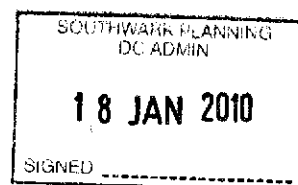


McDougall, Susan

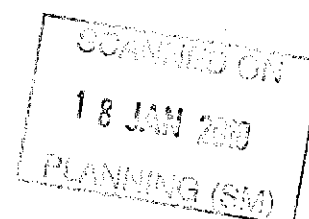
[Handwritten signature]

From: Meshach Roberts [meshachdfr@googlemail.com]
Sent: 15 January 2010 11:38
To: Planning.Applications
Subject: church at 33 nutbrook



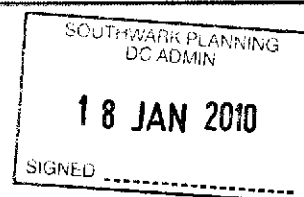
I live at 31 nutbrook street, and half of my house goes over the drive that leads to the courtyard where 33 is, I have no problems with the church but wanted to know if I could get permission to use the courtyard to park my car.

Meshach.



McDougall, Susan

From: Steven Marsden [stevenmarsden@gmail.com]
Sent: 16 January 2010 17:38
To: Planning.Applications
Subject: 33 NUTBROOK STREET



33 NUTBROOK STREET, LONDON, SE15 4JU
09/AP/2081

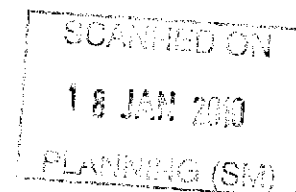
I am writing to voice my opposition to the proposed reclassification of the above property. I live next door and the noise that comes from the people using the buildings is already a nuisance. There are two very large metal gates at the entrance to the property which are actually underneath part of our house. When these gates are slammed it vibrates up the walls and into my bedroom. Often people drive up to the gates and beep their horns to be let in. The engine noise from their cars as they drive under our house is also of great disturbance.

Trying to imagine what it will be like if this place becomes a place of worship isn't a great thought. One person crashing through those gates is annoying to say the least. I'm not sure how many people plan to use these office buildings to worship in but I assume it will be enough to cause a disturbance to this quiet area. Also this residential street doesn't have sufficient parking space to cater for anyone else except the people that live on it.

There are a lot of churches and community spaces in this area. I honestly do not see how another one in the middle of a quiet street is necessary.

Regards,

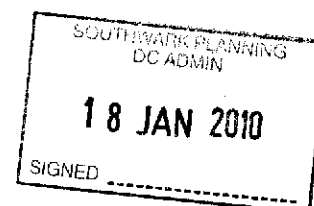
Steven Marsden



18/01/2010

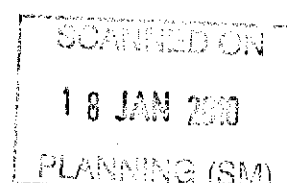
McDougall, Susan

From: Steve Huthwaite [steve.huthwaite@gmail.com]
Sent: 16 January 2010 12:13
To: Planning.Applications
Subject: 33 Nutbrook street, SE15 4JU



Your ref: 09-AP-2081

My Address:
 69 Maxted Road
 London
 SE15 4LF



Dear Sir/Madam

I have some concerns further to your recent letter re: planning application for 33 Nutbrook Street.

1) Access /congestion. All the roads surrounding the property are quite narrow. It is true that two cars may pass in certain places but often where cars are parked on either side (as is the usual situation) this is not possible and congestion can quickly build up, especially at junctions. This is particularly the case if larger vehicles are present such as the mini bus mentioned in the access statement. As it is inevitable that the current parking situation will be put under more pressure with visitors to a church, resulting in even less passing places, then I am sure this will become a much greater problem. Further, parking for residents is generally difficult now, but with a regular influx of extra visitors I am sure it will become extremely frustrating.

We have already had experience of these congestion problems when the property was recently used (I believe illegally) as a place of worship. Should permission be granted for a church to become permanent fixture this problem would only grow as the church gained followers. I am also concerned that it will be even worse for large events such as weddings.

2) Noise. In it's most recent use any noise (and congestion) generated by the property was restricted to week day office hours when the area is generally less busy. The change of use will mean that these problems will be generated primarily on evenings and weekends. I note the acoustic survey suggests that the dominant ambient noise is air traffic, although I would dispute the frequency which the report suggests it occurs particularly at evenings and weekends. Further, and more importantly, sporadic air traffic noise is markedly different from the regular persistent noise from amplified musical equipment and group singing as would be expected in the worship to be performed here. Again, I'm sure this would also take place at times when residents would expect peace and quiet.

In general, I would rather not have the property at the end of my garden stand empty but due to the problems of congestion and noise pollution they are not suitable for use as a community centre/place of worship. As mentioned, we have already had experience of these problems when the property was temporarily used as a church in the latter half of 2009 so I feel my concerns are well founded.

Thank you for considering my comments.

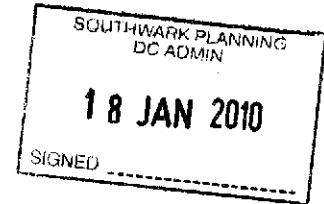
Your sincerely

Stephen Huthwaite

18/01/2010

19, Howden St
London SE15 4LB
14.01.10

Southwark Council
Planning and Transport
London SE1P 5LX
Your ref: 09-AP-2081



Dear Ms Watson,

Regarding your letter of January 11th, I do not in principle have any objection to the premises at 33 Nutbrook St being used for a community centre/church, although I do not think that this is the best use for the site. However, I do feel quite strongly that certain criteria need to be met before planning permission is granted.

The area is residential and it should be made clear that any noise or disturbance must be kept to a minimum, particularly at night and at the weekends.

When the property was leased recently, presumably by the applicant, there was a lot of noise and disturbance slamming of car doors etc. in the evenings which is not acceptable.

It would be helpful to know the proposed opening hours of the venture.

Also, there is already a problem with access and parking in Howden St and therefore access should be restricted to the entrance in Nutbrook St.

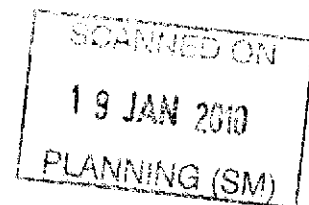
We, in both Howden and Nutbrook St had tremendous problems a few years ago with parking, deliveries at all hours, noise and litter when the printing firm occupied the premises and we certainly do not want a repeat of these problems.

I trust that the council will consider these points before granting planning permission

Yours sincerely

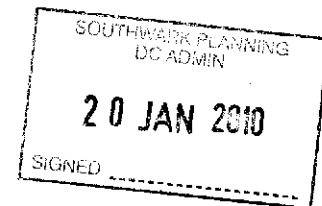
Fay Katz

A handwritten signature in cursive script that reads "Fay Katz".



McDougall, Susan

From: BHASKAR ROY [bhaskar.423@btinternet.com]
Sent: 19 January 2010 22:24
To: Watson, Sonia; Nardell, Gordon; Planning.Applications
Cc: e.conn@nutbrook.demon.co.uk
Subject: Objection letter - church/ factory
Attachments: Church.docx

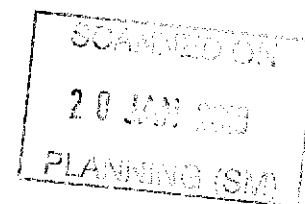


Hello,
Sonia Watson and Gordon Nardell

I have attached a copy of my Objection letter re the recent planning application from
33 Nutbrook Street, Peckham London SE15 4JU
(Your Refs No: 09-AP-2081).

Thank you very much for allowing me to voice my concerns.

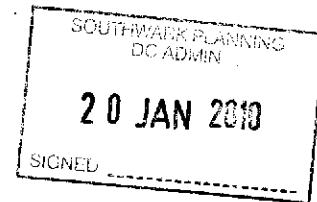
All from no 62 Waghorn Street,
Ken HARDING, Bhaskar ROY, Julie ROY and William ROY



20/01/2010

Ken **HARDING**, Bhaskar, Juile & William **ROY**
62 Waghorn Street, Peckham, London, SE15 4JZ

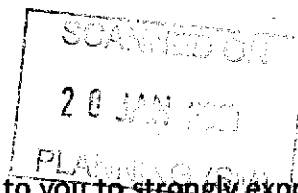
Ms. Sonia WATSON
Reg. & Neighbourhoods,
Planning applications,
Development Management (5th Floor Hub 2)
PO Box 64529
London SE1P 5LX



19th January 2010

Your ref: 09-AP-2081

Dear Ms. Watson,



As a residents of no 62 Waghorn Street, SE15 4JZ, I am writing to you to strongly express all our objections to this a recent planning application and project altogether. This planning application submitted to Southwark Council re No: 33 NUTBROOK STREET, PECKHAM, LONDON, SE15 4JU (ref 09-AP-2081). The applicant is seeking permission to develop this site into a multi-purpose Community Centre and a Church (place of worship).

Upon receiving your letter dated 11/01/2001 and having visiting you're planning/policy website and viewing the plans themselves, I cannot believe that these plans are even being considered. We at this address **STRONGLY OBJECT** to this and the project altogether.

The reasons for our objection are as follows: -

1. Unacceptable Noise levels:

This site and building in question is in a residential area and is right up against my and our neighbour's small back gardens in all the surrounding streets (Waghorn, Maxted, Nutbrook and Howden). This will cause an unacceptable noise levels and although our property is fully double-glazed we can hear everything. Last summer when theses premises operated without planning permission the noise affected everyone on the surrounding streets and I /we at this address could not use our gardens to relax in during the summer or at the weekends and evenings as the noise did not finish until after 2300hrs on a daily bases sometimes later. On several occasion I phoned the council noise complaints (24hrs) line but they did nothing about it. It felt like we were being held prisoners in our own homes.

2. Increase of traffic and parking in the area:

Our neighbourhood and surrounding streets has recently seen a great increase in noise and traffic levels and the last thing we need is another Church and Community Centre etc.

Currently in this area alone, all in walking distance of each other within 2 -3 minutes are the following churches /schools/ community centres/ as listed bellow.....all these places have added heavy traffic and parking problems to our street .

- **Church / Community Hall –THE ROSICRUCIAN ORDER
A.M.O.R.C.
FRANCIS BACON LODGE**

This Church is located at the junction with Waghorn Street and Nutbrook Street, which is less that 15-20 seconds walk from 33 Nutbrook Street. This church is opposite my home address and is used all the time in the evenings and weekends. I have had many arguments with them re the noise and parking as they have about 15– 20 cars that turn up and park in the street for several hours causing parking problems etc.

- **Church/ Community Hall - GROVE VALE CHURCH HALL & CLUB**

This church/hall is located at the junction with Waghorn Street and McDermott Road, which is less that 40 seconds walk from 33 Nutbrook Street. This is open in between Mon –Saturday 6 -1000pm. This also cause noise and parking problems to us in the street as about 20-30 + turn up. This is just in Waghorn Street and we get it from both ends and know we are going to have it from the back as well if this is allowed to go ahead.

- **School – BELLENDEN PRIMARY SCHOOL**

This is located opposite Waghorn Street junction with McDermott Road, which is about 45-50 seconds walk from 33 Nutbrook Street. During the school hours at lunch time we can hear all the children shouting and screaming in the playground not only that we have all there school teachers parking in Waghorn Street as we are opposite and the school is surrounded by residential parking.

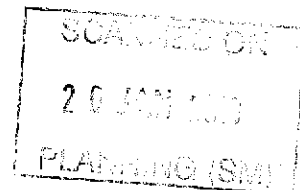
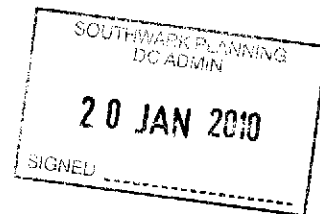
- **Church – AMOTT BAPTIST CHURCH &
(Pre-school and after school Care)
AMOTT ROAD**

This church is located at the junction with Amott Road and Adys Road less that 1 minute walk from 33 Nutbrook Street. This is open from 0730 hrs until 1830 hours school days and throughout on school holidays and the church is open at the weekends. This adds to the noise and mainly parking problems. Currently there are about 25-35 children that attend on a daily bases.

- **School – St. JOHN & St. CLEMENT'S
C&E PRIMARY SCHOOL
ADYS ROAD**

This also adds to the noise problem During the school hours at lunch time we can hear all the children shouting and screaming in the playground not only that we have all there school teachers parking in Waghorn Street as we are opposite and the school is surrounded by residential parking.

- Church – St. JOHN'S THE EVANGELIST PARISH CHURCH
& GOOSE GREEN CENTRE
ADYS ROAD junction with GOOSE GREEN PARK
- Church- FAITH CHAPLE
BELLENDEN ROAD / MAXTED ROAD
- School – SERVICE FOR YOUNG PEOPLE
SOUTHWARK YOUTH & CONMEXION SERVICE
BELLENDON OLD SCHOOL
MAXTED ROAD J/W BELLENDEN ROAD
- School – SOUTHWARK ADULT EDUCATION CENTRE
CHOUMERT ROAD
- Mosque- PECKHAM ISLAMIC CENTRE
CHOUMERT GROVE



These are all about 1-2 minutes' walk distance if that from 33 Nutbrook Street. These all cause many parking and noise problems for the residents. These are all open in the day and evening times, when residents just want to relax after coming home from work.

It also does not help that several of the surrounding street i.e.: Mc Dermott Road, Nigel Road , Anstey Road, Costa Street, Reedham Street, Wingfield Street and ¼ of Maxted Road and several other streets have been made residential parking or permit holders only streets. This has added further parking problem to our streets (Waghorn, Nutbrook and Howden Street) as we are in the middle and are free parking. Not only has this caused problems also there are a very large number of residents who live in the mentioned surrounding streets and do not want to pay the residential parking on their vehicle or for their second vehicles. So all of them park in our streets, leaving us no parking for our own vehicles.

On several occasion a large number of residents and I have, in Nutbrook, Howden and Waghorn Street have contacted and emailed Southwark Council Parking Offices to make our streets also residential parking, but yet again it has fallen on deaf ears and we have to suffer.

They say only 50 people will be attending but if you put all the churches/ etc together at the weekend let alone the week day in this small area and they all have about 50 people attending or even 30 people attending each church etc, there are going to be over 150 - 200 or more before even counting their 50 people and anyone extra that turns up and where are all the cars going to park as you well know no one will come on public transport. Also to note the increase in traffic pollution around these streets etc.

- Air pollutants in the National air Quality strategy
- Level of pollutant – particulate matters

- Emissions & fuel efficiency of vehicles
- Noise nuisance complaints notices & prosecutions by type of nuisance, monitoring of levels of noise from transport/vehicles.
- Progress towards cutting number of road collisions etc.

3. There are a number of points that are not very clear on the planning application Form.

1. The opening times?
2. The number of activities proposed and the number and what they are?
3. If there is a clear number in total attending (church and activities) and what is the maximum number combined.
4. The travelling plans have not been worked out throughout the week as stated in section 3.1.1 and 1.1.2. It appears that everything is focused solely on Sunday and not during the week.
5. The noise level and what they are going to do about i.e. sound proofing etc.

4. No benefits to our local community

I can't see any benefit or necessity to our community by approving this application and having another church /Community Centre /pre and after school clubs as we already have a large amount of these in this small area which is less than 150 - 200 meters sq. As I have listed above, which are all in walking distance 1-2 minutes if that?

5. Health and Safety

I see from the planning application that the activities/ treatment offer are aimed at a mixed of young and vulnerable group. I would like to say that this area has two Primary schools that are less than a minute away from this place and young children with their mothers walk to and from school passing this place, will and can their safety be guarantee. Not only that our property back onto this complex and will our properties be safe as this is a very low crime area.

I think that the local residents would have no problem with a small business or the premises being used by the local residents as a small storage facility unit. Also ideally all activities would be within the working week hours only; this would cause the minimum disruption in the evenings and weekends and would fit into the residential area.

I sincerely hope and pray that you and your colleagues will take all of the above into consideration when contemplating this planning application.

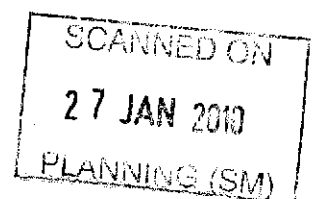
Kind regards

Ken HARDING, Bhaskar ROY, Julie ROY and William ROY

Watson, Sonia

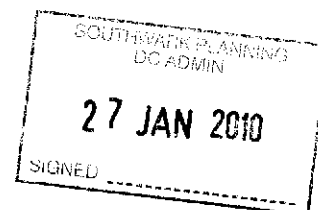
From: juliarosemary middleton [rosemaryisaacs@yahoo.co.uk]
Sent: 25 January 2010 18:49
To: Watson, Sonia
Subject: Site at 33 Nutbrook Street

Hi Sonia, I have not seen the plans for the proposed community centre and church but I do know that the church in Amott Road can be very noisy at times. From what I gather, black churches often use drums and like their music to be very loud. Also I know from experience that time limits are somewhat elastic in these churches. I am sympathetic to the need for a community centre there but I might be worried if noise levels in the evenings and weekends cause problems with music and car doors slamming and dropping off people while the drivers are listening to very loud car radios- sometimes late at night. This situation is particularly tricky for families with small children and bedtimes to observe on Sunday nights and for elderly people who might be housebound. Julia Middleton 42 Adys Road Julia.Middleton@heythropcollege.ac.uk



McDougall, Susan

From: Jose Correia [correiajmq@hotmail.co.uk]
Sent: 26 January 2010 17:12
To: Planning.Applications; Watson, Sonia
Cc: brg@bellenden.net
Subject: Case Ref. : 09-AP-2081



Case ref. : 09-AP-2081 33 Nutbrook Street, SE15 4JU

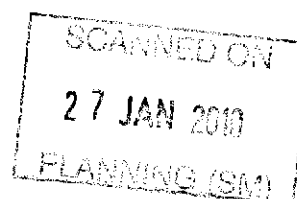
I am writing to object to the planning application for change of use to multi-purpose community use including place of worship (Class D1) for these reasons:

I live near to the factory which would cause noise levels, intrusion, security (Safety of my children), extra parking problems which are already happening (This is the main issue for us).

Thank you,

Mr Jose Correia

7 Howden Street
SE15 4LB



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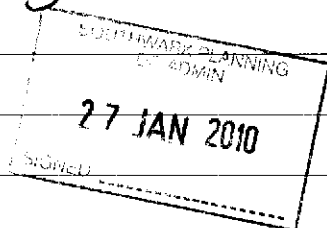
25th Jan 10

Dear Sir/Madam

I am writing to object to the planning application for change of use to multi-purpose community use including place of worship, because the parking problems are already very bad in our area.

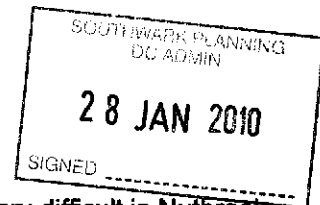
Yours faithfully

CG Reid



McDougall, Susan

From: Steve French [steve@jazzservices.org.uk]
Sent: 27 January 2010 10:35
To: Planning.Applications
Subject: Comments on application 09/AP/2081



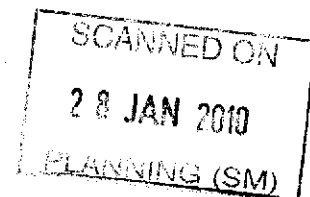
From: Steve French, 2 Nutbrook Street, London SE15 4LE

I would like to strongly object to this planning application. Parking has become very difficult in Nutbrook Street as it is, and judging by the amount of traffic the church in Bellenden Road gets, we would have to park streets away. Also, our street is used as a rat run from East Dulwich to Peckham, and Sunday is one of the few days we get relative peace and quiet.

Yours sincerely

Steve French

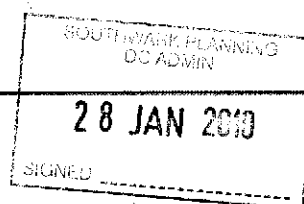
This email has been scanned by the MessageLabs Email Security System.
For more information please visit <http://www.messagelabs.com/email>



28/01/2010

McDougall, Susan

From: Isabelle Gregory [isabelle@firstcareconsultancy.co.uk]
Sent: 27 January 2010 17:44
To: Planning.Applications
Subject: Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU



Southwark Council, Planning Applications

Development Management

PO BOX 64529

London SE1P 5LX

26 January 2010

Dear Sirs,

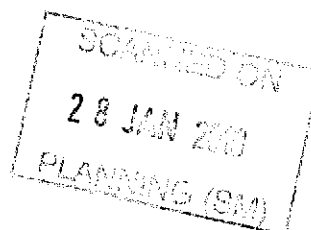
I am writing to object to the planning application for change of use to multipurpose community use including place of worship (Class D1) for these reasons:

- There is no place to park other than in local streets, which will mean massively increased pressure locally on parking - it is already very difficult to find a parking space at certain times of the day. Not only will it cause problems to local residents, but it cannot be helpful for a community centre that will want to attract beneficiaries with different mobility requirements (i.e. short walk/ pushchair/ wheelchair access).
- There will be increased noise and disturbance locally

Many thanks,

Isabelle Gregory
124 Oglander Road
London
SE15 4DB

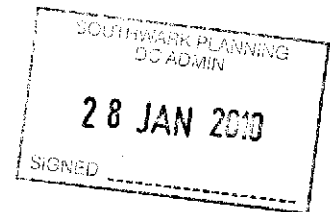
020 7642 5156
07931 586784



28/01/2010

McDougall, Susan

From: maria demetriou [mzdemetriou@yahoo.co.uk]
Sent: 27 January 2010 19:33
To: Planning.Applications
Subject: case ref- 09-AP-2081 33 Nutbrook St SE15 4JU

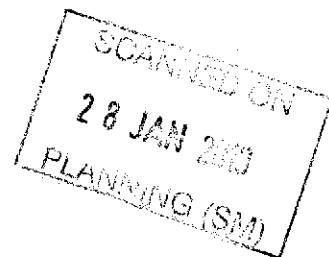


To whom it may concern,

I am writing to object to the planning application for the change of use of the church to a multi purpose community centre including a place of worship (class D1) the reasons are:- the roads are already becoming over crowded, the noise pollution will rise and with many visitors it will be a concern for security.

Maria Demetriou

9 Adys Rd
Peckham
SE15 4DX



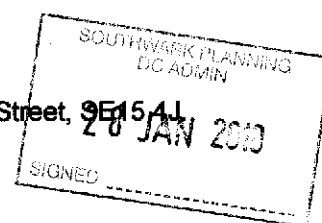
McDougall, Susan

From: PAUL BUTTON [paul.button5@btinternet.com]

Sent: 27 January 2010 21:39

To: Planning.Applications

Subject: Consultation on Application for Full Planning Permission at 33 Nutbrook Street, SE15 4JL
Ref:09-AP-2081

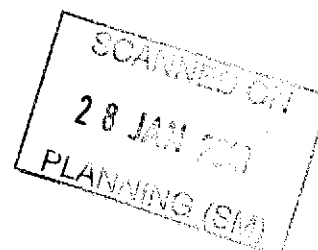


67 Maxted Road

London

SE15 4LF

Ref: 09-AP-2081



FAO: Sonia Watson

Dear Ms Watson

Comments on Proposed change of use from light industrial (Class B1) to multi-purpose community use including place of worship (Class D1) at 33 Nutbrook Street, London SE15 4JU

I comment on the above proposed change of use as follows:

Parking:

The streets surrounding the proposed development are primarily used by local residents for on-street parking. Finding a parking space is often problematic. There is little or no spare parking space available. The proposed change of use would exacerbate this problem.

Noise:

The noise from the hall at the back of the development is a major concern. The Acoustic Survey produced by RK Sound Engineers seeks to address some of these issues. The report suggests a strategy to attenuate the noise produced in the main hall by augmenting the existing building fabric, up-grading doors etc.. This strategy may work providing doors and windows remain closed during the times when the hall is in use. However during periods of high use in hot summer conditions doors and windows may be left open to provide adequate ventilation for the building occupants. In these circumstances the proposed sound attenuation strategy is likely to fail.

The Acoustic Survey states that "the church is intending to fit air conditioning to the church auditorium.". Mechanical ventilation and air conditioning equipment can generate significant amounts of noise, causing disturbance to surrounding residents. No details of the proposed air conditioning equipment have been submitted with the planning application.

28/01/2010

Disturbance to local residents

The site has recently been used as a multi-purpose community use facility and place of worship without planning permission. This has caused disturbance to residents late at night (car doors slamming, metal gates banging and loud talking).

Traffic Congestion

There have also been incidents of traffic congestion caused by cars double parking to drop people off at the entrance gates to the site.

Kind regards

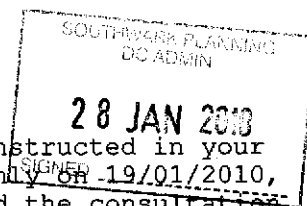
Paul Button

McDougall, Susan

From: Amit Jain [aamitjain@gmail.com]
Sent: 27 January 2010 23:36
To: Planning.Applications
Subject: FAO: David Williams, re: 09-AP-2421 - Consultation regarding the development of Camberwell Orchard, SE5 7UR

Dear Sir,

I am writing to make my views known about this development, as instructed in your letter addressed to my property, dated 05/01/2010 but received only on 19/01/2010, since I was away till then. I am aware that this email has missed the consultation deadline by a couple of days, but I do hope that it is not too late for you to consider my views whilst making your decision.



I am resident at Flat 2, 2 D'eyensford Road, SE5 7EB - the property directly overlooks the site of the proposed development and would be greatly affected by the consequences of this development.

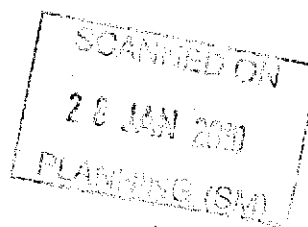
I am of the view that this development has great potential to be severely deleterious to the civic order in the immediate vicinity, whilst failing to serve any discernible purpose. The proposed amenities would merely duplicate the (arguably superior) playground facilities extant at Camberwell Green, and lead to the loss of a natural patch of greenery on the road. I expect that most parents in the area would continue to prefer Camberwell Green play area for their children, since it is more secure, away from public roads as well as busy work places, and part of a large green space.

The public furniture proposed as part of the development would likely be used late at night by anti-social adults/teenagers at uncivil hours, totally subverting the stated purpose of the development. I don't know if your aware, but we already have a problem with noise and anti-social behaviour in this area late at night, especially on weekends.

Finally, it is hard to see the logic behind replacing already thriving trees from the patch - surely the resources could be better utilized elsewhere in the borough? With these considerations in mind, I cannot see any redeeming features in this development.

Sincerely,

Amit Jain
Flat 2
2 D'eyensford Road
London
SE5 7EB
Phone: 0794 335 9838



McDougall, Susan

From: Madeleine Green [cich@ich.ucl.ac.uk]
Sent: 27 January 2010 15:22
To: Planning.Enquiries
Cc: Eileen Conn
Subject: Comments on application 09/AP/2081

34 Howden Street
London SE15 4LB

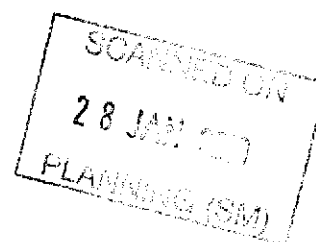
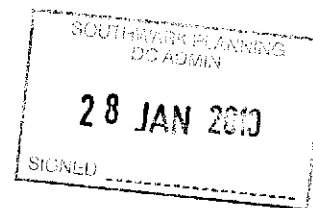
27th January, 2010

Dear Sir/Madam,

I am writing to strongly object to the proposed change of use from light industrial (Class B1) to multi-purpose community use including place of worship (Class D1) to the premises situated behind Howden Street and Nutbrook Street. These buildings have been subject to various planning applications for change of use in the past, from a first floor roof extension to a residential home. These failed because the Council realised that the buildings are extremely close to the houses of both the above streets, access for the fire brigade is not possible, and the streets are already full of cars in this densely populated residential area. With this new application comes the extra issues of security and noise. To have a place of worship, gym, coffee shop, venue for parties etc will entail the access gates into the area having to be kept open. Last year when the building was being used illegally, we suffered much disruption from noise coming from within the buildings and intrusive behaviour from the users socialising loudly in the courtyards behind our houses and on the streets, with cars coming and going at all times. There are already many places of worship/community venues (at least 6 I believe) in the nearby surrounding areas which I am sure could be utilised more effectively. These buildings behind our houses would be ideal as workshops for artists, not for large groups of noisy revellers.

I would respectfully request the Council to reject this application.

Yours faithfully,
Madeleine Green



CASE REF

09-AP-2081

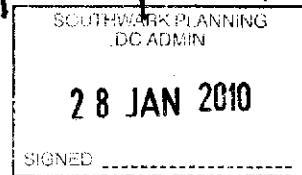
36 Nutbrook St ^{PTO}

London SE15

H+E

25/01/10.

To whom it may concern



Re - empty site at 33 Nutbrook St
Planning application for change of use
from light industrial to a place of
worship (church) & community centre.

The site in question is situated in a
densely populated, quiet part of Peckham,
+ is surrounded by houses. It was
formerly a print works.

The proposals put forward for a change of
use are not acceptable or appropriate.
Reasons are listed below.

①. Parking

The car is a comfortable, easy + convenient
mode of travel. Contrary to the planning appn
comments the new use of 33 Nutbrook will
cause serious parking difficulties. Residents
will be forced to seek spaces in
surrounding streets thereby causing a
knock-on effect.
Parking was already a problem before

The printing works vacated no 33. 1/we (my husband + myself) experienced problems with kit deliveries (husband is a wheelchair user) problems with workmen, unable to park when coming to undertake essential building maintenance, + taxis having serious problems with pick-ups. (My husband + myself both being visually impaired)

② There are at least 7 churches within 5-10 mins walking distance of Fulbrook St, inc one at the corner of Fulbrook Waghorn. Go up Rye Lane towards Peckham High St, Queen's Rd + there are many more. Some of the larger ones already provide community facilities similar to those proposed by the planning applicant.

It is the function of all Christian churches to preach the Gospel + spread the word, thereby encouraging additions to the faithful. The figure given of 50 members is therefore, taken in this context, completely meaningless and not relevant.

③ Noise

Crowds of people, whether they be church attendees or users of community activities will, by their very nature, cause disturbance + noise nuisance. Daily continuous comings + goings in cars or on foot will cause disruption, disturbance + householders right to live in peace + quiet should they so wish. ~~Several~~ Quite a few residents who back on to the site will find the constant public access intrusive + a threat to their

(1)

security. Because of the extent of the services proposed, it is difficult to see how security can be assured with such constant public use.

Also, there does not appear to have been any evidence offered for the local need of these services or survey of what is already provided. As a worker in the disability field, I see no advantage to us or other older, needy groups in the area.

Some householders may also like to consider how this situation will affect their household insurance. With the best will & intentions it would be impossible to prevent persons intent on criminal activity (burglary in particular) from using the ^{provision} ~~assets~~ of services (no of people involved) as a cover.

Other possible uses for the site

- ① Conversion into work units for skilled artisan-type workers or the self employed
- ② Warehouse / storage facilities
- ③ Training Centre for basic / skills, employment related courses - useful in an area with youth unemployment. I thought jobseekers of all ages could be catered for.
- ④ Day centre for disabled, older people.

I personally know these facilities are lacking in the area. Should this be considered I, as a disability worker, (retired) would offer my services for free.

Some of these suggestions are for public use. However, day centres, educational establs would by their nature, be daily attended + subject to rules, set hours + proper management/supervision.

The proposed change of use for no 33 is not therefore appropriate. The Planning Committee should refuse the application, and consider alternatives.

Yours faithfully

M Taylor / Julie Taylor.

Roberts, David

From: Linzi E [linzi5@live.com]
Sent: 28 January 2010 14:25
To: Planning.Applications; Watson, Sonia
Subject: Case ref: 09-AP-2081 - 33 Nutbrook Street, SE15 4JU

Dear Ms Watson

Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU

I am writing to **strongly** object to the planning application for change of use to multi-purpose community use (including place of worship) of 33 Nutbrook Street, SE15 4JU. I cite the following reasons for my objections.

The area is solely/predominantly residential, and has long been so, has quite high existing densities and high uses of roads, high parking volumes and challenging pedestrian movements through streets. As such the area is quite unsuitable for new mixed uses which would introduce new, different and at times difficult additional uses and movements of large numbers of non-resident people and vehicles at unsocial hours throughout seven days of every week. This inevitably would seriously disturb and permanently alter the existing residential character.

The borough's development plan places housing as its highest priority. The area is solely/predominantly residential and this site should be developed appropriately for residential use only.

It also seems to me that technically the surrounding streets do not have the capacity to take the additional vehicular movements and parking which would occur. Lastly, as the borough strives to achieve 21st century standards of environmental quality - this application would fail a suitable test in relation to noise levels and neighbour noise nuisance. This inevitably will lead to disputes with any users and managers over disturbance, noise levels and litter. These disputes can be avoided by ensuring residential use of the site.

In addition, I have personal views and relevant personal experience which I highlight below.

The change of use to a community centre and church (in operation 7 days a week both during the day and evening) will seriously compromise residents safety, security, privacy, disturbance levels (i.e. increased noise) and peace of mind.

My home backs directly onto the wall of the old factory and as such my home is not overlooked by neighbours. I am sure you will agree that this level of security and privacy is paramount and was in fact one of the reasons I bought my home in the first place. By changing the use to a community centre, I feel my safety/security and privacy will tremendously suffer and be compromised. I used to live next to the Community Centre on Copleston Road and was disturbed every night of the week by people making lots of noise when leaving the centre late. In fact one evening I was woken up at 3am by the police as the result of somebody breaking in to the centre which meant they had to break down the door. Not only did this wake me but it also left me extremely frightened. I moved as soon as I could after this event and carefully selected my new home based on security and safety.

I am also concerned about the extra traffic and noise on the street as a result of the new centre. There are many children living on the street so an increase in traffic volume would greatly impact on them and their families. When the site was previously being used, it was extremely difficult to find parking on the street. I do not want to have to park far away from my home when arriving home late in the evening. By turning the site into a community centre, the level of foot traffic will increase and inevitably there will be congregations of people (potentially youths) before and after events at the centre, thus threatening residents safety.

There are already several places of worship and community centres in the neighbourhood - in fact on almost every surrounding street. Therefore, I see no reason why another one is required in such close proximity to existing sites.

All in all I feel the change of use of this site does not take the local residents safety and current standards of living into consideration and it is on these grounds that I strongly object to this application.

29/01/2010

Kind regards

Yours sincerely
A local resident

14B Howden Street
London
SE15 4LB

Not got a Hotmail account? [Sign-up now - Free](#)

Roberts, David

From: Morgan, Tina [TMorgan@lee-and-allen.com]
Sent: 28 January 2010 13:08
To: Planning.Applications; Watson, Sonia
Cc: BRG@bellenden.net
Subject: 09-AP-2081 33 Nutbrook Street, SE15 4JU

Southwark Council, Planning Applications
 Development Management
 PO BOX 64529
 London SE1P 5LX
 Case ref: 09-AP-2081 33 Nutbrook Street, SE15 4JU

I am writing to object to the planning application for change of use to multipurpose community use including place of worship (Class D1) for these reasons:

- The document entitled "Travel Plan" sets out an expected 50 members, however, the document entitled "application form" sets out proposed parking spaces for 2 cars, 4 bike spaces (however, I note inconsistencies with the "Travel Plan" which states 11 bike spaces) and a public carrier vehicle (which I would think relates to the 17 seater bus, however, I note further inconsistencies with the document entitled "Green Travel Plan" as is referred to as a 12 seater bus) leaving approximately half of the members transport unaccounted for (if one assumed two people to each car). Nutbrook St currently has no residents parking permits therefore there is no way of restricting the remaining 25 members using the free parking on Nutbrook St rather than the local paid car parks. This lack of restriction would lead to increased parking constraints for the current residents and increased traffic on a residential street.
- I note the document "green travel plan" states the 12 or 17 seater bus will make as many journeys as possible to pick up its members which means increased large scale traffic on a residential road.
- The hours of use are noted as weekdays, weekends and late evenings which appear to be a marked increase to the current light industrial business use exacerbating noise levels on a residential road.

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday
COMMUNITY ACT'S	10AM - 6PM	2-7
WORSHIP		
CULTURAL	FRIDAY 5-8PM	4-9 PM

- There are a large number of churches and community halls in the immediate area e.g. a church at the corner of Nutbrook Street and Waghorn St and a community hall (at the bottom of Waghorn St). These already cause parking issues when in use. Car owning members of another church in Nutbrook Street would only exacerbate the problem.
- I note from the document entitled "Application form" that the building, work or change of use is stated as not started however the Church was operating last spring and summer without planning permission, before the Council stopped the use. If the owners are willing to mis-represent points on their application why should any other part of their application plans hold merit?

McDougall, Susan

From: Sam McAuliffe [chezsamir@googlemail.com]
Sent: 31 January 2010 14:28
To: Planning Applications
Subject: Ref 09-AP-2081, for the attention of Sonia Watson

Attachments: 09-AP-2081 Comments from 28 Howden Street.pdf



09-AP-2081
Comments from 28 Ho

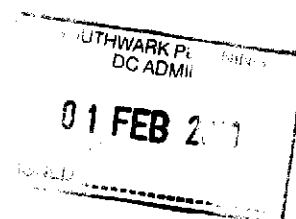
Please see the enclosed consultation response relating to 33 Nutbrook Street, London, SE15 4JU.

SOUTHWARK PLANNING
DC ADMIN
01 FEB 2010

SCANNED ON
01 FEB 2010
PLANNING (SM)

28 Howden Street
Peckham
LONDON
SE15 4LB

Southwark Council
Regeneration & neighbourhoods
Planning & transport
Development management (5th Floor Hub 2)
PO Box 64529
LONDON
SE1P 5LX

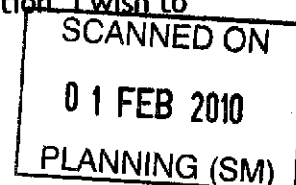


31 January 2010

Dear Ms Watson

Re: 33 Nutbrook Street, London, SE15 4JU (09-AP-2081)

Thank you for the opportunity to comment on the above planning application. I wish to raise the following objections:



1. Noise and disturbance resulting from use

I note the noise impact assessment submitted with the application, performed by a professional sound engineering firm and including a series of recommended improvements. The engineer notes:

"I understand that the church is intending to fit air-conditioning to the church auditorium. It is most important that this is chosen carefully with respect to the acoustics or it could seriously compromise any of the above proposals."

My property is adjacent to the fire exit on the south facade of the building. When the church was operating without planning consent in the summer months of 2009, the fire exit was frequently left open during church services to provide ventilation. The resulting noise from the congregation singing and the musical instruments during services meant I was not able to use the rooms in my house facing the south facade of the building normally.

From the above, it is not possible to conclude that the sound engineer's recommendations would be sufficient to address any potential noise problems to properties neighbouring the site. If air conditioning is fitted, the engineer recognises his proposals may be compromised; if it is not, it seems likely that fire exits will be left open again, thereby nullifying any improvements made to the doors or their frames.

2. Adequacy of parking/traffic generation

Section 2.4 of the Travel Plan accompanying the application notes the very good level of public transport accessibility in the area, given close proximity to Peckham Rye railway station and the number of bus services locally. The church also plans to inform its

membership of the limited parking on site, pointing to the availability of public car parks in Choumert Grove and Copeland Road, and to take measures to encourage car sharing/reduced car use among its members.

Two other churches in the immediate area enjoy similar access to public transport, namely:

- All Saints Church, Blenheim Grove
- Christ Church, McDermott Road

My understanding is that both of these churches take similar measures to encourage car sharing, use of minibuses and public transport. However, the streets on which these churches are located are regularly full of parked cars before and after church services. It is not evident why The Redeemed Assemblies would be any more successful in avoiding this outcome. It is likely that the impact of the increased traffic/demands on parking would be more acute than for the existing local churches, given that Howden Street and Nutbrook Street are entirely residential.

In common with the rest of the application, the Travel Plan appears to focus solely on Sunday worship; it does not address in any detail the environmental impact of the proposed "Community Acts" and "Cultural Uses" referred to in section 21 of the application form.


3. Not consistent with the Southwark Plan

Southwark Council's Peckham Action Area states that development should seek:

"vii. The retention and creation of high quality offices and retail and businesses to increase employment opportunities, particularly for small business units."

Changing the use of the site is not consistent with this objective, particularly given the number of existing places of worship in the local area.

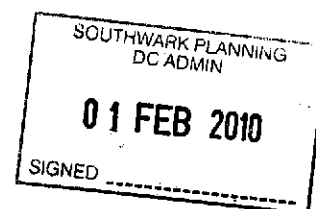
Yours sincerely,



Sam McAuliffe

McDougall, Susan

From: Mark Breedon [mark.breedon@bopenworld.com]
Sent: 31 January 2010 22:22
To: Planning.Applications
Subject: Comments on application 09/AP/2081
Attachments: planning application 33 Nutbrook.doc



Please state your full postal address and postcode in the email

Dear Sonia,

I attach our objection to the proposed planning application at 33 Nutbrook Street

Many thanks

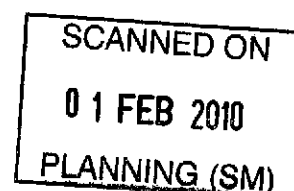
Mark Breedon

17 Nutbrook Street

Peckham

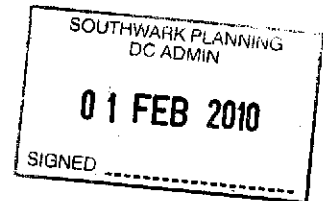
London

SE15 4JU



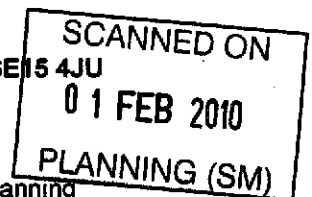
17 Nutbrook Street
Peckham
London
SE15 4JU

Sonia Watson
Case Officer
Southwark Council
Regeneration and Neighbourhoods
Planning & Transport
Development Management (5th Floor Hub 2)
PO Box 64529
London
SE1P 5LX



31st January 2010

Planning Application Reference: - 09/AP/2081
33 Nutbrook Street, Peckham, London SE15 4JU



Dear Sonia,

Thank you for your letter of 11 January 2010 from Gary Rice regarding the above planning application. I understand you are the case officer in charge of this application. The property concerned backs directly onto our address.

We are objecting to the proposed planning application on the following grounds and wish you to take into account our objections in the decision process.

1. Density of Places of Worship in and around the Peckham Area and the negative effect on the area and community.

There are already a significant number of places of worship within the local area. Whilst we appreciate the fact that people must have the opportunity to express their faith, we believe that there is a disproportionate number of places of worship in relation to the size of the area.

In support of this view I would point to the following document which provides supplementary planning guidance.

- The Peckham Action Area 2002 Supplementary Planning Guidance document states:

"2.6.1 Existing community facilities should be retained or, where lost through redevelopment, be replaced with equivalent facilities of a high standard. There are a number of churches of different denominations in the town centre – further developments of this use will be considered in relation to their impact on the functioning of the town centre and it is unlikely that new churches will be permitted".

- The Peckham Action Area 2002 will be replaced by the Peckham and Nunhead Area Action Plan and this plan is currently being widely consulted upon.

Although the premises in question are outside the area covered by the boundary of the Peckham Action area (just) we believe that the principal in question, in relation to planning guidance is the same. Further developments of this use should equally be

considered in relation to the impact on the functioning of the area in question. (Peckham and Peckham Rye).

The stipulation and guidance given in the Peckham Action Area supplementary planning guidance, (that it is unlikely that new churches will be permitted) is provided for a reason. That reason is that the number of places of worship in the area does cause problems and we are in danger of creating an imbalance in the use of local buildings and having a negative impact on the local community. The premises in question are in close proximity to the boundary covered by the Peckham Action Plan and it is likely that the premises in question would form part of the new document on supplementary guidance (The Peckham and Nunhead Area Action Plan) which of course is yet to be introduced.

The new use if permitted would have an impact on the town centre of Peckham as some members of the congregation and users of the community facilities will according to the "travel plan" arrive in the town centre via train at Peckham Rye station.

One has only to take a walk around the area on a Sunday to see the effect too many places of worship has on the local community, with one clear and visible sign being parking.

2. Parking

- The Southwark plan sets out the guidance for all planning applications in Southwark

Paragraph 437 of this document states

"Access to services, leisure, shops and a range of amenities by public transport and other alternative modes of transport to the private car must be considered when providing less car parking in order to ensure efficiency and social inclusion. Measures to control overspill parking are necessary in order to prevent or mitigate loss of amenity including inconvenience to local residents caused by overspill car parking and increased pressure on on-street spaces"

We do not believe that if change of use is permitted there will not be significant inconvenience to local residents caused by overspill car parking and increased pressure on on-street spaces.

Paragraph 442 states Requirements for additional accessible car parking spaces will correspond with the size and nature of the development

In addition we do not see that the provisions for vehicle parking, given the nature of the proposed project and community facilities and target audience make adequate provision for accessible parking for disabled persons.

3. Noise

- The Southwark plan sets out the guidance for all planning applications in Southwark and makes the following statement under policy 3.2 Protection of Amenity

"Policy 3.2 Protection of amenity

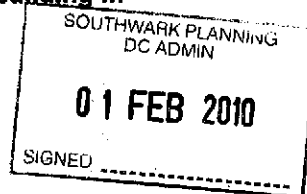
222 Planning permission for development will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.

Reasons

223 To protect the amenity of an area and the quality of life for people living, or working in, or visiting the borough "

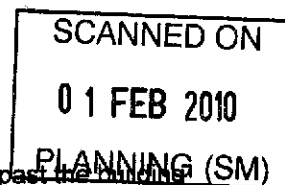
We make representation that the impact of the proposed change of use would be a significant loss of amenity for many people, particular with disturbance from noise to the residents in the following addresses who back directly on to some part of the building in question.

Nutbrook Street Numbers 15 – 49 (odds)
Howden Street Numbers 2 – 38 (even)
Maxted Road Numbers 51c – 73 (odds)
Waghorn Street 42 -64 (evens)



And in addition to the following addresses who will be impacted by noise and parking issues in their street.

Nutbrook Street Numbers 20 - 84 (even)
Howden Street Numbers 1– 37 (odd)
Maxted Road Numbers 52 – 74 (even)
Waghorn Street 45 -71 (odd)



4. Additional Points to note from the application:

- Hours of Opening - Today is Sunday 31st January. We have just walked past the building on both the Nutbrook Street side and the Howden Street site and can see lights on in the building. It is 9.15pm at night. Their Sunday hours of opening state 10am – 2pm
- Proposed Employees – (16 – 23) We find it difficult to believe that the premises will support 16- 23 full time employees, and are even more concerned after reading this about the loss of amenity and parking issues. If the employees are the equivalent of 16- 23, once the users of the services are taken into account there would be a significant number of people on the premises at any one time.

We hope you will give the above matters your full consideration in coming to a decision on this application. One last point, I cannot see the registered owners of the property on the consultation list on your website and would consider that they might wish to be added to the consultation process if they have not been already. Many thanks.

Yours sincerely,

Mark Breedon

Mark Breedon

Paul Townson

Paul Townson

Southwark Council, Planning Applications
Development Management
PO Box 64529
London SE1P 5LX

1st February 2010

Case Ref : 09-AP-2081 33 Nutbrook Street, SE15 4JU

I am the landlord of 56 Nutbrook Street, which is directly opposite the entrance of 33 Nutbrook Street.

I am writing to object to the planning application for change of use to multi-purpose community use including place of worship (Class D1) for these reasons:

- last spring and summer when they were operating without planning permission our tenants who have a baby were disturbed by the noise and disruption caused by people parking outside the house and leaving 33 Nutbrook Street at various times in the day.
- on average most households now have 2 cars – parking your car in Nutbrook street is currently difficult as it is, with the influx of potentially 100's more people this will cause parking and traffic chaos. Residents will then have to park further a way causing an inconvenience for those with young children and shopping bags to carry.
- my assumption is that most of the activity will be taking place in the evenings and weekends which is when most of the residents will be at home, therefore the extra traffic and noise will cause maximum disruption and impact.

Many Thanks

Dilek Tekari (Landlord)
56 Nutbrook Street
Peckham
SE15 4LE

Roberts, David

From: marzocchi katia [marzocchi337@blueyonder.co.uk]
Sent: 01 February 2010 12:37
To: Planning.Applications; Watson, Sonia
Cc: BRG@bellenden.net
Subject: CASE REF: 09-AP-2081 33 Nutbrook Street, SE15 4JU

Dear Sir/Madam,

I am writing to object to the planning application for change of use to multi-purpose community use including place of worship (Class D1) for these reasons:

- parking problems
- a church is already in place on the corner of Waghorn Street/Nutbrook Street
- excessive noise

Parking:

Parking on these roads are at full capacity every week because of the close proximity of local transport and shops, the above mentioned church and the nearby Mosque. Adding another multi-purpose community in the area will make parking for residents even more difficult then ever before.

Church on corner of Waghorn St/Nutbrook St:

As mentioned above, there is already an existing church very near to the proposed new community centre. I see no reason why this can be used.

Excessive noise:

There were a number of incidents last year in regards to noise. Working a 6-day week is very stressful, especially during summer. On Sundays, especially during the summer months, we were unable to relax in our garden due to the excessive noise coming from the factory opposite.

We am in full support to block this application going through.

Yours sincerely,

Mr and Mrs Marzocchi

Peter and Sally Bower
64 Nutbrook Street, London SE15 4LE
0207 732 0125

31 January 2010

Southwark Council
Planning Applications
Development Management
PO Box 64529
London SE1P 5LX

Case Ref: 09-AP-2081 33 Nutbrook Street

We strongly object to the planning application by The Redeemed Assemblies Church for a change of use from light industrial (Class B1) to multi-purpose community use, including place of worship (Class D1) for the following reasons:

Past History

When the Redeemed Assemblies Church first moved onto the site at 33 Nutbrook Street in mid April 2009, without planning permission, the noise, traffic congestion and disruption to the lives of people in Nutbrook St, Howden St and the two stretches of Maxted Rd and Waghorn St, adjacent to the site, particularly to those whose houses back onto the site, was extraordinary and quite unacceptable.

Following complaints from many residents Southwark Council issued a Temporary Stop Notice and then an Enforcement Notice for the Church to cease their operations.

Unacceptable noise levels from within the site and in the street.

The Redeemed Assemblies Church propose to soundproof one of the buildings on the site. Even if the church noise is properly insulated it would do nothing to curb the serious noise problems likely to arise from the other building, where the community activities will be taking place. Soundproofing one building will do nothing to alleviate noise disturbance from the social activity in

the open air around the buildings on the site or outside in the street, as people arrive and leave. We experienced these noise problems when they were operating last year and it was a serious problem. Voices of people coming and going from the site could be heard in our house, even in rooms at the back of the house. It was very intrusive.

The Church proposes to control what people do on arrival and leaving to avoid those problems. We don't believe that it is possible for the kind of social use they intend on the site to be controlled in the way they propose. Their proposals will not prevent disturbing noise in the street.

Given the intrusive and sometimes intimidating behaviour of some members of the church when they first arrived on the site last year, their plan to 'police' the site and entrances with their own uniformed wardens with walkie-talkies is not welcome.

Increased traffic and the effect on parking

The parking survey they carried out is disingenuous to say the least. It is ridiculous to presume, because there were a few spaces available in the surrounding streets when they conducted their survey, that there isn't a problem with parking in the neighbourhood. It is our experience that there is often difficulty in parking in the street. They must know from their own activities last year, how often members of the church were double parking in the street and the effect this had on traffic flow and parking in all the adjacent streets.

Reduced Security particularly for all those houses adjacent to the site.

When The Redeemed Assemblies have been using the premises there has often been intrusive overlooking of gardens and back rooms by children and adults. Many people with houses adjacent to the site, felt unable to use their gardens in the summer because of this as well as the noise.

They propose to use the electric gates to prevent unwanted access for burglars but they often leave the gates wide open during the day and evening and indeed sometimes have left them closed but un-padlocked late at night.

Safety

The large number of people using the site poses some serious dangers, some of which are potentially horrific, particularly the risk of fire. If they do use the electric gates they will effectively be making it harder for the emergency services in the event of any incidents.

Various planning applications relating to this site in the past have been refused on safety grounds, as both the archway entrances are too small for emergency vehicles to access the site. Other concerns raised by previous applications were traffic congestion and parking problems.

Hours of Operation

The Church proposes to operate seven days a week from as early as 10am and up to 7 or 9 pm on some days. When they were operating without planning permission last April there were times when there were still people on site at midnight and 1am with lots of noise and cars. I have no faith that the same people who behaved like that last April and May will not behave in the same way once again.

In Nutbrook Street there are many people who are at home during the day, people who are retired, work from home like ourselves or have young children. Our experience of The Redeemed Assemblies Church suggests that the change of use they are applying for, would, if successful, have a very detrimental impact on our lives and those of our neighbours. We appreciate the quiet especially during the evenings and at weekends. What is proposed would impact on us all, seven days a week.

The need for such a use on this site

The Redeemed Assemblies Church provides no evidence that the activities they propose will meet a local need. There are already, within two or three minutes walk of 33 Nutbrook Street, a number of churches, community halls, schools and a mosque, which offer all or some of the services they propose. This does not take into account all the churches in Rye Lane.

Amott Baptist Church
The Rosicrucian Order
Grove Vale Church Hall & Club

Amott Road
Nutbrook Street
McDermott Road

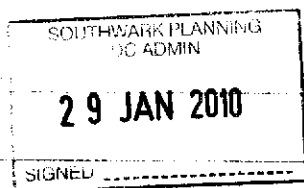
St John the Evangelist Parish Church	Adys Road
Goose Green Centre	East Dulwich Road
Faith Chapel	Bellenden Road
Peckham Islamic Centre	Choumert Grove
Bellenden Primary School	Costa Street
St Johns and St Clements Primary School	Adys Road
Southwark Youth & Connection Service	Bellenden Road
South Adult Education Centre	Alfa Street

Conclusion

We both work from home, and know from our experiences of the activity of the Redeemed Assemblies Church both on the site and in the street last year, that our lives would be seriously affected by the granting of this proposed change of use to Class D1.

The nature of the site makes it inappropriate for the uses that the Redeemed Assemblies Church propose. The site is surrounded by houses and only has access through two narrow entrances that run between and under the houses. This makes it inappropriate for public access, causes safety risks in any need to evacuate the premises with the public on site. The increase in numbers of people using the site will exacerbate noise disturbance, will cause traffic congestion and increase parking problems for local residents.

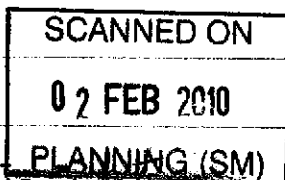
Peter and Sally Bower



MR & MRS PRESTED.

48A NUTBROOK ST.,

PECKHAM



SE15 4LE.

26-2-2010.

Dear Sonia Watson.

Concerning planning application to 33
NUTBROOK ST., PECKHAM.

From the experience we had last year,
when it was opened for a church, we suffered noise, litter
and parking problems.

My wife is disabled, and we have a
disabled bay outside our flat.

When the church was opened
last year, someone parked in the bay for 5 HRS, when
we asked politely for the person to move their motor, they
was not polite about it.

Yours Faithfully
Prested

SCANNED ON
07 FEB 2010
PLANNING (SM)

SOUTHWARK PLANNING
DC ADMIN
29 JAN 2010
SIGNED

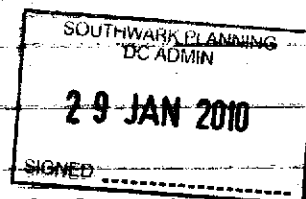
I THINK YOU SHOULD BE
TOLD THE FACTORY AT
33 NUTBROOK OWN NO 31
NUTBROOK ST ALSO THE
PEOPLE WHO RENT NO 31 ARE
SHORT TERM AND HAVE NO
CARES ABOUT THE AREA
I DO NOT THINK THEIR
VIEWS SHOULD BE TAKEN
INTO CONSIDERATION

Local Resident

25.1.10

Southwark Council
Regeneration + Neighbourhoods
Development Management (5th Floor Hub 2)
P.O. Box 64529
London SE1P 5LX

36 Howden St.
London
SE15 4LB.



Dear Sir/Madam

Your Ref: 09-AR 2081

I am writing to register my objection to the use of the 33 Nutbrook St, London SE15 4TU Light Industrial site for multi-purpose community use including place of worship.

During the period the light industrial factory was in operation - crime in this area was almost non-existent and my fear together with those of my neighbours is that with the influx of lots of people + motor cars, undesirable elements would be attracted to the area to see what pickings could be had.

Further, fears of burglary in the area would almost be inevitable + this would be unacceptable.

There are very many places of worship in existence in the area + we feel this will definitely disturb the peace + quiet in the immediate surroundings - hence my unqualified objection.

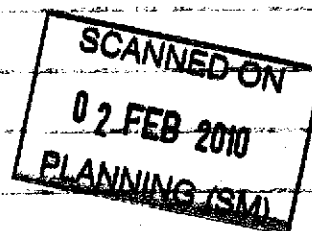
Yours faithfully

A handwritten signature in dark ink, appearing to read 'Dev. I. Persaud'.

DEV. I. PERSAUD

Owner/Occupier.

27/01/10



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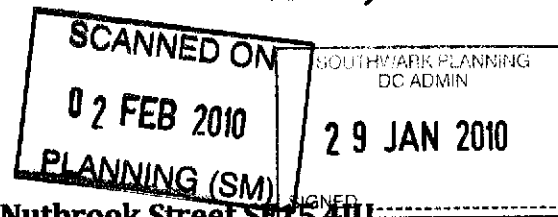
1-1-1952

1-1-1952

Ms Sonya Watson
Development Management
Southwark Council Planning Applications)
(5th Floor Hub2)
PO Box 64529 London se1p 5LX

Mr T Titheradge
47 Nutbrook Street
London
SE15 4JU

Monday 25th January 2010



Case Reference Number 09-AP-2081 33 Nutbrook Street SE15 4JU

Dear Madam

I am writing to object to the planning application for change of use to multi purpose community use including place of worship (Class D1).

My reasons for objecting are as follows.

1 The noise we can expect to experience coming from these premises itself and from people coming and going at all times of the day and night every day of the week and weekends with vociferous voices and car doors banging etc. is already concerning myself my wife and many other residents in the area with whom I have already spoken to. Just a walk down Rye Lane on a Sunday would give you a similarity to the noise levels we could come to be faced with should these premises get permission to operate.

2 The hiring out of the premises for private functions. With the ensuing noise and displacement of residents from being able to park their cars in the vicinity.

3 The law states that I and other residents have a legal right to the quiet and peaceful enjoyment of our homes and gardens and neighbourhood.

4 Numbers attending. I do not believe that only 50 people will attend the services as the Pastor of The Redeemed Assemblies Church told me, to expect at least 200 people attending the service on any given Sunday.

5 Saturation. Another operation of this type only serves to be over and above and additional to the already in existence numerous churches and charitable based organisations already in the immediate vicinity which offer help, advice and support to those of a disadvantage in the community such as those with alcohol addiction or the homeless etc. On Rye Lane for example the UCKG church have just spent millions of pounds enlarging their existing property for the purpose of offering exactly the same services as claimed is needed and will be provided by the Redeemed Assemblies Church. To my knowledge in Rye Lane alone having lived in the same house and street close by for 30 years must have at the very least a dozen or more similar premises all offering the same kind of service and support.

6 Alternative uses for the premises, I think perhaps the site in question would be of more use to the area if, it were converted in to small managed work units giving work and

employment opportunities to local unemployed youth, other than that perhaps housing or sheltered residential care housing or affordable key worker housing.

7 Fire hazard and Health and Safety issues, Coming so soon after some very serious fires in the area resulting in the sad loss of life Southwark Council has a legal obligation to ensure that an adequate Fire Safety Assessment is carried out of all buildings that the public have use of. I believe that with such large numbers of visitors to the buildings that should a fire break out in the premises or adjoining buildings that the London Fire Brigade would have huge difficulties in reaching the premises given the width restriction of the alley way leading to the premises and of the roads in the area with heavy parking of vehicles on all sides and only two ways in and out of the building restricting escape. Which is more concerning as the church have already claimed that they will keep the gates closed when in use. The security of the premises are concerning residents in the area as when the premises were initially used by the church that the gates were left open leaving residents homes at risk of opportunist house breakers.

8 Regeneration Area, this area is designated The Bellenden Regeneration Area and I do not consider this type of operation however well intentionally conceived by those applying for change of use of the premises, will benefit the immediate area or fulfil the requirements of regeneration.

9 The Redeemed Assemblies church were issued with a "Stop Notice" in July 2009 by Southwark Council for unauthorised use of the former factory site, and were told by numerous organisations to apply for a change of use of the premises from the Council before going ahead, but, they ignored the advice and went ahead regardless to planning permission. During the time before the "Stop Notice" was issued the noise and disruption in the immediate area from excessive traffic and people was unbearable, as there were large numbers of vociferous visitors to the premises in the nearby streets with additional cars vying for much valuable car parking spaces. This is a residential area and the site in question is totally unsuitable for this kind of operation. People have to literally cut through and beneath people's homes via tunnelled walkways to obtain access to the premises. I and others in the area admire hugely the good Christian works that the Redeemed Assemblies Church is trying to achieve such as free food to the poor etc. but I personally feel that these types of services would be better provided by Southwark Social Services.

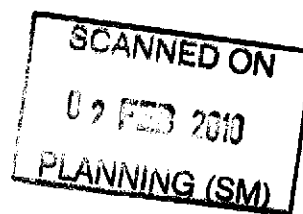
10 I always thought that any church was meant to spread the word of God, and as I said the congregation could quite easily soon turn from 50 to 500.

I look forward to your reply

Yours sincerely



Mr TJ Titheradge



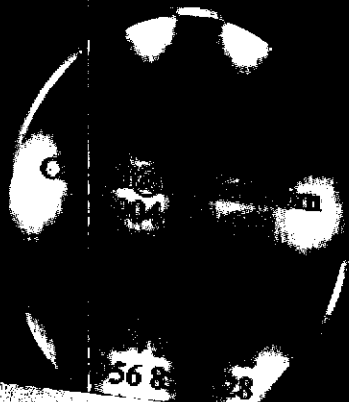
CHRIST APOSTOLIC CHURCH



*Christ
Apostolic
Church*



CHRIST APOSTOLIC CHURCH

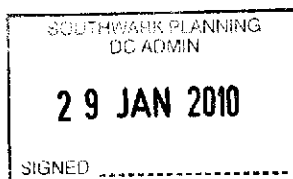


ANOTHER
NIGHT CHURCH
TO HONOR
THE LORD

Peckham Rye
Station

Sky Shopping
Centre

Church
Big Gate



65 Maxted Road
Peckham
London
SE15 4LF

Regeneration & neighbourhoods
Planning & transport
Development management (5th floor Hub 2)
PO Box 64529
London SE1P 5LX

26 January 2010

Dear Mr Rice

Application no. 09-AP-2081, 33 Nutbrook Street, SE15 4JU

I wish to make my objections known for the above planning permission to change the use of the building from a factory to a church and community centre.

As you can see I live on Maxted Road, and mine is one of the properties which the above building backs onto.

I was initially approached by The Redeemed Assemblies and asked to support the building being used as a church. I signed a sheet of paper indicating I was in favour of the use as I thought the building would only be in use on a Sunday for worship. If I had been made fully aware that the plan was to incorporate a community centre, I would never have given my support.

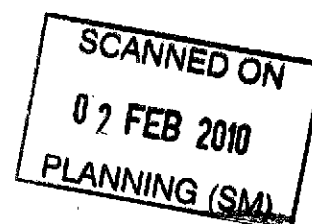
My concerns lay mainly with the noise that will emanate from the building throughout the day, the safety and parking. I found when the factory was in use, the workers used Maxted Road to park their cars all day, leaving me having to find parking on adjacent roads. If the building is to be used as a community centre, it is likely to be in use 7 days a week which will impact on my parking and that of my family who visit me regularly to assist with my medical care.

Can you please consider my objections when deciding whether to grant the planning permission.

Yours sincerely

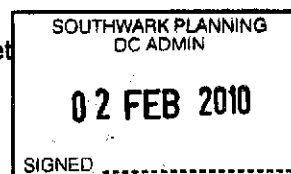
A handwritten signature in black ink, appearing to read "S. Rose".

S. Rose



McDougall, Susan

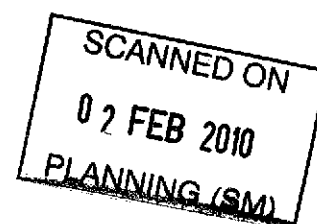
From: fintan ryan [fintanmryan@hotmail.com]
Sent: 01 February 2010 16:06
To: Planning.Applications; Watson, Sonia; brg@bellenden.net
Subject: Nutbrook Street Site Objection
Attachments: Nutbrook Street.docx



17 Howden Street
 London
 SE15 4LB

February 2010

09-AP-2081



Dear Sir / Madam,

I wish to lodge an objection to the proposed change of use planning application at 33 Nutbrook Street, Peckham.

I live at 17 Howden Street, a property which faces one of the entrances to the Nutbrook Street site. Last April when the new tenants began using the site as a place of worship/ community centre my family and I were subject to repeated disturbance. There was a marked increase of traffic, some of it late at night, some of it early on weekend mornings. This noise was loud enough to wake my young children. There were the raised voices of adults and unsupervised children of a kind consistent with many social gatherings but which I feel doesn't belong on a residential street. On one occasion there was a sustained horn beep at seven thirty on a Sunday morning. Pleas for quiet weren't met with hostility so much as a lack of comprehension about the different needs of people resident in the street.

I have heard from neighbours of unpleasant encounters with users of the Nutbrook Street site. This hasn't been my personal experience. I do however feel that a change of use to community centre or church is not appropriate to the site or to the surrounding streets. Howden Street is a narrow street where noise carries. The social nature of the proposed activities will prove hugely disruptive, particularly as the application seems to envisage week-round, all-day use. Previously the site was used for business purposes. People came and went at given times. They also came without families. So it was quiet. They tended to arrive and leave on foot. Howden Street is already very heavily parked, especially on a Sunday. Presumably many of those cars belong to worshippers at the three Churches in very close proximity.

I would also question the need of our community for some of the proposed services. I have young children. They've all gone to local public nurseries or day care centres. There's already a church-

02/02/2010

based day care centre at the Bellenden Road end of Danby Street. There are community activities at the Ammott Road Baptist Church. These sites are both to some extent purpose built. They're not business or light industrial properties converted to social uses.

I don't believe that Howden Street can sustain the increase in traffic and activity that will inevitably follow the proposed change of use and I object to it very strongly.

Yours sincerely,

Fintan Ryan

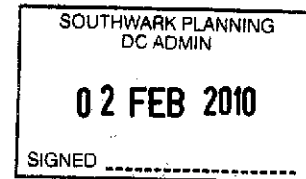
We want to hear all your funny, exciting and crazy Hotmail stories. [Tell us now](#)

17 Howden St
London
SE15 4LB

1 February 2010

09-AP-2081

Dear Sir / Madam,



I wish to lodge an objection to the proposed change of use planning application at 33 Nutbrook Street, Peckham.

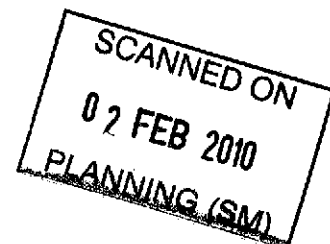
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I don't believe that Howden Street can sustain the increase in traffic and activity that will inevitably follow the proposed change of use and I object to it very strongly.

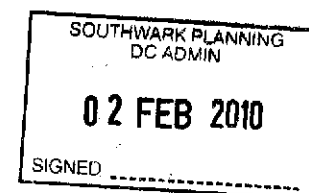
Yours sincerely,

Fintan Ryan



McDougall, Susan

From: Mark Cast [macse15@yahoo.co.uk]
Sent: 01 February 2010 16:40
To: Watson, Sonia; Planning.Applications
Cc: BRG@bellenden.net
Subject: Case Ref, 09-AP-2081 , 33 nutbrook St SE15 4JU



Dear Sirs/ Madam,

I am writing to object to the above planning application for change of use of the property to multi purpose community use including worship. I would bring the following to your attention;-

1. The site fronts directly onto my small back garden. Changing use to community usage would compromise my security by giving access to the rear of my house over a low wall. This would be 7 days a week from early morning to late evening.
2. The noise from this type of use would be all day and evenings, 7 days a week. This not only involves use of the building but also the outside space as a childrens playground. I was unfortunate enough to be subjected to this when the applicants were using the property for such purposes for 3 months last year without planning consent. The noise is magnified by being in such a confined space. It was so loud that I was unable to open my windows at the rear of my house because of the noise pollution
3. The number of casual visitors and parents collecting children would lead to even more parking problems than exist at the moment. Howden Street is particularly full usually as it is one of the nearest roads to Peckham Rye station without parking restrictions and many non locals park in the street. Howden Street is a fairly quiet street traffic wise and there would be increased car traffic and noise from visitors looking for parking places .
4. The position of the site being totally enclosed by residential properties does not lend itself to general community use without severely impacting the use and enjoyment of all residents unfortunate enough to have this site virtually as part of their back garden.
5. The area does not require any more buildings /organisations of this type . There are already numerous churches/community halls available(eg Goose Green church, church on Bellenden Road/Danby Street and a couple of places on Waghorn Street. All these facilities are within 500 metres of the site .

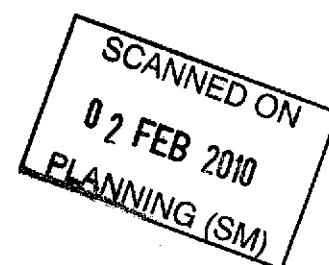
In view of the above I would strongly urge you to reject the application.

Yours faithfully

Mark Cast

24 Howden Street

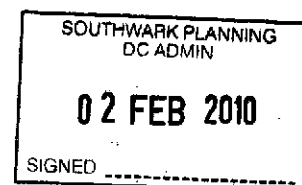
London SE15 4LB



02/02/2010

McDougall, Susan

From: Mark Cast [macse15@yahoo.co.uk]
Sent: 01 February 2010 16:40
To: Watson, Sonia; Planning.Applications
Cc: BRG@bellenden.net
Subject: Case Ref; 09-AP-2081 , 33 nutbrook St SE15 4JU



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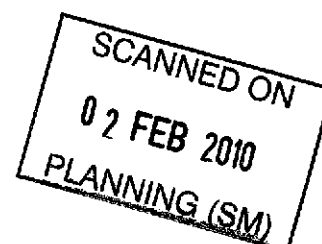
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Yours faithfully

Mark Cast

24 Howden Street

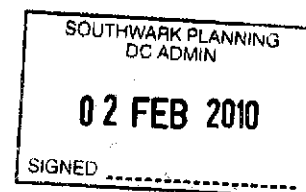
London SE15 4LB



02/02/2010

McDougall, Susan

From: didier paillet [paiolli@hotmail.com]
Sent: 01 February 2010 21:32
To: Planning.Applications
Subject: Case reference 09-AP-2081
Attachments: NUTBROOK STREET LETTER.pdf

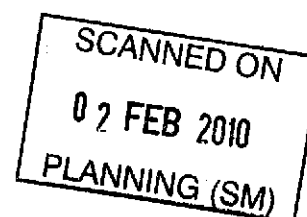


Dear Ms Watson

Please find in the attachment our objection letter concerning the planning application for 33 Nutbrook Street SE15 4JU, Case ref: 09-AP-2081.

Yours faithfully.

We want to hear all your funny, exciting and crazy Hotmail stories. Tell us now

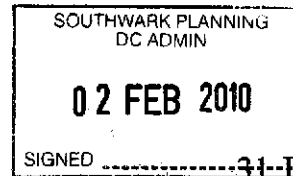


Southwark Council
Planning Application
Development Management
PO Box 64529
LONDON
SE1P 5LX

20 Howden street
Peckham
LONDON
SE15 4LB

Case Ref: 09-AP-2081

33 Nutbrook Street, LONDON, SE15 4JU



Dear Ms Watson

I am writing to object to the above planning application for change of use to multi-purpose community use including place of worship (Class D1) for the following reasons:

- Last year the church operated for three month without permission. The noise coming from the all afternoon parties on the open space just outside our small garden was unbearable, people shouting and laughing, children screaming and this on Saturdays and Sundays, the only two days we can enjoy our garden. It was so noisy, we had to keep our back windows shut . We felt it was invasive.
- A large number of people would leave the premises in their cars between eleven and midnight, talking loudly to each other , Hooting their horn in the passage alongside our house and in the street . It keep our children awake.
- It was impossible to find a space to park our car at week-ends.
- We think that those premises are not suitable to be used by the public because it is a land locked site with congested access. We are concerned about our security, anybody being able to have access to our back garden, as well as the fire risks.
- It seems to us that it is impossible to control the noise from large group of people leaving the premises, social events mainly taking place at week-ends would affect our privacy. Our residential area is well provided with places of worship as well as after school club etc... We think these premises should be used as small managed businesses.

Thank You for taking our concern into consideration.

Yours faithfully.

F.Ollivier D.Paillet

