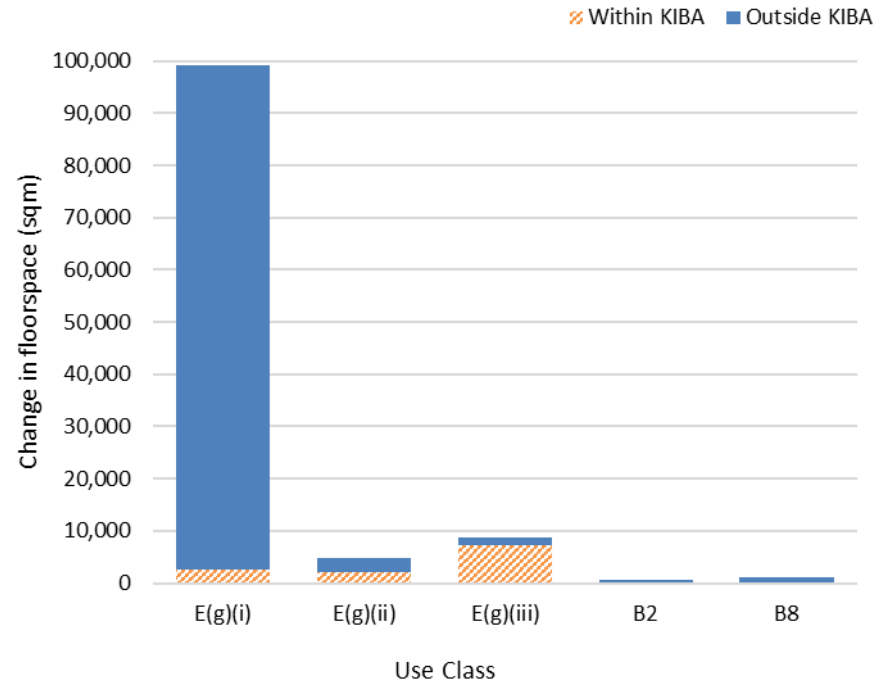


Table 12. Rolling annual summary of gross commercial floorspace under construction/part implemented in 2013-2023 (sqm)

Year	E(g)(i)	E(g)(ii)	E(g)(iii)
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
2022/23	99,177	4,847	8,630
Year	B2	B8	Total
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
2022/23	686	1,048	114,388

Chart 8. Gross commercial floorspace under construction/part implemented in 2013-2023

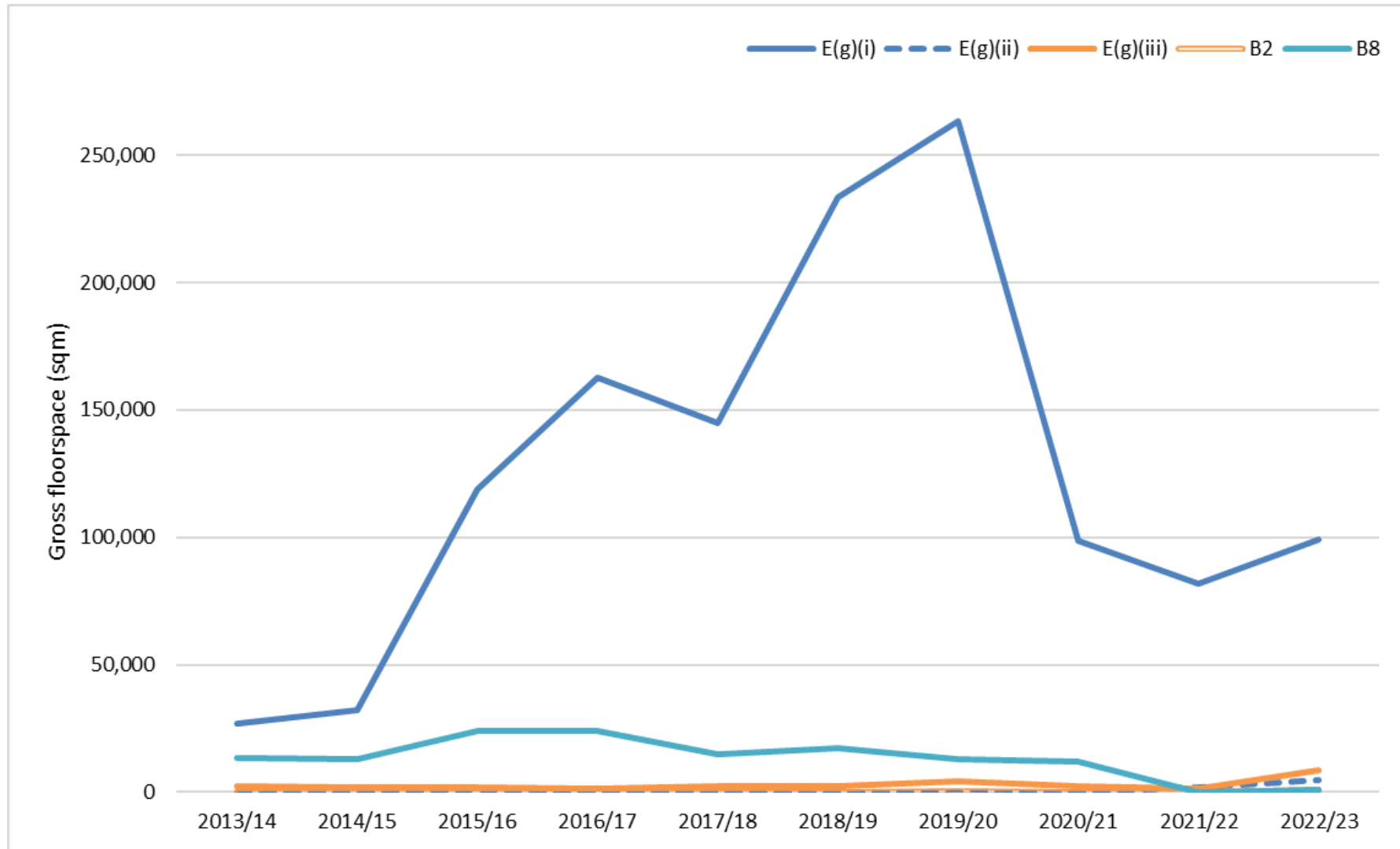


Table 13. Gross commercial floorspace under construction/part implemented by ward (sqm)

Ward	Gross					
	E(g)(i)	E(g)(ii)	E(g)(iii)	B2	B8	Total
Brixton Acre Lane	1,893	686	1,191	686	685	5,141
Brixton North	460	0	780	0	0	1,240
Brixton Rush Common	3,106	0	0	0	0	3,106
Brixton Windrush	3,034	0	0	0	345	3,379
Clapham Common & Abbeville	11,616	0	0	0	0	11,616
Clapham East	1,478	0	0	0	0	1,478
Clapham Park	820	0	0	0	0	820
Clapham Town	0	0	0	0	0	0
Gipsy Hill	140	0	0	0	18	158
Herne Hill & Loughborough Junction	3,736	0	414	0	0	4,150
Kennington	155	0	2,761	0	0	2,916
Knight's Hill	1,122	0	0	0	0	1,122
Myatt's Fields	0	0	0	0	0	0
Oval	12,074	0	0	0	0	12,074
St Martin's	175	0	0	0	0	175
Stockwell East	0	0	0	0	0	0
Stockwell West & Larkhall	0	0	0	0	0	0
Streatham Common & Vale	0	0	0	0	0	0
Streatham Hill East	0	0	0	0	0	0
Streatham Hill West & Thornton	0	0	0	0	0	0
Streatham St Leonard's	0	0	0	0	0	0
Streatham Wells	400	0	0	0	0	400
Vauxhall	44,727	349	349	0	0	45,425
Waterloo & South Bank	14,241	3,812	3,135	0	0	21,188
West Dulwich	0	0	0	0	0	0
Total	99,177	4,847	8,630	686	1,048	114,388

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)	19	23	92,193	216,108	123,915
E(g)(ii)	0	2	0	712	712
E(g)(iii)	8	4	2,848	1,554	-1,294
B2	4	5	2,005	2313	308
B8	4	3	626	728	102
Total	32	28	97,672	221,415	123,743

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	9	-15,703
E(g)(iii) to C3	2	-862
B8 to C3	0	0
Total	11	-16,565

Chart 9. Unimplemented gross and net floorspace by use class

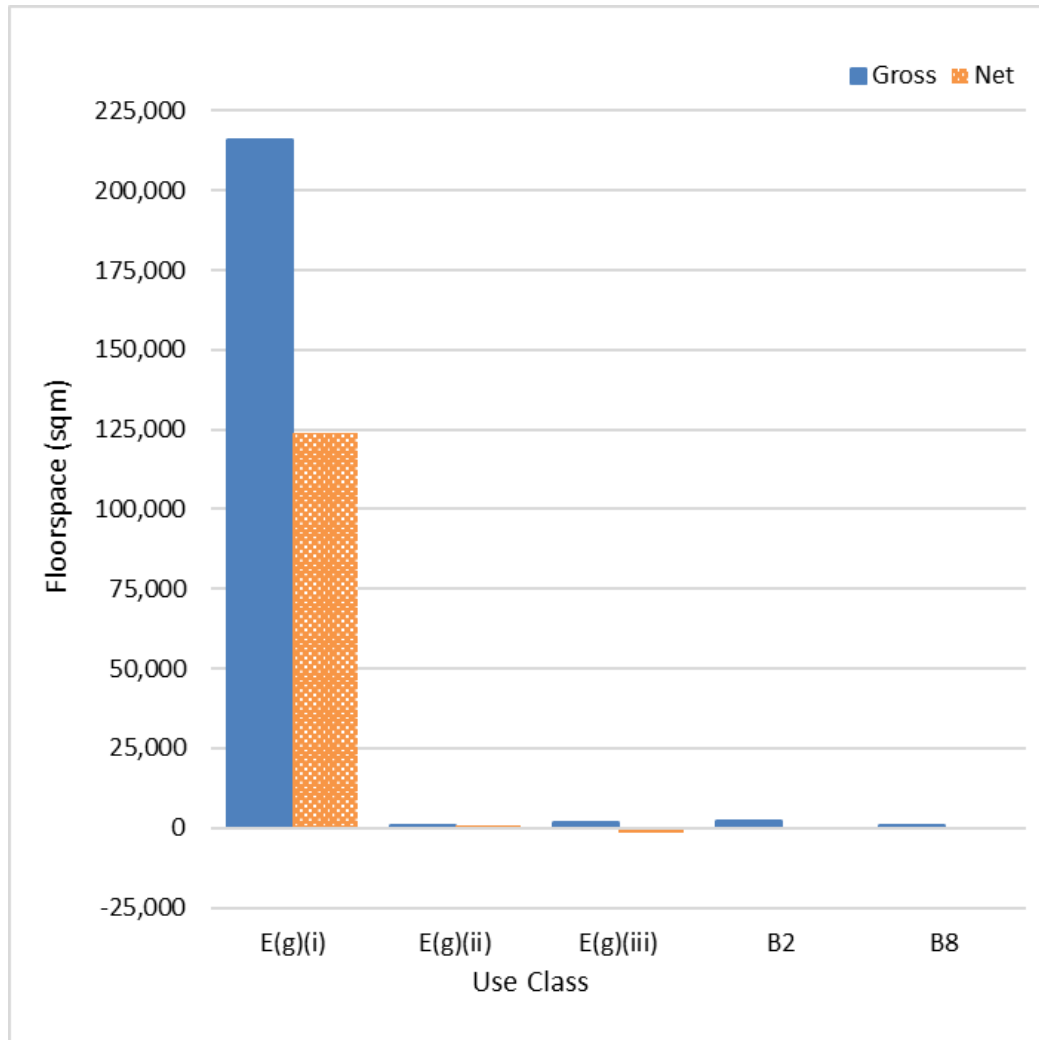


Table 16. Unimplemented existing, gross and net commercial floorspace within KIBAs and outside KIBAs by use class (sqm)

Location	Within KIBA			Outside KIBA			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
E(g)(i)	2,002	6,568	4,566	90,191	209,540	119,349	92,193	216,108	123,915
E(g)(ii)	0	632	632	0	80	80	0	712	712
E(g)(iii)	865	1,474	609	1,983	80	-1,903	2,848	1,554	-1,294
B2	181	181	0	1,824	2,132	308	2,005	2,313	308
B8	0	0	0	626	728	102	626	728	102
Total	3,048	8,855	5,807	94,624	212,560	117,936	97,672	221,415	123,743

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

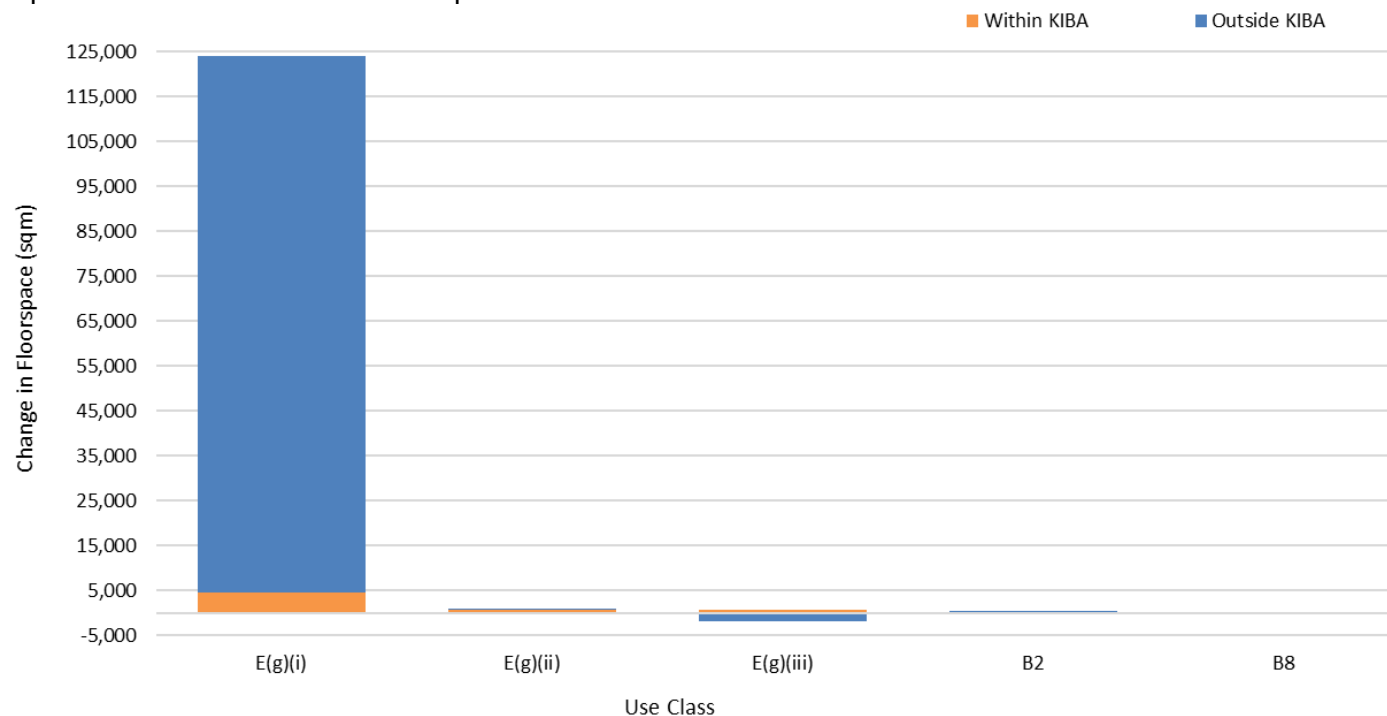


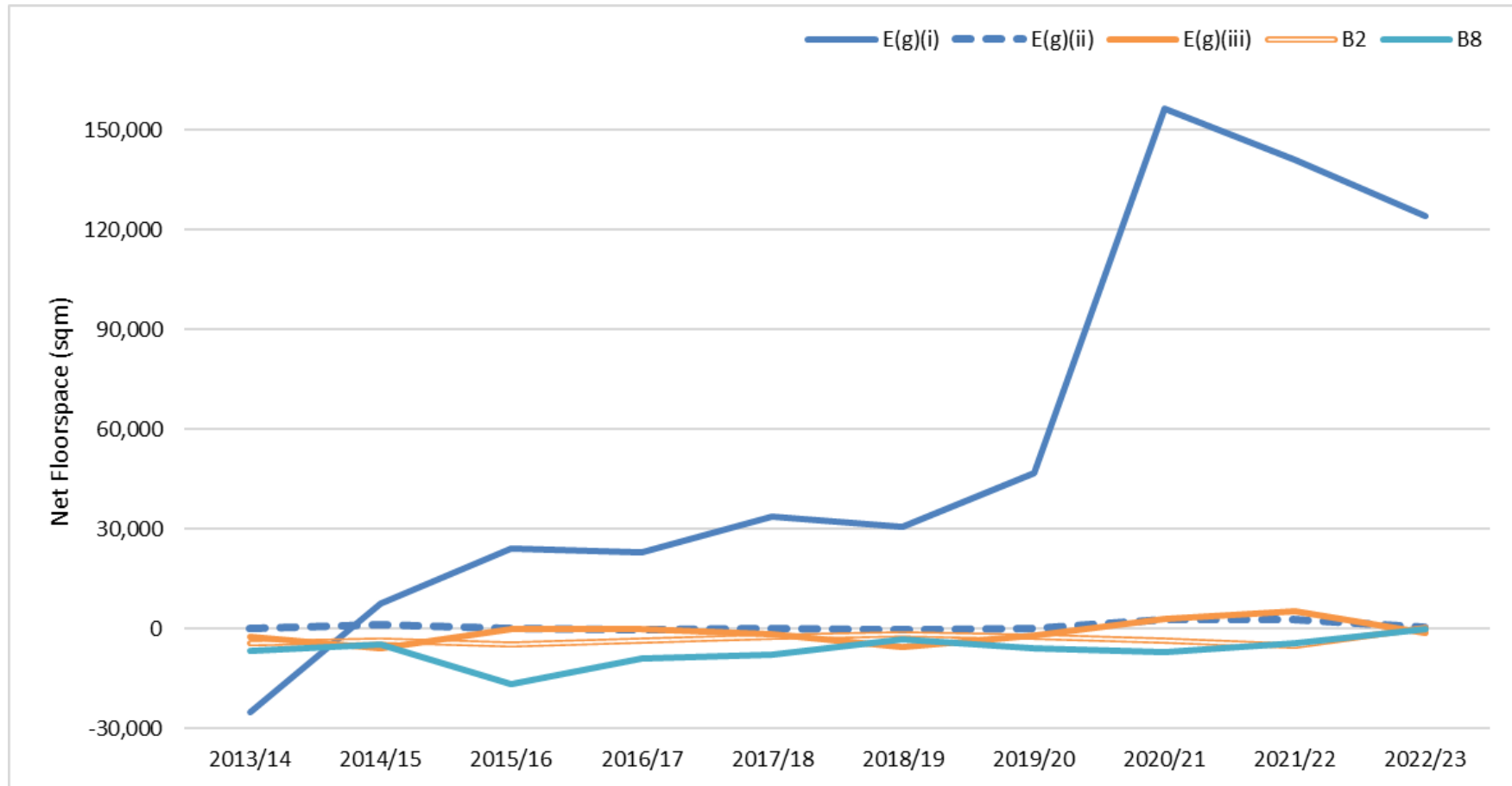
Table 17. Unimplemented gross and net commercial floorspace by ward (sqm)

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
Brixton Acre Lane	112	0	0	0	0	112	112	0	0	0	0	112
Brixton North	0	0	0	0	70	70	-151	0	0	0	70	-81
Brixton Rush Common	0	0	0	0	0	0	0	0	0	0	0	0
Brixton Windrush	789	0	0	0	0	789	789	0	-179	0	0	610
Clapham Common & Abbeville	0	0	0	0	0	0	0	0	0	0	0	0
Clapham East	0	0	0	0	0	0	-660	0	0	0	0	-660
Clapham Park	227	0	0	0	0	227	107	0	0	0	0	107
Clapham Town	664	0	0	0	0	664	524	0	0	0	0	524
Gipsy Hill	314	0	0	2,003	0	2,317	192	0	0	1,689	-254	1,627
Herne Hill & Loughborough Junction	0	0	0	0	0	0	-2,322	0	0	-1,250	-317	-3,889
Kennington	0	0	0	0	0	0	0	0	0	0	0	0
Knight's Hill	0	0	0	0	630	630	-151	0	-259	-260	630	-40
Myatt's Fields	115	0	0	0	0	115	85	0	0	0	0	85
Oval	0	0	0	0	0	0	-7,201	0	0	0	0	-7,201
St Martin's	0	0	0	0	0	0	0	0	0	0	0	0
Stockwell East	0	0	0	0	0	0	-1,048	0	0	0	0	-1,048
Stockwell West & Larkhall	7,124	632	1,474	181	0	9,411	3,337	632	196	0	0	4,165
Streatham Common & Vale	0	0	0	0	0	0	0	0	-770	0	0	-770
Streatham Hill East	0	0	0	0	0	0	0	0	0	0	0	0
Streatham Hill West & Thornton	0	0	0	0	0	0	0	0	0	0	0	0
Streatham St Leonard's	29	0	0	49	28	106	29	0	-362	49	-27	-311
Streatham Wells	0	0	0	0	0	0	-3,320	0	0	0	0	-3,320
Vauxhall	21,846	0	0	0	0	21,846	19,239	0	0	0	0	19,239
Waterloo & South Bank	184,888	80	80	80	0	185,128	114,354	80	80	80	0	114,594
West Dulwich	0	0	0	0	0	0	0	0	0	0	0	0
Total	216,108	712	1,554	2,313	728	221,415	123,915	712	-1,294	308	102	123,743

Table 18. Rolling annual summary of unimplemented existing, gross and net commercial floorspace in 2013-2023 (sqm)

Year	E(g)(i)			E(g)(ii)			E(g)(iii)		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2022/23	92,193	216,108	123,915	0	712	712	2,848	1,554	-1,294
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
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
2022/23	2,005	2,313	308	626	728	102	97,672	221,415	123,743

Chart 11. Net commercial floorspace unimplemented in 2013-2023



Schedules of Permissions

Table 19. Commercial permissions completed during 2022/23

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	
21/02836/FUL	1 The Polygon SW4 0JG	Change of use of a room from residential use to office 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	No
21/01136/LDCP	121 Westminster Bridge Road 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	Waterloo & South Bank	No	0	0	0	0	0	0	-729	0	0	0	0	-729	No
22/01255/LDCE	146 Edgeley Road SW4 6HB	Certificate of Lawfulness (existing) with respect to use as a self-contained residential unit (Use Class C3) for a period of over 4 years.	Change of use	Clapham Town	No	0	0	0	0	0	0	-97	0	0	0	0	-97	Yes
22/02673/LDCE	150 Edgeley Road SW4 6HB	Application for a Certificate of Lawful Development (Existing) with respect to use as a self-contained residential unit (Use Class C3).	Change of use	Clapham Town	No	0	0	0	0	0	0	-64	0	0	0	0	-64	Yes

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	
22/02760/L DCE	152 Edgeley Road SW4 6HB	Application for a Certificate of Lawful Development (existing) with respect to the use of the ground floor as a self-contained residential unit (Use Class C3).	Change of use	Clapham Town	No	0	0	0	0	0	0	-61	0	0	0	0	-61	Yes
22/02764/L DCE	152A Edgeley Road SW4 6HB	Application for a Certificate of Lawful Development (existing) with respect to the use of the ground floor as a self-contained residential unit (Use Class C3).	Change of use	Clapham Town	No	0	0	0	0	0	0	-61	0	0	0	0	-61	Yes
20/01544/F UL	156 Edgeley Road 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	Yes
21/00880/F UL	2-12 Ernest Avenue, SE27 0DJ	Change of use of the existing office floorspace (Use Class E(g)(i)) to residential (Use Class C3)	Change of use	Knight's Hill	Yes	0	0	0	0	0	0	-273	0	0	0	0	-273	Yes
20/01902/L DCP	2-12 Ernest Avenue, SE27 0DJ	Application for a Certificate of Lawfulness (Proposed) with respect to partial change of existing storage distribution use to office use.	Change of use	Knight's Hill	Yes	341	0	0	0	0	341	341	0	0	0	-341	0	No
20/02407/F UL	22 Albert Embankment SE21 7GR	Change of use of a ground floor unit fronting Albert Embankment from cafe/restaurant to flexible	Change of use	Streatham Common & Vale	No	49	0	0	0	0	49	49	0	0	0	0	49	No

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	
		uses falling within Use Class A1 / A2 / A3 / B1 / D1 or D2.																
19/02191/F UL	330-340 Clapham Road SW9 9AJ	Change of use of office floorspace to a dual use comprising Class B1 and/or Class D1 (non-residential institutions) use floorspace.	Change of use	Clapham Common & Abbeville	No	1259	0	0	0	0	1259	-1258	0	0	0	0	-1258	No
22/00139/F UL	336 Brixton Road 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	Brixton North	No	0	0	0	0	162	162	0	0	0	0	162	162	No
20/01242/F UL	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.	Change of use	Brixton North	No	88	0	0	0	0	88	88	0	0	0	0	88	No
23/00159/L DCE	9 Wigton Place London SE11 4AN	Application for a Certificate of Lawful Development (Existing) with respect to the use of Flat 1 as a self-contained residential unit.	Change of use	Kennington	No	0	0	0	0	0	0	-89	0	0	0	0	-89	Yes
23/00160/L DCE	9 Wigton Place London SE11 4AN	Application for a Certificate of Lawful Development (Existing) with respect to the	Change of use	Kennington	No	0	0	0	0	0	0	-97	0	0	0	0	-97	Yes

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		
		use of Flat 3 as a self-contained residential unit.																	
23/00161/L DCE	9 Wigton Place London SE11 4AN	Application for a Certificate of Lawful Development (Existing) with respect to the use of Flat 4 as a self-contained residential unit.	Change of use	Kennington	No	0	0	0	0	0	0	-62	0	0	0	0	-62	Yes	
23/00582/L DCE	9 Wigton Place London SE11 4AN	Application for a Certificate of Lawful Development (Existing) with respect to the use of Flat 2 as a self-contained residential unit.	Change of use	Kennington	No	0	0	0	0	0	0	-89	0	0	0	0	-89	Yes	
20/01560/L DCP	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	Brixton Acre Lane	Part	0	0	0	108	0	108	0	0	0	0	0	0	No	
21/01773/F UL	Arch 45A South Lambeth Road 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	Vauxhall	No	5	0	0	0	0	5	5	0	0	0	0	5	No	
20/01668/F UL	Arches 22, 23 And 24A Valenti a Place SW9 8PJ	Change of use of Arches 22 and 23 to flexible retail/storage (Use Class A1/B8), and creation of new temporary mezzanine floor at first floor level	Change of use	Brixton Windrush	No	0	0	0	0	0	0	0	0	0	0	-240	-240	No	

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	
		(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.																
22/01485/N MC	Bondway Commercial Centre 69 - 71 Bondway	Application for a non-material amendment following a grant of 16/05309/VOC.	Change of use	Vauxhall	No	275	0	0	0	0	275	275	0	0	0	0	275	No
19/01531/F UL	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	Vauxhall	No	0	0	0	0	0	0	-1457	0	0	0	0	-1457	No
19/02024/F UL	Leigham Avenue SW16 2PT	Change of use and conversion of the existing building involving demolition of the rear building, and extensions to provide 400sqm of Office floorspace at and 8 residential units (Use Class C3).	Change of use	Streatham Wells	No	0	0	0	0	0	0	0	0	0	-342	0	-342	No

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	
20/03719/F UL	Service Yard, Brixton Village, 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	Brixton Windrush	No	0	0	0	0	0	0	0	0	0	0	-190	-190	No
21/03998/L DCE	Unit 19 Zennor Road London SW12 0PS	Application for a Certificate of Lawful Development (Existing) with respect to the use of Unit 19 as a food preparation and delivery kitchen.	Change of use	Streatham Hill West & Thornton	Yes	0	0	99	0	0	99	0	0	99	0	0	99	No
22/00717/F UL	128 Stonhouse Street 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.	New build	Clapham Town	No	0	0	0	0	0	0	0	0	0	-418	0	-418	Yes
21/04767/F UL	146-156 Brixton Hill And 5-6 Waterworks Road SW2 1SE	Redevelopment to provide a multi-storey urban industrial and logistics estate comprising 2, two-storey buildings in Use Classes E (research and development of products or processes, or any industrial process suitable in residential areas),	New build	Brixton Acre Lane	No	0	0	0	0	0	0	0	0	0	-624	-1166	-1790	No

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	
		B2(General industrial), B8 (Storage or distribution) and Sui Generis (Dark Kitchen).																
20/01808/F UL	156 Acre Lane 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	Brixton Acre Lane	No	0	0	0	0	0	0	0	0	0	0	-131	-131	Yes
20/04360/F UL	21 Rymer Street SE24 0NQ	Demolition of first floor rear addition, erection of two storey rear extension and mansard roof extension to provide 3no. residential units.	New build	Herne Hill & Loughborough Junction	No	0	0	0	0	0	0	0	0	0	-33	0	-33	Yes
20/01944/F UL	21-27 Dalton Street SE27 9HS	Demolition of existing building and construction of a mixed-use development, comprising 8 residential flats with office space.	New build	West Dulwich	No	87	0	0	0	0	87	-34	0	0	-262	0	-296	Yes
19/04592/F UL	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.	New build	Waterloo & South Bank	Yes	0	0	0	0	0	0	0	0	0	-1414	0	-1414	No

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	
20/04101/F UL	Central Garage Voss Court SW16 3BS	Demolition of the existing building comprising of a MOT use (B2 use class) and upper floor residential accommodation to provide 9 residential dwellings.	New build	Streatham Common & Vale	No	0	0	0	0	0	0	0	0	0	-200	0	-200	Yes
19/03122/F UL	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 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	Yes
21/04907/F UL	Loughborough Farm, Loughborough Road SW9 7XD	Erection of a community-owned micro anaerobic digester (use class B2) as a 45sqm extension to the existing LJ Works building to produce renewable energy, promote sustainability and initiate circular economy principles.	New build	Brixton North	Yes	0	0	0	45	0	45	0	0	0	45	0	45	No
20/00415/P 30	1 Landor Road SW9 9RX	Prior approval of the change of use of the vacant ground floor commercial unit (Use Class B1(a)) to a 2 bed	Prior approval	Clapham Park	No	0	0	0	0	0	0	-69	0	0	0	0	-69	Yes

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	
		residential unit (Use Class C3).																
21/03263/P30	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.	Prior approval	Stockwell East	No	0	0	0	0	0	0	-544	0	0	0	0	-544	Yes
21/00697/P30	159 - 163 Clapham High Street, 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 East	No	0	0	0	0	0	0	-474	0	0	0	0	-474	Yes
20/03791/P30	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	St Martin's	No	0	0	0	0	0	0	-145	0	0	0	0	-145	Yes
20/03485/P30	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	West Dulwich	No	0	0	0	0	0	0	-38	0	0	0	0	-38	Yes
22/00471/G31	47 - 49 Acre Lane, SW2 5TN	Application for prior approval for demolition of existing buildings on site.	Prior approval	Brixton Acre Lane	No	0	0	0	0	0	0	0	0	0	0	-2259	-2259	No

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	
21/00364/P30	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 East	Yes	0	0	0	0	0	0	-55	0	0	0	0	-55	Yes
21/01005/P30	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	Gipsy Hill	No	0	0	0	0	0	0	-128	0	0	0	0	-128	Yes
19/02276/P30	George West House, 2-3 Clapham Common North Side, SW4 0QL	Prior Approval for the change of use of existing office (Use Class B1) at basement, ground, first, second and third floor to 56 residential units (Use Class C3).	Prior approval	Clapham Town	No	0	0	0	0	0	0	-2551	0	0	0	0	-2551	Yes
20/04420/P30	Grange Mills, Weir Road, SW12 0NE	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	Streatham Hill West & Thornton	Yes	0	0	0	0	0	0	-113	0	0	0	0	-113	Yes
20/02180/P30	Unit 20, 95 To 99 North Street Mews SW4 0HF	Application for Prior Approval for the change of use of existing first floor from office (Use Class B1(a)) to 2 self-contained flats.	Prior approval	Clapham Town	No	0	0	0	0	0	0	-137	0	0	0	0	-137	Yes
20/02181/P A	Unit 4 And 21, 95 To 99 North	Prior of approval for the change of use of existing ground and first floor from	Prior approval	Brixton Acre Lane	No	0	0	0	0	0	0	0	0	-233	0	0	-233	Yes

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	
	Street SW4 0HF	light industrial to 4 self-contained flats.																
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 office building.	New build	Knight's Hill	No	0	0	0	0	0	0	0	0	0	-741	0	-741	No

Table 20. Commercial permissions granted during 2022/23

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
20/04481/F UL	1 - 9 Southville London SW8 2PR	Demolition of existing buildings and erection of 3 storey building plus setback on level to provide a 297sqm floorspace of Use Class E at ground floor level and 14 residential units at first, second and third floor levels comprising 2 x studio, 4 x 1 bed, 6 x 2 bed and 2 x 3 bed units, together with the provision of bin and cycle storage.	New build	Stockwell West & Larkhall	No	297	0	0	0	0	297	297	0	- 413	0	0	-116
22/00717/F UL	128 Stonhouse Street 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	- 418	0	-418

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	
22/01255/L DCE	146 Edgeley Road SW4 6HB	Certificate of Lawfulness (existing) with respect to use as a self-contained residential unit (Use Class C3) for a period of over 4 years.	Change of use	Clapham Town	No	0	0	0	0	0	0	-97	0	0	0	0	0	-97
21/04767/F UL	146-156 Brixton Hill And 5-6 Waterworks Road SW2 1SE	Redevelopment of the site to provide a multi-storey urban industrial and logistics estate comprising 2, two-storey buildings in Use Classes E (research and development of products or processes, or any industrial process suitable in residential areas), B2(General industrial), B8 (Storage or distribution) and Sui Generis (Dark Kitchen) together with cycle parking and disabled car parking provision, hard and soft landscaping and associated works.	New build	Brixton Acre Lane	No	0	685.75	685.75	685.75	685.75	2743	0	685.75	685.75	61.75	-480.25	953	
22/02673/L DCE	150 Edgeley Road SW4 6HB	Application for a Certificate of Lawful Development (Existing) with respect to use as a self-contained residential unit.	Change of use	Clapham Town	No	0	0	0	0	0	0	-64	0	0	0	0	0	-64

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	
22/02760/L DCE	152 Edgeley Road SW4 6HB	Application for a Certificate of Lawful Development (existing) with respect to the use of the ground floor as a self-contained residential unit.	Change of use	Clapham Town	No	0	0	0	0	0	0	-61	0	0	0	0	0	-61
22/02764/L DCE	152A Edgeley Road SW4 6HB	Application for a Certificate of Lawful Development (existing) with respect to the use of the ground floor as a self-contained residential unit.	Change of use	Clapham Town	No	0	0	0	0	0	0	-61	0	0	0	0	0	-61
20/01944/F UL	21-27 Dalton Street SE27 9HS	Demolition of existing building and construction of a mixed-use part single / part 2 / part 4 storey development, comprising 8 residential flats with office space at ground floor level, private and communal amenity space and associated works.	New build	Thurlow Park	No	87	0	0	0	0	87	-34	0	0	-262	0	0	-296
20/01708/F UL	2-5 Station Avenue London SW9 7EU	Redevelopment of the site, involving the demolition of the vacant former warehouse building, and erection of part 3 and part 4 storey building to provide a	New build	Herne Hill Loughborough Junction	No	0	0	0	0	0	0	0	0	0	0	-317	0	-317

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
		large House in Multiple Occupation (Sui Generis) comprising 16 bedrooms, and a communal rooftop terrace.															
21/01769/F UL	340 Kennington Lane SE11 5HY	Erection of a two storey office building following demolition of existing garage on land to the rear of 340 Kennington Lane.	New build	Vauxhall	No	48	0	0	0	0	48	48	0	0	0	0	48
22/01321/L DCP	401 Brixton Road London SW9 7DG	Application for a Certificate of Lawful Development (Proposed) with respect to use of the basement floor for uses falling within Use Class E (g).	Change of use	Brixton Windrush	No	70	0	0	0	0	70	70	0	0	0	0	70
22/00683/L DCP	47 Clapham High Street SW4 7TL	Application for a Certificate of Lawful Development (Proposed) with respect to the change of use from offices to 11 self-contained flats by virtue of the deemed consent of prior approval ref 21/03052/P3O.	Change of use	Clapham East	No	0	0	0	0	0	0	-660	0	0	0	0	-660
23/00160/L DCE	9 Wigton Place London	Application for a Certificate of Lawful Development (Existing)	Change of use	Kennington	No	0	0	0	0	0	0	-97	0	0	0	0	-97

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
	SE11 4AN	with respect to the use of Flat 3 as a self-contained residential unit.															
23/00159/L DCE	9 Wigton Place London SE11 4AN	Application for a Certificate of Lawful Development (Existing) with respect to the use of Flat 1 as a self-contained residential unit.	Change of use	Kennington	No	0	0	0	0	0	0	-89	0	0	0	0	-89
23/00582/L DCE	9 Wigton Place London SE11 4AN	Application for a Certificate of Lawful Development (Existing) with respect to the use of Flat 2 as a self-contained residential unit.	Change of use	Kennington	No	0	0	0	0	0	0	-89	0	0	0	0	-89
23/00161/L DCE	9 Wigton Place London SE11 4AN	Application for a Certificate of Lawful Development (Existing) with respect to the use of Flat 4 as a self-contained residential unit.	Change of use	Kennington	No	0	0	0	0	0	0	-62	0	0	0	0	-62
20/04498/FUL	97-108 Lower Marsh London SE1 7AB	Demolition of existing 2 storey building at 98-99 Lower Marsh and erection of rear extension to 97 Lower Marsh to provide a hotel extension to 100-108	Conversion	Waterloo & South Bank	No	68	0	0	0	0	68	7	0	0	0	0	7

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
		Lower Marsh comprising Class C1 floorspace; ground floor retail; Office Unit.															
21/03213/FUL	9A Weir Road London SW12 0LT	Renovation and extension of an existing office building, including the addition of a roof extension and entrance pavilion.	New build	Clapham Park	Yes	52	0	0	0	0	52	52	0	0	0	0	52
22/01485/NMC	Bondway Commercial Centre 69 - 71 Bondway	Application for a non-material amendment following a grant of: 16/05309/VOC (Variation of condition 2 (Approved Plans) of 14/00601/FUL (redevelopment to provide a mixed use development 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)).	Change of use	Vauxhall	No	275	0	0	0	0	275	275	0	0	0	0	275
22/01655/FUL	Chartwell Business Park SE5 9HW	Replacement of site security office with a new custom-built administration building incorporating site reception, security and	New build	Myatts Fields	Yes	115	0	0	0	0	115	85	0	0	0	0	85

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
		administration office, archive storage and staff welfare facilities.															
22/01345/F UL	County Hall Riverside Building, County Hall Green Ventures Westminster Bridge Road London Lambeth SE1 7PB	Change of use of part of the 5th floor from Sui Generis to Class E(g) including internal repairs, fit-out and replacement windows, installation of new plant equipment and enclosure at roof level.	Change of use	Waterloo & South Bank	No	3620	0	0	0	0	3620	3620	0	0	0	0	3620
21/02875/P 3O	Elgar House 41 Streatham High Road SW16 1ER	Application for Prior Approval for change of use from offices (Use Class B1(a)) to 60 flats (Use Class C3).	Prior approval	Streatham Wells	No	0	0	0	0	0	0	-3320	0	0	0	0	-3320
21/03217/V OC	Gasholder Station Kennington Oval SE11 5SG	Application for Deed of Variation to the S106 Agreement associated with planning permission 20/00987/VOC.	Conversion	Oval	No	233	0	0	0	0	233	233	0	0	0	0	233
20/02226/F UL	Land Adjacent To 1 Auckland	Redevelopment to provide 6 flats together with associated works including hard/soft	New build	Gipsy Hill	No	0	0	0	0	0	0	0	0	0	0	-254	-254

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 SE27 9PF	landscaping, amenity space, secure refuse and cycling storage.															
20/01066/E IAFUL	Land Off Windsor Grove, Adjoining Railway At West Norwood SE27 9NT	Demolition of all existing buildings and structures and the provision of a new building and associated hard and soft landscaping in respect of the use of the site as a metal recycling and management facility.	New build	Gipsy Hill	No	0	0	0	2003	0	2003	0	0	0	2003	0	2003
22/01899/N MC	Land To The East Of Montford Place, Kennington SE11 5DE	Application for a non-material amendment following a grant of: 20/01086/FUL (Redevelopment to provide light industrial employment floorspace with ancillary co-working/café space and residential units. This application is a DEPARTURE APPLICATION.	Conversion	Kennington	Yes	0	0	295	0	0	295	0	0	295	0	0	295
21/04907/F UL	Loughborough Farm, Loughborough Road SW9 7XD	Erection of a community-owned micro anaerobic digester (use class B2) as a 45sqm extension to the existing LJ Works building to produce renewable energy, promote	New build	Brixton North	Yes	0	0	0	45	0	45	0	0	0	45	0	45

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
		sustainability and initiate circular economy principles on the LJ Works KIBA site.															
22/03475/F UL	Rear Of 205 Streatham High Road SW16	Proposed conversion of a car repair workshop (Class B2) at 207 Gleneldon Mews to form a Class 4 MOT testing facility. Erection of a side extension to provide ancillary use for the facility at the rear of 205 Streatham High Road. Change of use of land at the rear of 205 Streatham High Road from open storage to Class B2.	Change of use	Streatham St Leonard's	No	0	0	0	20.25	0	20.25	0	0	0	20.25	-20.25	0
21/03998/L DCE	Unit 19 Zennor Road SW12 0PS	Application for a Certificate of Lawful Development (Existing) for the use of Unit 19 as a food preparation and delivery kitchen.	Change of use	Thorton	Yes	0	0	99	0	0	99	0	0	99	0	0	99
21/01770/F UL	Yard South Of Mudie House Forster Road SW2 4UX	Demolition of existing buildings and development of a new single storey modular building with associated parking.	New build	Thorton	No	227	0	0	0	0	227	227	0	0	0	0	227

Table 21. Commercial permissions under construction/part implemented at the end of March 2023

Borough Reference	Address	Development description	Development Type	Ward	KIBA	Gross E(g)(i)	Gross E(g)(ii)	Gross E(g)(ii)	Gross B2	Gross 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.	New build	Waterloo & South Bank	No	962	0	0	0	0	962
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/North East and a 8 storey (plus plant) building to the South (fronting onto Wyvil Road) comprising 278 residential units, office (B1) and retail floorspace.	New build	Vauxhall	No	1917	0	0	0	0	1917
21/04767/FUL	146-156 Brixton Hill And 5-6 Waterworks Road SW2 1SE	Redevelopment to provide a multi-storey urban industrial and logistics estate comprising 2, two-storey buildings in Use Classes E (research and development of products or processes, or any industrial process suitable in residential areas), B2(General industrial), B8 (Storage or distribution) and Sui Generis (Dark Kitchen).	New build	Brixton Acre Lane	No	0	686	686	686	685	2743
15/07308/FUL	16-22 Somerleyto	Redevelopment to provide a residential-led, mixed use development comprising 74	New build	Brixton Windrush	No	119	0	0	0	0	119

	n Road SW9 8ND	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) with associated outdoor amenity and landscaping.									
20/00884/FUL	163 Lambeth Palace Road Prideaux Building (King's College, St Thomas' Campus) SE1 7EH	Redevelopment to provide 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 Building development site, creation of new public walkway link and associated façade works to the south elevation of the South Wing (Block 8).	New build	Waterloo & South Bank	No	0	1652	0	0	0	1652
18/03927/FUL	1-7 Paxton Place SE27 9SS	Redevelopment to provide a commercial unit (B1(a) - 139.8sqm floorspace) and building to provide 3 self-contained residential units (1 x 2 bed & 2 x 1 bed), together with provision of refuse and recycling stores and associated landscaping and boundary treatment.	New build	Gipsy Hill	No	140	0	0	0	0	140
19/02024/FUL	19 Leigham Avenue SW16 2PT	Change of use and conversion of the existing building involving extensions (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.	Change of use	Streatham Wells	No	400	0	0	0	0	400

17/02874/FU L	22 Wyvil Road SW8 2TG	Demolition of the existing buildings and erection of 9 storeys building with basement level comprising commercial use (Use Class B1) at basement and ground floors and 30 residential units (Use Class C3) on the upper levels.	New build	Vauxhall	No	206	0	0	0	0	206
14/04268/FU L	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 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 (use class B1a).	Change of use	Waterloo & South Bank	No	912	0	0	0	0	912
19/04592/FU L	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, flexible B1a/b/c use.	New build	Waterloo & South Bank	Yes	2160	2160	3135	0	0	7455
16/01229/FU L	363-365 Clapham Road SW9 9BT	Demolition of 365 Clapham Road including warehouse structure and later northern wing of 363 Clapham Road. Refurbishment of Listed Building and conversion to flats, together with a mansard roof extension to 363 Clapham Road.	New build	Clapham East	No	1478	0	0	0	0	1478
17/03846/FU L	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	New build	Brixton Acre Lane	No	613	0	0	0	0	613

		houses (C3 Use Class) together with provision of cycle and refuse storage, plus a landscaped communal amenity space.									
20/01436/VO C	44 Clapham Common South Side 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 17/00605/FUL.	New build	Clapham Common & Abbeville	No	8170	0	0	0	0	8170
19/02840/FU L	6 Lansdowne Hill SE27 0AR	Redevelopment to provide 51 residential flats 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
19/02889/FU L	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 office space, with communal and private roof terrace and ancillary facilities.	New build	Clapham Common & Abbeville	No	3446	0	0	0	0	3446
21/03213/FU L	9A Weir Road SW12 0LT	Renovation and extension of an existing office building, including the addition of a roof extension and entrance pavilion.	New build	Clapham Park	Yes	52	0	0	0	0	52
20/01668/FU L	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 (A1/A3/A4/D1/D2) to be linked to the temporary mezzanine unit above service yard in Brixton	Change of use	Brixton Windrush	No	0	0	0	0	193	193

		Village Market, and alterations to arches 22, 23 and 24.									
15/07141/FUL	Canterbury Hotel, 8 Canterbury Crescent, SW9 7QD	Redevelopment to provide a mixed-use development comprising 37 residential dwellings, 123 sqm of flexible commercial use (A1/A2/A3/B1/D1).	New build	Brixton Windrush	No	25	0	0	0	0	25
22/01345/FUL	County Hall Riverside Building, County Hall Green Ventures, Westminster Bridge Road, SE1 7PB	Change of use of part of the 5th floor from Sui Generis to Class E(g) including internal repairs, fit-out and replacement windows, installation of new plant equipment and enclosure at roof level.	Change of use	Waterloo & South Bank	No	3620	0	0	0	0	3620
21/03217/VOC	Gasholder Station Kennington, Oval, SE11 5SG	Application for Deed of Variation to the Section 106 Agreement associated with planning permission 20/00987/VOC (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.	Conversion	Oval	No	233	0	0	0	0	233
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.	New build	Oval	No	11372	0	0	0	0	11372

17/02936/FU L & 21/04944/NM C	Graphite Square, SE11 5EE	Redevelopment to provide a mixed-use development of 160 residential units, offices, a ground-floor flexible retail/café/office, a replacement Methodist church (use class D1).	New build	Vauxhall	No	9193	0	0	0	0	9193
18/05425/FU L	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 & Loughborough Junction	No	3736	0	414	0	0	4150
19/01531/FU L	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	Vauxhall	No	349	349	349	0	0	1047
19/02643/OU T	Lambeth College Vauxhall Centre Belmore Street SW8 2JY	Hybrid application for mixed-use redevelopment 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 application for up to 15,000 sqm of College floorspace (Class D1), up to 272 student bed spaces; up to 4,570 sqm of shared workspace (B1).	New build	Waterloo & South Bank	No	4570	0	0	0	0	4570
20/00637/FU L	Land Adjoining 34 Stanthorpe	Demolition of garage and erection of workshop with 4 roof lights.	New build	Gipsy Hill	No	0	0	0	0	18	18

	Road SW16 2BB										
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	Mixed use regeneration of approximately 33 hectares of land comprising the demolition of buildings and the construction of new buildings comprising 2,532 new residential units (Class C3); 2,537 sq.m (GIA) of non-residential floorspace providing retail floorspace (Class A1/A2/A3/A4), community facilities (Class D1/D2) including a new community resource centre, and office floorspace (Class B1).	New build	Clapham Park	No	768	0	0	0	0	768
19/03546/FUL	Land Between 29 And 31 Blenheim Gardens SW2	Redevelopment of the site involving the erection of a 5 storey building comprising light industrial floorspace (Use Class B1(c)) on the ground floor and 17 residential units.	New build	Brixton Acre Lane	Yes	0	0	505	0	0	505
15/05282/RG3	Land Bound By Somerleyton Road, Coldharbour Lane And Railway Somerleyton	With the exception of Carlton Mansions which is retained and refurbished, redevelopment to provide a mixed use development comprising 304 new dwellings (50% affordable) and approximately 8,000 sq.m (GIA) of non-residential uses including a theatre (Sui Generis) and	New build	Brixton Windrush	No	2890	0	0	0	0	2890

	n Road SW9	employment, retail and community uses.									
15/05619/VO C & 18/02187/NM C	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 (Redevelopment to provide a mixed use scheme comprising nine blocks which includes dwellings, office floor space (Class B1a), retail (Class A1-A5), hotel (Class C1) replacement homeless hostel, student rooms, D2 use, Community Building associated basement car parking and servicing; new public square and children's play area.	New build	Vauxhall	No	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	Kennington	No	155	0	0	0	0	155
16/07066/VO C	Land On The Corner Of Avenue Park Road Thurlow Park Road SE21 1NW	Demolition of all existing structures on site and the erection of a part three, part four, part five storey development comprising 42 market and affordable residential units and 175 square metres of B1 floorspace, with associated refuse and cycle storage and landscaping.	New build	St Martin's	No	175	0	0	0	0	175
20/01086/FUL & 22/01899/NM C	Land To The East Of Montford Place,	Redevelopment to provide a mixed use scheme comprising light industrial employment floorspace (Class B1c) with ancillary co-working/café space and residential units (Class C3).	New build	Kennington	Yes	0	0	2761	0	0	2761

	Kennington SE11 5DE										
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	Brixton North	Yes	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).	New build	Waterloo & South Bank	No	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 Acre Lane	No	1280	0	0	0	0	1280
18/04183/FUL	Oval House Kennington Oval SE11 5SW	Redevelopment to provide hotel building (Use Class C1), comprising 95 bedrooms, ancillary bar and restaurant and 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 (Use Class B1a) to temporary residential accommodation (Sui Generis).	New build	Oval	No	469	0	0	0	0	469
20/02581/FUL	Rear Of 260	Erection of 8 dwellinghouses and 2-storey building with basement to	New build	Knight's Hill	No	130	0	0	0	0	130

	Knight's Hill SE27 0QA	provide 130sqm of office (Use Class B1(a)) and a self-contained flat at first floor.									
20/03719/FUL	Service Yard, Brixton Village, 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	Brixton Windrush	No	0	0	0	0	152	152
18/02597/EIA FUL & 19/00772/NMC & 20/02203/VOC	Tesco Stores, 275 Kennington Lane Vauxhall Street SE11	Redevelopment to provide 571 residential units (Class C3), a replacement Tesco store of 4,655sqm (including sales area/back of house), 2,638sqm of Class B1 office, 1,159sqm of flexible commercial floorspace (Class A1-A3, B1).	New build	Brixton Rush Common	No	3106	0	0	0	0	3106
15/03470/VOC	Westminster Tower, 3 Albert Embankment SE1 7SP	Variation of condition 2 (Approved Plans) of 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	Waterloo & South Bank	No	698	0	0	0	0	698

Table 22. Commercial permissions unimplemented at the end of March 2023

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
20/04481/F UL	1 - 9 Southville SW8 2PR	Redevelopment to provide a 297sqm floorspace of commercial unit (Use Class E) at ground floor level and 14 residential units.	New build	Stockwell West & Larkhall	No	297	0	0	0	0	297	297	0	-413	0	0	-116
20/00438/F UL	13-19 Pensbury Place 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	Stockwell West & Larkhall	Yes	0	0	684	0	0	684	0	0	406	0	0	406
20/01640/P 3O	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	Stockwell East	No	0	0	0	0	0	0	-1048	0	0	0	0	-1048
20/02753/F UL	15-17 Clyston Street, 218 - 220 Stewarts Court And 206-208 Stewart Road SW8 4TT	Redevelopment to provide 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	Stockwell West & Larkhall	Yes	1343	0	159	181	0	1683	232	0	159	0	0	391
20/01161/P A	160 Eardley Road SW16 5TG	Prior Approval for the Change of use from Light industrial (Use Class B1c) to provide 8 self-contained flats.	Prior approval	Streatham Common & Vale	No	0	0	0	0	0	0	0	0	-500	0	0	-500

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
21/02123/F UL	18-20 Bromell's Road, 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 (E(g) (i)).	New build	Clapham Town	No	130	0	0	0	0	130	130	0	0	0	0	130
21/00576/L DCP	19-25 Beardell Street 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
19/02328/F UL	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	Stockwell West & Larkhall	Yes	4576	632	631	0	0	5839	3715	632	44	0	0	4391
20/01708/F UL	2-5 Station Avenue SW9 7EU	Redevelopment to provide a large House in Multiple Occupation (Sui Generis) comprising 16 bedrooms, and a communal rooftop terrace.	New build	Herne Hill & Loughborough Junction	No	0	0	0	0	0	0	0	0	0	0	-317	-317
20/01367/P 30	250 Kennington Lane And 2 - 10 Dolland Street SE11	Prior approval for the change of use from Office (Use Class B1(a)) at upper floors (1st to 5th floors) into 9 residential units (Use Class C3), together with provision of cycle parking and refuse storage areas at ground floor level.	Prior approval	Vauxhall	No	0	0	0	0	0	0	-1250	0	0	0	0	-1250

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
19/02524/F UL	26-32 Clapham North Business Centre, Voltaire Road 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
20/02532/P A	27 - 29 Mitcham Lane, SW16 6LQ	Change of use of 27-29, Mitcham Lane, Streatham London, SW16 6LQ, from light industrial accommodation (Class B1) to three single family dwelling houses.	Prior approval	Streatham St Leonard's	No	0	0	0	0	0	0	0	0	-362	0	0	-362
21/03070/F UL	27 Brixton Station Road SW9 8QQ	Conversion of the storage space into a workspace at basement and ground floor, including the installation of 4 windows.	Change of use	Brixton Windrush	No	700	0	0	0	0	700	700	0	0	0	0	700
21/03699/P 3MA	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	Brixton North	No	0	0	0	0	0	0	-151	0	0	0	0	-151
21/01451/F UL	30 Acre Lane 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	Brixton Acre Lane	No	112	0	0	0	0	112	112	0	0	0	0	112
21/01769/F UL	340 Kennington Lane	Erection of a two storey office building following demolition of	New build	Vauxhall	No	48	0	0	0	0	48	48	0	0	0	0	48

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
	SE11 5HY	existing garage on land to the rear of 340 Kennington Lane.															
21/03001/F UL	340A Clapham Road 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	Stockwell West & Larkhall	No	908	0	0	0	0	908	-907	0	0	0	0	-907
19/03500/F UL	36-46 Albert Embankment SE1	Redevelopment of the site to comprise the retention and refurbishment of Vintage House (Class B1 floor space) and development 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	Vauxhall	No	1357	0	0	0	0	1357	0	0	0	0	0	0
20/01199/P 3O	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	Clapham Town	No	0	0	0	0	0	0	-140	0	0	0	0	-140
22/01321/L DCP	401 Brixton Road SW9 7DG	Application for a Certificate of Lawful Development (Proposed) with respect to use of the basement floor for uses falling within Use Class E (g).	Change of use	Brixton Windrush	No	70	0	0	0	0	70	70	0	0	0	0	70
21/02780/P 3O	43-59 Clapham	Application for Prior Approval for change of use from offices	Prior approval	Oval	No	0	0	0	0	0	0	-7201	0	0	0	0	-7201

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, SW9 0JD	(Use Class B1(a)) to 71 flats (Use Class C3).																
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	Clapham Park	No	0	0	0	0	0	0	-120	0	0	0	0	0	-120
22/00683/LDCP	47 Clapham High Street SW4 7TL	Application for a Certificate of Lawful Development (Proposed) with respect to the change of use from offices to 11 self-contained flats by virtue of the deemed consent of prior approval ref 21/03052/P30.	Change of use	Clapham East	No	0	0	0	0	0	0	-660	0	0	0	0	0	-660
19/01759/FUL	57 Westow Hill 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).	Change of use	Gipsy Hill	No	0	0	0	0	0	0	-122	0	0	0	0	0	-122
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	Streatham 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	New build	Waterloo & South Bank	No	382 45	0	0	0	0	3824 5	104 55	0	0	0	0	1045 5	

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
		associated cycle parking and public realm enhancements.															
20/04498/F UL	97-108 Lower Marsh SE1 7AB	Demolition of existing 2 storey building at 98-99 Lower Marsh and erection of rear extension to 97 Lower Marsh to provide a hotel extension to 100-108 Lower Marsh comprising Class C1; ground floor retail (Class E); Office Unit.	Conversion	Waterloo & South Bank	No	68	0	0	0	0	68	7	0	0	0	0	7
20/02519/F UL	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	Waterloo & South Bank	No	80	80	80	80	0	320	80	80	80	80	0	320
22/01655/F UL	Chartwell Business Park SE5 9HW	Replacement of the existing site security office with a new custom-built administration building incorporating site reception, security and administration office, archive storage and staff welfare facilities.	New build	Myatt's Fields	Yes	115	0	0	0	0	115	85	0	0	0	0	85
21/01984/F UL	College Green Court, 55 Barrington Road SW9 7JG	Erection of a storage unit (Use Class B8)	New build	Brixton North	No	0	0	0	0	70	70	0	0	0	0	70	70
21/02875/P 30	Elgar House 41 Streatham	Application for Prior Approval for change of use from offices	Prior approval	Streatham Wells	No	0	0	0	0	0	0	-3320	0	0	0	0	-3320

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
	m High Road SW16 1ER	(Use Class B1(a)) to 60 flats (Use Class C3).															
19/01477/E IAFUL & 21/01505/N MC	Elizabeth House, 39 York Road, SE1 7NQ	Redevelopment to provide office (B1) and flexible floorspace (B1, A1, A2, A3, A4, A5, D2).	New build	Waterloo & South Bank	No	142796	0	0	0	0	142796	100113	0	0	0	0	100113
20/02226/F UL	Land Adjacent To 1 Auckland Hill SE27 9PF	Redevelopment to provide three storey (plus lower ground floor) building comprising of 6 flats together with associated works including hard/soft landscaping, amenity space, secure refuse and cycling storage.	New build	Gipsy Hill	No	0	0	0	0	0	0	0	0	0	0	-254	-254
20/02835/F UL	Land Adjacent To 2 - 7 Valentia Place 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.	New build	Brixton Windrush	No	19	0	0	0	0	19	19	0	-179	0	0	-160
19/02329/F UL	Land And Railway Arches, Salamanca Street	Full planning application for the demolition of all existing structures and the redevelopment of the site comprising the erection of a 4-5 storey building (circa 24.44m AOD) comprising flexible office/gallery (Use Class B1/D1) floorspace at ground	New build	Vauxhall	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
		floor and office use on the upper floors (Use Class B1).															
20/01066/E IAFUL	Land Off Windsor Grove, Adjoining Railway At West Norwood SE27 9NT	Demolition of all existing buildings and structures and the provision of a new building and associated hard and soft landscaping in respect of the use of the site as a metal recycling and management facility.	New build	Gipsy Hill	No	0	0	0	2003	0	2003	0	0	0	2003	0	2003
20/01822/E IAFUL	Land To The East Of Shakespeare Road, Shakespeare Road, SE24 0PT	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.	New build	Herne Hill & Loughborough Junction	No	0	0	0	0	0	0	0	0	0	-1250	0	-1250
19/00071/F UL	Railway Bridge Upper Marsh	Refurbishment and change of use of 9 arches at Upper Marsh and Westminster Bridge Road to provide 3,109sqm of office space.	Change of use	Waterloo & South Bank	No	3699	0	0	0	0	3699	3699	0	0	0	0	3699
22/03475/F UL	Rear Of 205 Streatham High Road SW16	Proposed conversion of a car repair workshop (Class B2) at 207 Gleneldon Mews to form a Class 4 MOT testing facility. Erection of an extension to provide ancillary use for the facility at the rear of 205 Streatham High Road. Change of use of land at the rear of	Change of use	Streatham St Leonard's	No	0	0	0	20.25	0	20.25	0	0	0	20.25	-20.25	0

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
		205 Streatham High Road from open storage to B2.															
20/01394/F UL	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
18/05103/F UL	St Johns Hall Eardley Road SW16 5TG	Change of use of the existing vacant building from light industrial (Use Class B1(c)) to provide 8 residential units (Use Class C3)	Change of use	Streatham Common & Vale	No	0	0	0	0	0	0	0	0	-270	0	0	-270
20/04290/P 3O	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 & Loughborough Junction	No	0	0	0	0	0	0	-232	0	0	0	0	-2322
21/01116/P 3O	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
17/05807/E IAFUL	Vauxhall Island Site Land Bounded By Wandsworth Road, Parry Street, Bondway	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	New build	Vauxhall	No	19695	0	0	0	0	19695	19695	0	0	0	0	19695

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
	And Vauxhall Bus Station SW8	non-residential institution (A1/A2/A3/A4/D1).															
21/01770/F UL	Yard South Of Mudie House Forster Road SW2 4UX	Demolition of existing buildings and development of a new single storey modular building with associated parking.	New build	Clapham Park	No	227	0	0	0	0	227	227	0	0	0	0	227

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	