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Item No. 7.2	Classification: OPEN	Date: 1 October 2019	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Council's own development Application 19/AP/0698 for: Listed Building Consent Address: THE CIRCLE, QUEEN ELIZABETH STREET, LONDON SE1 2JU Proposal: Construction of single-storey extensions at roof level to provide four residential units (Use Class C3), together with the provision of car parking spaces and bicycle storage facilities		
Ward(s) or groups affected:	North Bermondsey		
From:	Director of Planning		
Application Start Date 04/03/2019		Application Expiry Date 29/04/2019	
Earliest Decision Date 24/04/2019			

RECOMMENDATION

1. That listed building consent be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

2.

Type of property	4no. 1980s apartment buildings between four and seven storeys high with commercial uses at the ground floor, set around a circular central space (referred to in the list description and in this report as a 'circus').
Site bound by	Historic warehouse buildings, now converted to flats
Is property listed?	YES - Grade II
In conservation area?	YES - Tower Bridge

Details of proposal

3. Construction of single-storey extensions at roof level of each of the four buildings of the Circle to provide four residential units (Use Class C3), together with the provision of car parking spaces and bicycle storage facilities.

Planning History

4.

15/AP/0060 Application type: Variation: non-material changes (VNMC) Non-material amendments to planning permission 03-AP-0959 for: "Extend building at 7th floor level to provide 4 flats together with associated car parking [Renewal of planning permission dated 27/08/1998 LBS Ref 9801150]" to
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allow:

- additional height to main extension (260mm)
- alteration and additional height (165mm) to elements set back from roof edge (roof lights)
- removal of recess on stair elevation for each quadrant (2.0 sq m).

Decision date 16/02/2015 Decision: Granted (GRA)

03/AP/0959 Application type: Full Planning Application (FUL)
Renewal of planning permission dated 27/08/1998 for: Extend building at 7th floor level to provide 4 flats together with associated car parking
Decision date 23/01/2004 Decision: Granted (GRA)

03/AP/0959 Application type: Full Planning Application (FUL)
Renewal of planning permission dated 27/08/1998 for: Extend building at 7th floor level to provide 4 flats together with associated car parking
Decision date 23/01/2004 Decision: Granted (GRA)

06/AP/0568 Application type: Full planning Application (FUL) Extension of building at 7th floor level to provide 4 no. two-storey flats (NB two storey extensions to each quadrant)
Decision date: 17/07/06 Decision: refused (REF)

9801150 Application type: Full Planning Application (FUL)
Planning permission for: Extend building at 7th floor level to provide 4 flats together with associated car parking
Decision date 27/08/1998 Decision: Granted (GRA)

10/AP/2723 Application type: Certificate of lawfulness of proposed use or development (CLP)
Certificate of lawfulness of proposed use or development for: Extend building at 7th floor level to provide 4 flats together with associated car parking
Decision date 24/01/2011 Decision: Granted (GRA)

18/AP/2755 Application type: Full Planning Application (FUL)
Installation of four replacement lift cars, extension of the lift infrastructure to service the roof level and associated works.
Decision date: 11/10/19 Decision granted (GRA)

18/AP/2756 Application type: Listed Building Consent (LBC)
Installation of four replacement lift cars, extension of the lift infrastructure to service the roof level and associated works.
Decision date: 11/10/19 Decision granted (GRA)

NB: Above list omits applications for alterations of shop units and applications for the approval of details.

5. In summary, planning permission (03/AP/0959) was granted for rooftop extensions to each of the four apartment buildings in 2003. A certificate of lawfulness (10/AP/2723) was granted in January 2011 confirming that the planning permission had been lawfully implemented within the five year time period (in simple terms the scheme has started and could be completed).
6. The latest version of this scheme (15AP0060), a non-material amendment, was given planning approval in 2015.

7. The building was listed at grade II in February 2018. At the time of listing, implementation of the planning permission was underway. A steel floor structure had been installed along with timber wall frames.

Planning permission and listed building consent

8. As detailed above, the buildings benefit from an extant planning permission for a scheme which is similar in dimensions to the scheme currently being considered. This A lawful development certificate has been issued which means that in planning law the scheme is underway and can be completed. However, the buildings of The Circle were listed last year. Listed building legislation is covered under the Listed Building and Conservation Areas Act (1990) [the Act] as amended and updated and is completely separate from planning legislation. This means that, irrespective of the extant planning permission and lawful development certificate, listed building consent is now required for any changes that could affect the buildings' special architectural or historic interest.
9. Planning permission is now sought for a revised scheme which has an identical footprint to the approved 2015 scheme, but which is a little higher (see planning report 19AP0683). Listed building consent is also being sought for this scheme and is covered by this report.
10. This application and the parallel planning application were first considered by Planning Sub-committee A on 12 June 2019. A decision was deferred pending a site visit. The site visit was carried out on 20 June 2019.

Adopted planning policy

11. Listed building consent is considered under the terms of the Listed Building and Conservation Areas Act (1991) [the Act] as amended and updated. The main principles of the Act are repeated in the NPPF (2018), and reinforced by the council's policies, and associated guidance documents. The main issue in these cases is the effect of the proposal on the special architectural and historic interest of the listed building.
12. The Act places great weight on the 'special interest' of heritage assets and their settings, and stresses the importance of preserving and enhancing their architectural and historic significance.
13. Section 66 of the Act states:

'In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

National Planning Policy Framework (NPPF)

14. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
15. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

16. Chapter 16 is titled 'Conserving and Enhancing the Historic Environment'. It reinforces these principles of the Listed Buildings and Conservation Areas Act by stressing that heritage assets are irreplaceable and once lost can never be recovered. It requires Local Planning Authorities to avoid harm to heritage assets and to ensure that development conserves and enhances heritage assets and their settings.
17. Paragraph 190 states the local authorities should assess the particular significance of any heritage asset (in this case The Circle) and take this into account when considering the impact of a proposal.
18. Paragraph 192 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets.
19. Paragraphs 193-195 state that when considering the impact of a proposed development on the significance of a designated heritage asset (i.e The Circle) great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm or less than substantial harm. Substantial harm should be wholly exceptional and should be refused consent unless it can be demonstrated that substantial harm or loss is necessary to achieve substantial public benefits, or if it can be demonstrated by a range of criteria that the heritage assets has no viable future.
20. Paragraph 195 states that where a development would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of a proposal, including, where appropriate, securing its optimum viable use.

London Plan 2016

21. Policy 7.8: Heritage Assets and Archaeology.

Core Strategy 2011

22. Strategic Policy 12: Design and Conservation

Southwark Plan 2007 (saved policies)

23. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

3.15 Conservation of the Historic Environment

3.17 Listed Buildings

3.18 Setting of listed buildings, conservation areas and world heritage sites

Revisions

24. Since being submitted, the proposals have been revised in the following ways:
 - a) The extensions have been reduced in height by approximately 0.5m
 - b) The elevations of the curved facades of each extension has been altered to reflect the pattern of windows below

- c) The curved facades of the elevations facing the Circus have been extended beyond the adjoining extension facades so that they are symmetrical with the existing facades below
- d) Edges to rooftop balconies have been replaced with glass balustrades in place of solid upstands.

Summary of consultation responses (including to parallel planning application)

- 25. A total of 27 objections have been received from residents of The Circle. These cover a range of matters of which the following relevant to this listed building application:
 - a) Harm to special architecture of the listed building-particularly to the prominence of the blue 'wings' of the building, use of over bright materials.
 - b) False representation by the planning agents- the present timber rooftop structure is a temporary structure that does not have permission.
- 26. The Conservation Area Advisory Group (CAAG) was concerned about the proposal's impact on the silhouette of the top of the building. They noted that the amount of the extension visible and hence the impact of its "gold" metal shingle clad facing on the view from below has been increased by the raising the proposed building's roof as compared to the approved scheme. The group noted that the designers claimed their design was in the spirit of the building but felt uncertain about that.
- 27. Piers Gough, the lead design architect for the original scheme and still a partner at CZWG, has objected to the proposal on the grounds that it fails to preserve or enhance the listed buildings and that the extensions appear discordant in form and materials.
- 28. The 20th Century Society does not oppose the principle of roof top development but raise concerns that the proposal would not read as a later extension and object to the gold coloured zinc shingle material proposed and say that the extensions should be subservient to the host building.
- 29. Historic England have stated that they did not wish to comment on the application.

How the application addresses these

- 30. The revised scheme partially addresses the concerns of the CAAG and the original architect in that the extensions have now been reduced in height such that they are closer to the height of the approved scheme. The extensions will still be visible from within the Circle but will be less conspicuous and will have less of an impact on the character of the area and the complex
- 31. Windows on the front facade of the extensions have been altered to address the original architect's concerns with regard to window pattern and symmetry.
- 32. With regard to the revisions the original architect has subsequently written:

'I accept the conclusion of your officer's report that, given the pre existing construction, the amended proposals are an improvement. 'Thank you for ensuring the additions and their windows are now lower and symmetrical above their parapets. I commend the gold shingled wall as a witty reference to the existing gold windows. It will rely on the colours matching. I trust that you can ensure that they will.

33. The 20th Century Society's lack of opposition to rooftop extensions in principle is noted. Other concerns are addressed in the report.

Understanding the significance and the proposal

34. Paragraph 189 of the NPPF requires the applicant together with the Local Planning Authority to identify the architectural or historic significance of a designated heritage asset and to record the effect of any proposal on that architectural or historic significance.
35. The architectural or historic significance of any heritage asset includes its internal and external historic features and its setting. In addition to the facades of a Listed Building its features of significance could include its roof, its plan form, decorative internal features like original cornices, skirtings and fireplaces and important structures like floor beams, staircases or chimneys.

- | | |
|---|-----------|
| 36. In addition to the features described or noted in the Listing Description, are there features of architectural or historic significance that this property currently retains? | No |
|---|-----------|

Details

37. The list description is comprehensive description of the listed buildings of The Circle and their significance. Amongst other reasons it states that the reason for the building's designation as a listed building is as follows:

“Architectural interest: for its compelling fusion of Post-Modern architectural design and place-making, which juxtaposes references to neighbouring warehouses with the dramatic urban intervention of a cylindrical void in brilliant blue...”

38. It goes on to state:

“There are two contrasting design forms employed in the scheme: street elevations in stock brick responding to the C19 warehouses of Shad Thames; and the blue cylinder of the circus which variously references storage vessels and the area's C19 dye and paint works. The circus is faced in cobalt blue glazed bricks and comprises four quadrants, each having a row of diagonal balconies. Each quadrant has a parapet with curved sides shaped like a vast vessel terminating with triangular projections.”

39. As laid out above, planning permission 15/AP/0060 for roof top extensions was partially implemented at the time The Circle was considered for listing. The extant timber structure of the facades of these extensions is mentioned in the list description under the heading of 'context'. Other than this the description does not comment on the matter. However, the uncompleted structure is clearly of no significance.

Assessment of harm to significance architectural or historic significance of the heritage asset

Preamble

40. The Listed Building and Conservation Areas Act (1990) [the Act] as amended and updated requires “local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest”.

(i.e considerable weight should be given to the preservation of the architectural interest of the listed building when assessing this application).

The NPPF requires Local Planning Authorities to consider whether a proposal would result in harm to the significance of a heritage asset and to decide whether that harm would be substantial or less than substantial.

41. Any harm should require clear and convincing justification. It can arise from the loss of historic fabric or features of significance as well as impact on the setting of a heritage asset.

Assessment

42. The present scheme, in having neutral zinc clad facades to adjoining streets and a more assertive gold shingle facade to the Circus, follows the same design principles as the existing buildings i.e. neutral street facing facades with more assertive facades to the circus.

43. The street facing zinc-clad facades are to be set well back and will not be conspicuous features within the streetscape. Instead, the key issue is the effect of the proposals on the focal point of the scheme, the circus, as defined by four facade quadrants of the apartment buildings. Piers Gough of CZWG, the original architect, along with the 20th Century Society, has stated the importance of the dramatic silhouette of the existing blue circus facades against the sky. This is backed up by the list description.

44. However, it should be noted that the timber inner skins of the front facades of the extensions as previously approved were installed prior to The Circle being listed and are clearly visible rising above the curved blue facades of the original buildings. The applicants sought a view from Historic England on this aspect at the time the buildings were being considered for listing. In an email to the Heritage Consultants working for the applicant, Historic England stated:

" Based on the review information supplied, an external visit was made by HE in April 2018. It is understood that the work taken place consisted of the installation of additional steel posts and timber stud-wall on the roof of the four central quadrants. These structures can be seen from street level, but are set back and partially obscured by the parapets. The review request does not claim that any elements of the original structure have been lost, and the distinctive blue tiling has not been significantly altered by the work. These additions have neither contributed to nor undermined the special architectural interest as set out in the list entry."

45. (Above email from Andrew Dodge, Designation and Heritage Protection Casework Manager at Historic England, to Jonathan Edis of Heritage Collective, 19 June 2018).

46. In summary, the advice states that the additions do not undermine the special architectural interest of the buildings and that they have caused no harm to its special architectural interest as laid out definitively in the list description.

47. This stance is supported by officers- the curved facades of the circus are and will remain the dominant and spectacular feature that sets the character of The Circle. The existing timber framework of the scheme previously granted permission and the currently proposed scheme take away, and will take away, very little from this. The buildings remain and will remain robust and assertive in character.

48. In addition, the timber facades were a part of the buildings at the time it was listed- they exist as a part of the building. The present scheme therefore has to be compared

only to the timber facades in terms of the harm it would do to the special architecture of the buildings.

49. In this respect:

- The proposed extensions would be only marginally higher than the existing timber facades. The additional height is negligible.
- The use of use of shingles to clad the Circus facades of the extensions enables the cladding to match the curve of the existing facades below (as compared to the alternative of continuing the zinc cladding which would have had to have been faceted around the curve- a much cruder arrangement).
- The gold colour of the shingles is intended to match the gold colour of the existing windows set within the blue brick facade below. It will contrast with the existing blue brickwork such that the brickwork remains a conspicuous feature, and that the silhouette of the blue Circus facades is still obvious, albeit viewed against a partially gold backdrop instead of the sky.

50. Even if a consideration of the existence of the timber façades is put to one side, the last point above still pertains. In addition, the set back of the extensions is such that they will not be dominant and will not be unduly conspicuous as viewed from surrounding streets. The assertive blue drum, a crucial part of the buildings' architectural significance, will remain as the dominant feature, in line with the design intentions of the original architect.

51. It is accepted that the precise gold colour of the shingle cladding to the curves of the extensions should be selected with care. It should form an effective contrast with the brickwork below which allows the blue silhouette to stand out whilst not being overly bright or showy. The precise finish can be controlled via a listed building condition requiring samples of materials to be submitted at a later date for approval

52. In summary, the proposal is a positive and bespoke response to the robust architecture of the characterful existing buildings. The harm to the architectural significance of The Circle will be negligible.

Balancing harm against public benefits

53. Paragraph 195 of the NPPF states that:

'Where a proposed development would lead to substantial harm (or total loss of significance of) a designated heritage asset (i.e a listed building) local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits'

54. Paragraph 196 states:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

55. It should be noted that substantial harm equates to the almost total loss of significance. Rooftop extensions on top of a large and robust building could not be judged to fall into this category.

56. Harm to the architectural significance of the building that will be caused by the scheme proposals, such as it may be, clearly falls into the category of 'less than

substantial'. In line with Paragraph 196 of the NPPF, this harm requires to be weighed against the public benefits of the scheme.

57. In this case the benefits are small- 4no. dwellings towards meeting Southwark's housing needs, and securing a marginally more optimum viable use of the site. However, and as laid out in this report, the harm to the architectural significance of The Circle that would be caused by this development is also small (in fact it is described as negligible in the paragraphs above). The two can be balanced against each other to justify this scheme. The proposal is therefore acceptable.

Conclusion on planning and other issues

58. In this case, whilst the public benefits may be small, the modest scale and set-back design which closely follows the previously approved design, causes negligible harm to the architectural and historic significance of The Circle.
59. The proposal demonstrates that it conforms with the Listed Building and Conservation Areas Act (1990) [the Act] as amended and updated. It complies with current policy to: preserve and enhances the heritage asset and its setting; provide good design; and address issues raised by statutory consultees and should therefore be granted Listed Building Consent.

Community impact statement / Equalities Assessment

60. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act;
 - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic.
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it.
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
 - c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
61. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
62. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.

63. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

Human rights implications

64. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

65. This application has the legitimate aim of providing 4no flats. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/240-30 Application file: 19/AP/0698 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 1818 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Martin McKay, Team Leader	
Version	Final	
Dated	19 September 2019	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		19 September 2019

Consultation undertaken

Site notice date: 26/03/2019

Press notice date: 14/03/2019

Case officer site visit date: n/a

Neighbour consultation letters sent: 25/03/2019

Internal services consulted: n/a

Statutory and non-statutory organisations consulted:

Historic England
Twentieth Century Society
Conservation Area Advisory Group
CZWG (original architect)

Neighbour and local groups consulted

325 The Circle Queen Elizabeth Street SE1 2JU	352 The Circle Queen Elizabeth Street SE1 2JU
69 The Circle Queen Elizabeth Street SE1 2JG	118 The Circle Queen Elizabeth Street SE1 2JJ
326 The Circle Queen Elizabeth Street SE1 2JU	353 The Circle Queen Elizabeth Street SE1 2JU
72 The Circle Queen Elizabeth Street SE1 2JG	115 The Circle Queen Elizabeth Street SE1 2JJ
323 The Circle Queen Elizabeth Street SE1 2JU	356 The Circle Queen Elizabeth Street SE1 2JU
75 The Circle Queen Elizabeth Street SE1 2JG	116 The Circle Queen Elizabeth Street SE1 2JJ
324 The Circle Queen Elizabeth Street SE1 2JU	360 The Circle Queen Elizabeth Street SE1 2JU
77 The Circle Queen Elizabeth Street SE1 2JG	129 The Circle Queen Elizabeth Street SE1 2JJ
327 The Circle Queen Elizabeth Street SE1 2JU	361 The Circle Queen Elizabeth Street SE1 2JU
73 The Circle Queen Elizabeth Street SE1 2JG	142 The Circle Queen Elizabeth Street SE1 2JJ
330 The Circle Queen Elizabeth Street SE1 2JU	358 The Circle Queen Elizabeth Street SE1 2JU
74 The Circle Queen Elizabeth Street SE1 2JG	143 The Circle Queen Elizabeth Street SE1 2JL
331 The Circle Queen Elizabeth Street SE1 2JU	359 The Circle Queen Elizabeth Street SE1 2JU
67 The Circle Queen Elizabeth Street SE1 2JG	140 The Circle Queen Elizabeth Street SE1 2JJ
328 The Circle Queen Elizabeth Street SE1 2JU	259 The Circle Queen Elizabeth Street SE1 2JW
60 The Circle Queen Elizabeth Street SE1 2JG	141 The Circle Queen Elizabeth Street SE1 2JJ
329 The Circle Queen Elizabeth Street SE1 2JU	272 The Circle Queen Elizabeth Street SE1 2JW
61 The Circle Queen Elizabeth Street SE1 2JG	144 The Circle Queen Elizabeth Street SE1 2JL
322 The Circle Queen Elizabeth Street SE1 2JU	273 The Circle Queen Elizabeth Street SE1 2JW
58 The Circle Queen Elizabeth Street SE1 2JG	147 The Circle Queen Elizabeth Street SE1 2JL
315 The Circle Queen Elizabeth Street SE1 2JU	270 The Circle Queen Elizabeth Street SE1 2JW
59 The Circle Queen Elizabeth Street SE1 2JG	148 The Circle Queen Elizabeth Street SE1 2JL
316 The Circle Queen Elizabeth Street SE1 2JU	271 The Circle Queen Elizabeth Street SE1 2JW
62 The Circle Queen Elizabeth Street SE1 2JG	145 The Circle Queen Elizabeth Street SE1 2JL

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 268 The Circle Queen Elizabeth Street SE1 2JW
 265 The Circle Queen Elizabeth Street SE1 2JW
 266 The Circle Queen Elizabeth Street SE1 2JW
 28 Anchor Brewhouse, Shad Thames SE1 2LY
 198 The Circle Queen Elizabeth Street SE1 2JN
 Anchor Brewhouse, Flat 23 50 Shad Thames SE1 2LY
 70 The Circle Queen Elizabeth Street SE1 2JG
 Flat 313 The Circle Queen Elizabeth Street SE1 2JU
 71 The Circle Queen Elizabeth Street SE1 2JG
 22 Anchor Brewhouse The Boilerhouse 50 Shad Thames SE1 2LY
 68 The Circle Queen Elizabeth Street SE1 2JG
 Xxxx London SE1 2JG
 71 The Circle Queen Elizabeth Street SE1 2JG
 Unit 20 The Circle SE1 2JE
 173 The Circle Queen Elizabeth Street SE1 2JL
 Units 13 To 15 The Circle SE1 2JE
 170 The Circle Queen Elizabeth Street SE1 2JL
 309 The Circle Queen Elizabeth Street SE1 2JW
 171 The Circle Queen Elizabeth Street SE1 2JL
 302 The Circle Queen Elizabeth Street SE1 2JW
 174 The Circle Queen Elizabeth Street SE1 2JL

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Historic England
Twentieth Century Society
Conservation Area Advisory Group
CZWG (original architect)

Neighbours and local groups

STAMP: Shad Thames Area Management Partnership

186 The Circle Queen Elizabeth Street SE1 2JL 345 The Circle
Queen Elizabeth Street SE1 2JU 72 The Circle Queen Elizabeth
Street SE1 2JG