

**Lambeth
Commercial
Development Pipeline Report
2018/19**



Lambeth

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Introduction

Lambeth's Commercial Development Pipeline Report details changes to the amount of employment floorspace in Lambeth during 2018/19, specifically B Class uses. It looks at changes that have occurred through planning permissions for the demolition of existing buildings, erection of new buildings and changes in the use of retained properties.

The information is presented in a series of summary tables which detail employment floorspace lost and gained during 2018/19, for the various stages of the development pipeline, through different types of development and in different locations. At the end of the report are a series of schedules (Tables 20-23) detailing all relevant permissions, including a breakdown of floorspace lost or gained by specific use class.

Information on development progress was obtained from Valuation Office Agency (VOA) Business Rates records, from Lambeth's Street Naming and Numbering and Building Control teams and from site visits.

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

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Explanations and Abbreviations Used

Use Classes

This report concentrates on use classes B1a, B1b, B1c, B2 and B8.

Use Class	Description
B1a	Offices
B1b	Research & Development, Studios, Laboratories
B1c	Light Industry
B2	General Industry
B8	Storage & Distribution

In the schedules (tables 20-23), the category 'Other' includes the following use classes, but not hotels (C1) or residential development (Use classes C2, C3 and C4).

Use Class	Description
A1	Shops
A2	Financial and Professional Services
A3	Restaurants and Cafes
A4	Drinking Establishments
A5	Hot food Takeaways
D1	Non-residential Institutions
D2	Assembly and Leisure
Sui Generis	Use not within a specific use class

Existing, Gross and Net

As used in the summary tables and schedules, 'Existing' refers to the amount of floorspace prior to development, 'Gross' refers to the total amount of floorspace proposed in each permission and 'Net' refers to the amount of floorspace lost or gained (ie the difference between the Gross and Existing). It does not include any area external to the building(s).

Floorspace measurements

Floorspace measurements are the Gross Internal Area (GIA), which is the internal area of the building, including circulation and service space such as lifts and floorspace devoted to corridors, toilets and storage. Unless otherwise stated, all measurements are in square metres (sqm).

KIBAs

Key Industrial Business Areas (KIBAs) are Lambeth's 'Locally Significant Industrial Sites' (as defined in the London Plan) and are important employment-generating areas. They are afforded additional protection through their designation in the Lambeth Local Plan (Policy ED1). KIBAs are safeguarded for business, industrial, storage and waste management uses, which include green industries and other compatible commercial uses. Large scale retail is excluded.

Prior Approvals for Change of Use to Residential

In May 2013, a permitted development right was introduced that allows B1a (office) floorspace to change use to C3 (residential) without going through the full planning application process. Initially this was a temporary measure lasting three years, but was made permanent in March 2016.

This type of permitted development applies to most of Lambeth, except for the area covered by the London Plan's Central Activities Zone (CAZ). This means that Bishop's ward and parts of Prince's and Oval wards were exempt. However, in March 2016, the government announced that the previous provision for exempt areas would not be continued, and the exemptions would expire in May 2019.

To address this issue, Lambeth has made and confirmed an Article 4 direction to protect offices in the Central Activities Zone (as it relates to Lambeth) from change of use to residential without an application for planning permission first needing to be made to and approved by the LPA. This direction came into force in May 2019. Lambeth also previously made and subsequently confirmed an Article 4 Direction which applies to the whole of Brixton town centre, some sites in Clapham town centre, and the whole or part of 10 areas known as KIBAs.

Several other types of permitted development right have also been introduced, including storage/distribution (B8) to residential and light industrial (B1c) to residential.

As the council considers it important to monitor the loss of employment floorspace through this type of development, Prior Approvals for change of use from B1a, B1c and B8 to residential have been included as a separate development type category within the summary tables. Please note that this type of development will be referred to as 'Prior Approvals' throughout this report.

Commentary

Completions

There was a net loss in completed employment floorspace in 2018/19, reverting back to the trend seen in nine of the past ten years. Completed development in 2018/19 resulted in a net loss of 41,502 sqm of employment floorspace across all classes. The vast majority of this was B1a (office) floorspace, accounting for a net loss of 38,311 sqm. There was also a net loss of 413 sqm of B1c (light industrial), 1,250 sqm of B2 (general industrial) and 1,528 sqm of B8 (storage and distribution). There was no completed development involving the B1b (Research & Development) category.

The total amount of new B1a floorspace was 14,402 sqm, with 1,606 sqm of new B1c floorspace completed. This B1a figure was around half as much as the figure in 2017/18. 15 sqm of new B8 floorspace was completed in 2018/19. No new B1b or B2 floorspace was completed.

The majority of new B1a floorspace completed was through new build (60%). However new build office space completed was significantly lower than the quantum of existing floorspace lost through development, resulting in a net loss of 37,392 sqm in new build developments.

In total 41,989 sqm of employment floorspace was lost to residential, across all use classes. The majority of this was to B1a (39,093 sqm). Prior Approvals from B1a to Residential resulted in the loss of 1,513 sqm. This was a significantly smaller loss than in the previous two years (4,599 sqm in 2017/18 and 15,623 sqm in 2016/17). 103 sqm of B1c and 496 sqm of B8 were also lost through prior approvals to residential during 2018/19.

Within KIBAs, there was a total net loss of 96 sqm of employment floorspace, from one prior approvals involving B1a floorspace.

The largest loss of B class floorspace was in Prince's ward, due to the redevelopment of Hampton House, 20 Albert Embankment and 22-29 Albert Embankment. This was followed by Brixton Hill. The largest net gain was in Clapham Town due to the approval of a Certificate of Lawfulness (existing) with respect to the use of 1a Nelsons Row as artists studios and workspaces (Class B1(c)).

Under Construction

There is a significant quantity of new employment floorspace under construction (253,117 sqm), which will result in a net gain of 103,527 sqm across all B class uses on completion. This is the highest figure in the last decade.

The majority of the floorspace involved is B1a (office). In total, 233,689 sqm of new office floorspace is under construction, with a resultant net gain of 107,595 sqm floorspace. Developments that are currently under construction would result in a net loss of 2,960 sqm of B1c and 3,173 sqm of B2 floorspace. However, there would be a net gain of 2,065 sqm of B8 floorspace. There is no developments with either a loss or gain of B1b floorspace.

Prior approval schemes that are currently under construction would result in the change of use of 3,001 sqm of B1a and 204 sqm of B8 floorspace to residential if completed. Within KIBAs there is 6,795 sqm of gross new floorspace under construction, which will result in a net gain of 5,229 sqm. This includes a net gain 290 sqm of B1a floorspace and 780 sqm of B1c and 4,159 sqm of B8.

The biggest changes in the quantum of employment floorspace are occurring in the north of the borough. Bishop's ward has the highest net gain (70,898 sqm), due in part to the redevelopment of the Shell Centre and Elizabeth House (although this permission is not expected to be built out). Oval will also have a significant net gain (33,884 sqm) as a result of schemes such as Vauxhall Square. The largest net loss changes are taking place in Prince's ward (-5,548 sqm) as a result of the refurbishment and conversion of Westminster Tower.

Unimplemented

The quantum of gross employment floorspace with unimplemented permission is 78,773 sqm. This is the lowest figure for 5 years. The vast majority (96%) of this is B1a. A significant proportion (59%) of gross B1a yet to be started is in a single scheme - the redevelopment of The London Television Centre in Waterloo, although this is not expected to be implemented.

Should all unimplemented permissions be completed, they would result in a net gain of 20,185 sqm of floorspace across all the B class uses. This includes a net gain of 30,817 sqm of office floorspace but a net loss of 178 sqm of B1b, 5,516 sqm of B1c, 1,695 sqm of B2 and 3,243 sqm of B8.

Within KIBAs, unimplemented permissions would result in an overall net gain of 7,737 sqm of employment floorspace, including a net gain of 9,560 sqm of B1a and 157 sqm of B8, no net change in B1b, but a net loss in B1c and B2. Prior Approvals in KIBAs account for a net loss of 1,364 sqm of employment space. Outside of KIBAs there is a net gain of 21,257 sqm of B1a office space however there was a net loss of all other types of B class floorspace. This results in an overall net gain of 12,448 sqm of employment floorspace outside of KIBAs.

Bishop's ward had the largest net gain in employment floorpace (26,572 sqm), mainly due to the London Television Centre permission. Brixton Hill ward had the largest net loss (-8,339 sqm), mainly due to the permission for the redevelopment of Olive Morris House, which accounts for a loss of 6,909 sqm of B1a floorspace.

Approvals

In 2018/19, a total of 78,376 sqm of employment floorspace was approved, which is the highest figure since 2015/16. If completed, these permissions would result in the net gain of 38,577 sqm of employment floorspace, the highest net gain figure of the past decade. The vast majority of new employment floorspace approved is for offices (71,646 sqm). These permissions would result in a net gain of 37,739 sqm of B1a floorspace and 848 sqm of B1c floorspace. There would be no net change in B1b and B2 floorspaces, with a minor net loss of B8 floorspace (-10 sqm).

Within KIBAs, 16,338 sqm of gross employment floorspace was approved. This is the highest figure in the past decade. These permissions would result in a net gain of 13,111 sqm across all use types, if all were completed. There is a potential net gain of 9,728 sqm of office space and 3,383 sqm of warehouse (B8), with no net changes of B1b, B1c and B2 floorspaces.

Commercial Development Pipeline Summary Tables

Section A Completions

Table 1. Completed Floorspace by Use Class

Use Class	No. of permissions with existing employment floorspace affected by development	Total existing floorspace affected by development (sqm)	No. of permissions with proposed new employment floorspace	Total proposed new floorspace (sqm)	Net change in employment floorspace (sqm)
B1a	21	52,713	14	14,402	-38,311
B1b	0	0	0	0	0
B1c	3	2,019	3	1,606	-413
B2	3	1,250	0	0	-1,250
B8	2	1,543	1	15	-1,528
Total	28	57,525	17	16,023	-41,502

Table 2. Completed Prior Approvals by Use Class

Prior Approval Type	No. of Prior Approvals	Net Floorspace (sqm)
B1a to C3	10	-1,513
B1c to C3	1	-103
B8 to C3	1	-496
Total	12	-2,112

Chart 1. Completed Floorspace by Use Class

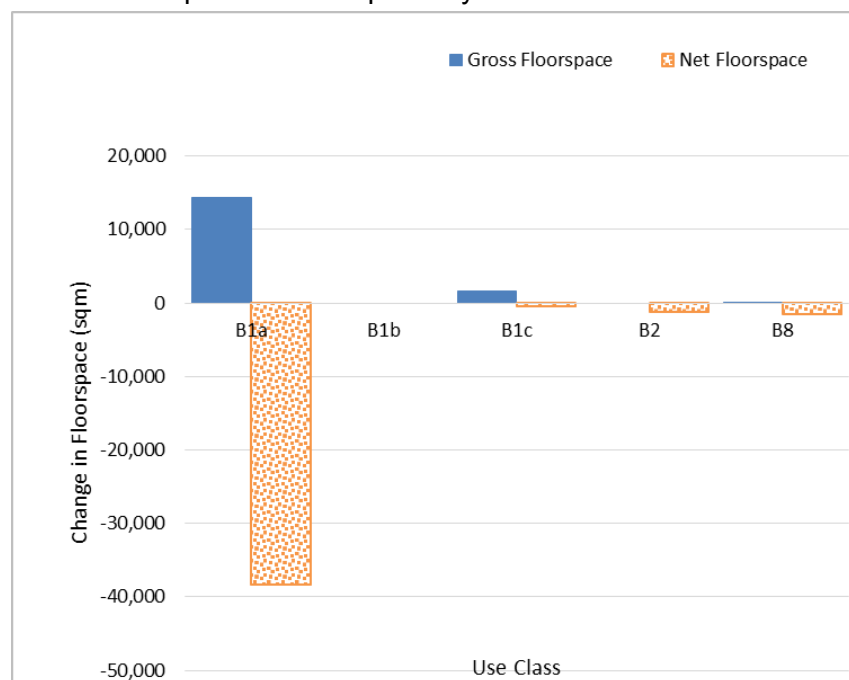


Table 3. Completed Floorspace by Development Type & Use Class

Use Class	New Build			Change of Use			Prior Approval			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
B1a	46,066	8674	-37,392	5,134	5,728	594	1,513	0	-1,513	52,713	14,402	-38,311
B1b	0	0	0	0	0	0	0	0	0	0	0	0
B1a	1,331	0	-1,331	585	1,606	1,021	103	0	-103	2,019	1,606	-413
B2	1,250	0	-1,250	0	0	0	0	0	0	1,250	0	-1,250
B8	1,047	0	-1,047	0	15	15	496	0	-496	1,543	15	-1,528
Total	49,694	8,674	-41,020	5,719	7,349	1,630	2,112	0	-2,112	57,525	16,023	-41,502

Chart 2. Net Completed Floorspace by Development Type

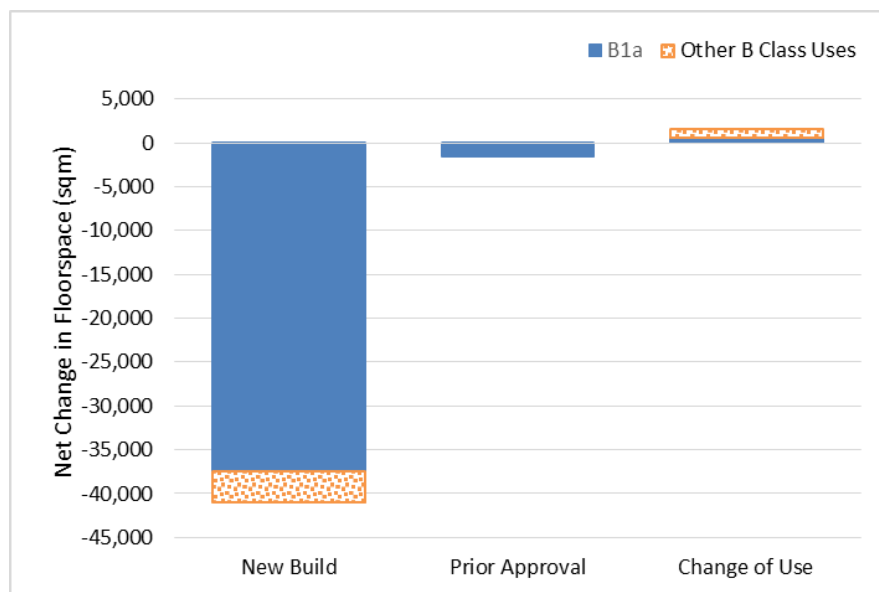


Table 4. Completed Floorspace in KIBAs and Outside KIBAs by Use Class

Location	Within KIBA			Outside KIBA			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
B1a	96	0	-96	52,617	14,402	-38,215	52,713	14,402	-38,311
B1b	0	0	0	0	0	0	0	0	0
B1c	0	0	0	2,019	1,606	-413	2,019	1,606	-413
B2	0	0	0	1,250	0	-1,250	1,250	0	-1,250
B8	0	0	0	1,543	15	-1,528	1,543	15	-1,528
Total	96	0	-96	57,429	16,023	-41,406	57,525	16,023	-41,502

Chart 3. Completed Floorspace in KIBAs and Outside KIBAs

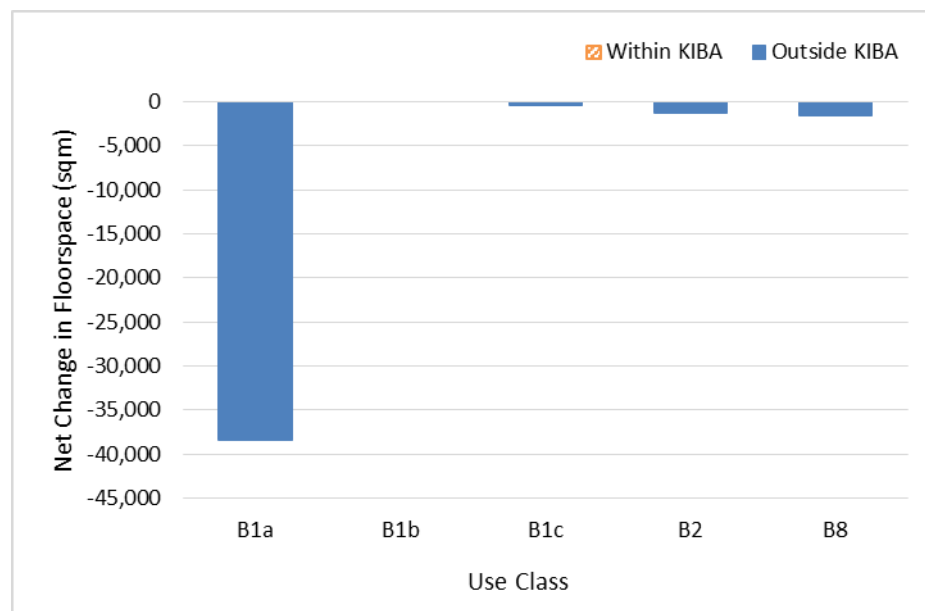


Table 5. Floorspace Lost to Completed Residential Developments

Location	Permission Type	No. of permissions with existing employment floorspace affected by residential development	Net Change in employment floorspace					
			B1a	B1b	B1c	B2	B8	Total
Within KIBA	Prior Approval	1	-96	0	0	0	0	-96
	Other	0	0	0	0	0	0	0
Outside KIBA	Prior Approval	11	-1,417	0	-103	0	-496	-2,016
	Other	26	-37,580	0	0	-1,250	-1,047	-39,877
Total	Prior Approval	12	-1,513	0	-103	0	-496	-2,112
	Other	26	-37,580	0	0	-1,250	-1,047	-39,877

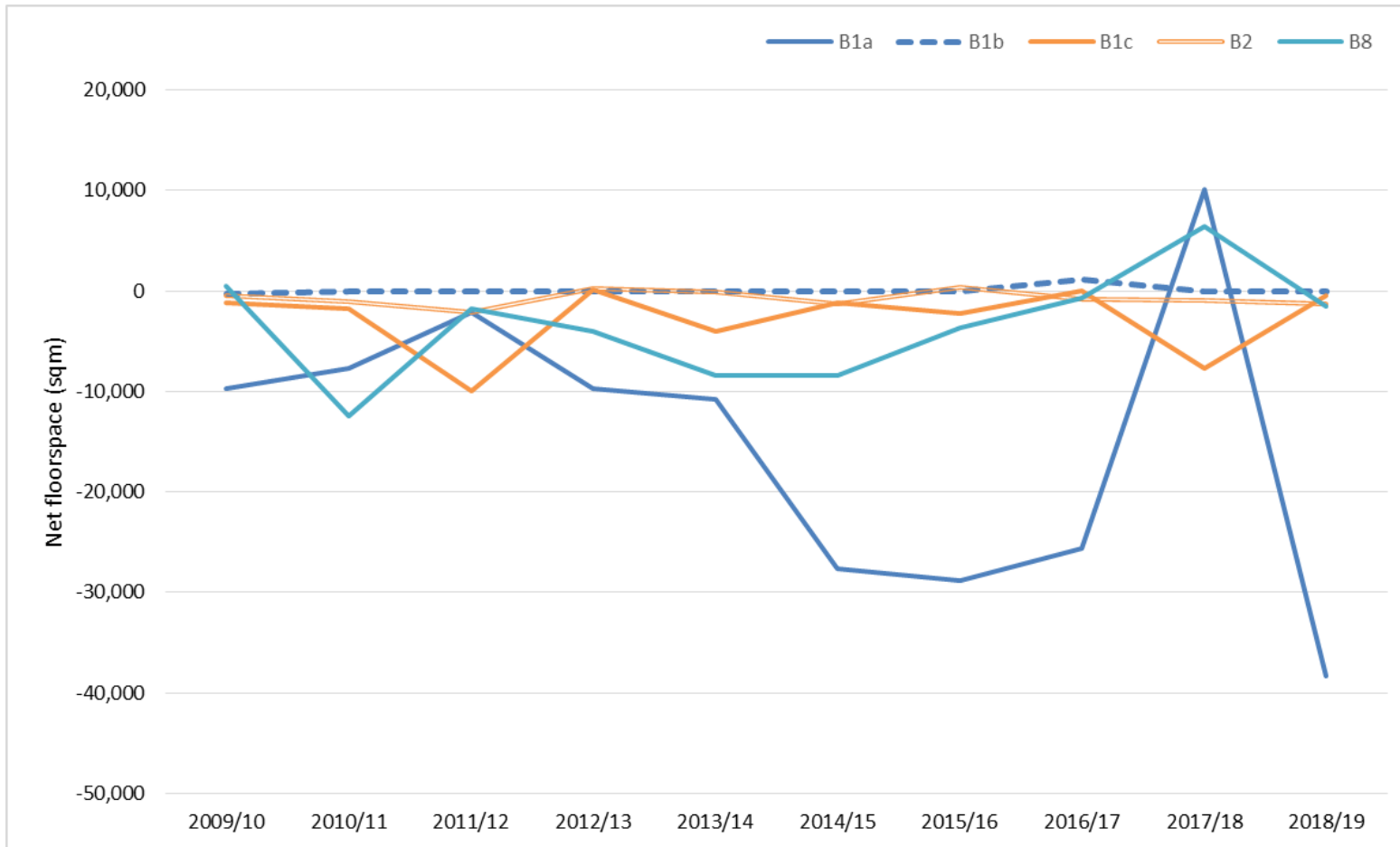
Table 6. Completed Floorspace by Ward

Ward	Gross						Net					
	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
Bishop's	528	0	0	0	0	528	-4,616	0	0	0	0	-4,616
Brixton Hill	0	0	0	0	0	0	-9,575	0	0	-955	0	-10,530
Clapham Common	64	0	0	0	0	64	-103	0	0	0	0	-103
Clapham Town	0	0	1040	0	0	1,040	-874	0	1,040	0	0	166
Coldharbour	1296	0	0	0	0	1,296	1,296	0	-1,434	0	0	-138
Ferndale	4217	0	0	0	0	4,217	53	0	0	0	0	53
Gipsy Hill	0	0	0	0	0	0	-63	0	0	0	0	-63
Herne Hill	0	0	0	0	0	0	0	0	0	0	0	0
Knight's Hill	0	0	0	0	0	0	0	0	0	0	0	0
Larkhall	0	0	348	0	0	348	-349	0	348	0	0	-1
Oval	177	0	0	0	0	177	-28	0	0	-238	0	-266
Prince's	7886	0	218	0	0	8,104	-24,286	0	-367	0	0	-24,653
St. Leonard's	166	0	0	0	0	166	166	0	0	0	-496	-330
Stockwell	0	0	0	0	0	0	0	0	0	-57	0	-57
Streatham Hill	68	0	0	0	15	83	68	0	0	0	15	83
Streatham South	0	0	0	0	0	0	0	0	0	0	0	0
Streatham Wells	0	0	0	0	0	0	0	0	0	0	0	0
Thornton	0	0	0	0	0	0	0	0	0	0	0	0
Thurlow Park	0	0	0	0	0	0	0	0	0	0	-1,047	-1,047
Tulse Hill	0	0	0	0	0	0	0	0	0	0	0	0
Vassall	0	0	0	0	0	0	0	0	0	0	0	0
Total	14,402	0	1606	0	15	16,023	-38,311	0	-413	-1250	-1528	-41,502

Table 7. Rolling Annual Summary of Completed Floorspace by Use Class

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2009/10	36,013	26,330	-9,683	393	82	-311	2,368	1,207	-1,161
2010/11	19,172	11,498	-7,674	100	0	-100	1,753	0	-1,753
2011/12	4,742	2,585	-2,157	0	0	0	10,211	247	-9,964
2012/13	15,421	5,654	-9,767	0	0	0	53	228	175
2013/14	16,960	6,185	-10,775	0	0	0	4,074	0	-4,074
2014/15	31,379	3,709	-27,670	0	0	0	1,860	731	-1,129
2015/16	38,655	9,864	-28,791	0	0	0	2,414	128	-2,286
2016/17	47,274	21,651	-25,623	0	1,135	1,135	210	214	4
2017/18	18,845	28,907	10,062	0	0	0	7,707	0	-7,707
2018/19	52,713	14,402	-38,311	0	0	0	2,019	1,606	-413
Total	281,174	130,785	-150,389	493	1,217	724	32,669	4,361	-28,308
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2009/10	513	0	-513	2,508	2,965	457	24,046	14,463	-9,583
2010/11	1,071	0	-1,071	14,479	1,978	-12,501	30,503	4,810	-25,693
2011/12	2,141	0	-2,141	1,744	0	-1,744	19,359	5,882	-13,477
2012/13	0	268	268	4,130	88	-4,042	25,164	6,541	-18,623
2013/14	401	298	-103	10,885	2,533	-8,352	32,320	9,016	-23,304
2014/15	1,345	0	-1,345	9,091	650	-8,441	43,675	5,090	-38,585
2015/16	100	529	429	9,763	6,086	-3,677	50,932	16,607	-34,325
2016/17	826	50	-776	751	0	-751	49,061	23,050	-26,011
2017/18	948	0	-948	4,878	11,275	6,397	32,378	40,182	7,804
2018/19	1,250	0	-1,250	1,543	15	-1,528	57,525	16,023	-41,502
Total	8,595	1,145	-7,450	59,772	25,590	-34,182	364,963	141,664	-223,299

Chart 4. Net Floorspace Completed 2009-2019



Section B
Under Construction

Table 8. Floorspace Under Construction by Use Class

Use Class	No. of permissions with existing employment floorspace affected by development	Total existing floorspace affected by development (sqm)	No. of permissions with proposed new employment floorspace	Total proposed new floorspace (sqm)	Net change in employment floorspace (sqm)
B1a	23	126,094	30	233,689	107,595
B1b	0	0	0	0	0
B1c	4	5,143	3	2,183	-2,960
B2	3	3,298	1	125	-3,173
B8	13	15,055	2	17,120	2,065
Total	37	149,590	33	253,117	103,527

Table 9. Prior Approvals Under Construction by Use Class

Prior Approval Type	No. of Prior Approval Schemes	Net change in Floorspace (sqm)
B1a to C3	2	-3,001
B1c to C3	0	0
B8 to C3	1	-204
Total	3	-3,205

Chart 5. Floorspace Under Construction by Use Class

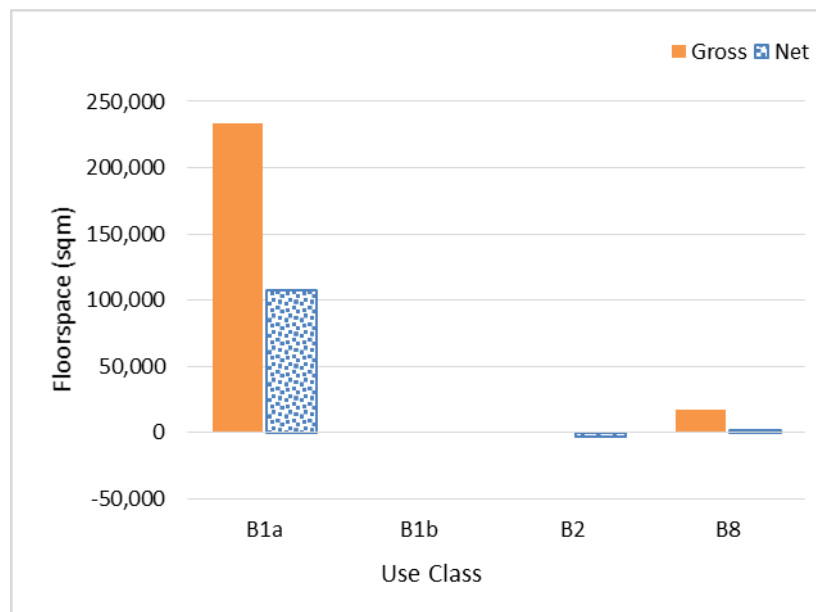


Table 10. Floorspace Under Construction in KIBAs and Outside KIBAs by Use Class

Location	Within KIBA			Outside KIBA			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
B1a	1,566	1,856	290	124,528	231833	107305	126,094	233,689	107,595
B1b	0	0	0	0	0	0	0	0	0
B1c	0	780	780	5,143	1,403	-3,740	5,143	2,183	-2,960
B2	0	0	0	3,298	125	-3,173	3,298	125	-3,173
B8	0	4,159	4,159	15,055	12961	-2094	15,055	17,120	2,065
Total	1,566	6,795	5,229	148,024	246,322	98,298	149,590	253,117	103,527

Chart 6. Net Floorspace Under Construction in KIBAs and Outside KIBAs

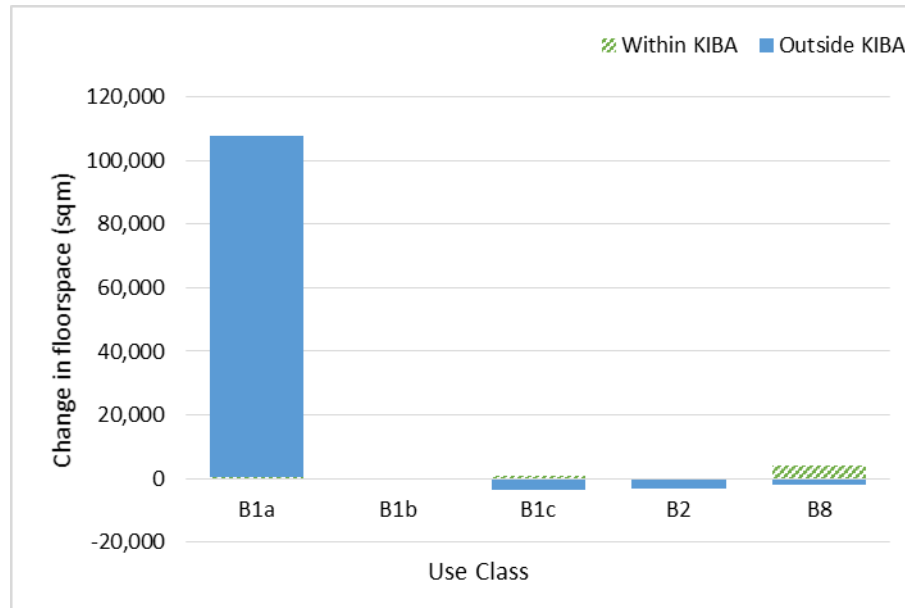


Table 11. Rolling Annual Summary of Floorspace Under Construction 2009-2019

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2009/10	26,246	28,316	2,070	353	490	137	374	2,615	2,241
2010/11	39,060	20,175	-18,885	253	490	237	1,339	2,862	1,523
2011/12	53,837	20,997	-32,840	20	133	113	6,986	1,983	-5,003
2012/13	37,575	17,508	-20,067	0	0	0	7,370	2,514	-4,856
2013/14	59,658	26,955	-32,703	0	0	0	6,312	2,514	-3,798
2014/15	77,637	32,073	-45,564	0	0	0	7,325	1,880	-5,445
2015/16	126,141	118,676	-7,465	0	1,135	1,135	10,303	1,872	-8,431
2016/17	138,423	162,624	24,201	0	0	0	15,049	1,192	-13,857
2017/18	130,451	144,843	14,392	0	0	0	10,534	2,183	-8,351
2018/19	126,094	233,689	107,595	0	0	0	5,143	2,183	-2,960
Total	815,122	805,856	-9,266	626	2,248	1,622	70,735	21,798	-48,937
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2009/10	834	0	-834	42,719	332	-42,387	70,526	31,753	-38,773
2010/11	1,332	0	-1,332	29,920	0	-29,920	71,904	23,527	-48,377
2011/12	210	116	-94	18,150	13,961	-4,189	79,203	37,190	-42,013
2012/13	507	0	-507	18,423	15,494	-2,929	63,875	35,516	-28,359
2013/14	1,328	0	-1,328	13,477	13,561	84	80,775	43,030	-37,745
2014/15	465	0	-465	7,434	12,961	5,527	92,861	46,914	-45,947
2015/16	715	0	-715	4,940	24,236	19,296	142,099	145,919	3,820
2016/17	1,519	0	-1,519	14,882	24,236	9,354	169,873	188,052	18,179
2017/18	4,341	125	-4,216	13,014	14,649	1,635	158,340	161,800	3,460
2018/19	3,298	125	-3,173	15,055	17,120	2,065	149,590	253,117	103,527
Total	14,549	366	-14,183	178,014	136,550	-41,464	1,079,046	966,818	-112,228

Chart 7. Net Floorspace Under Construction 2009-2019

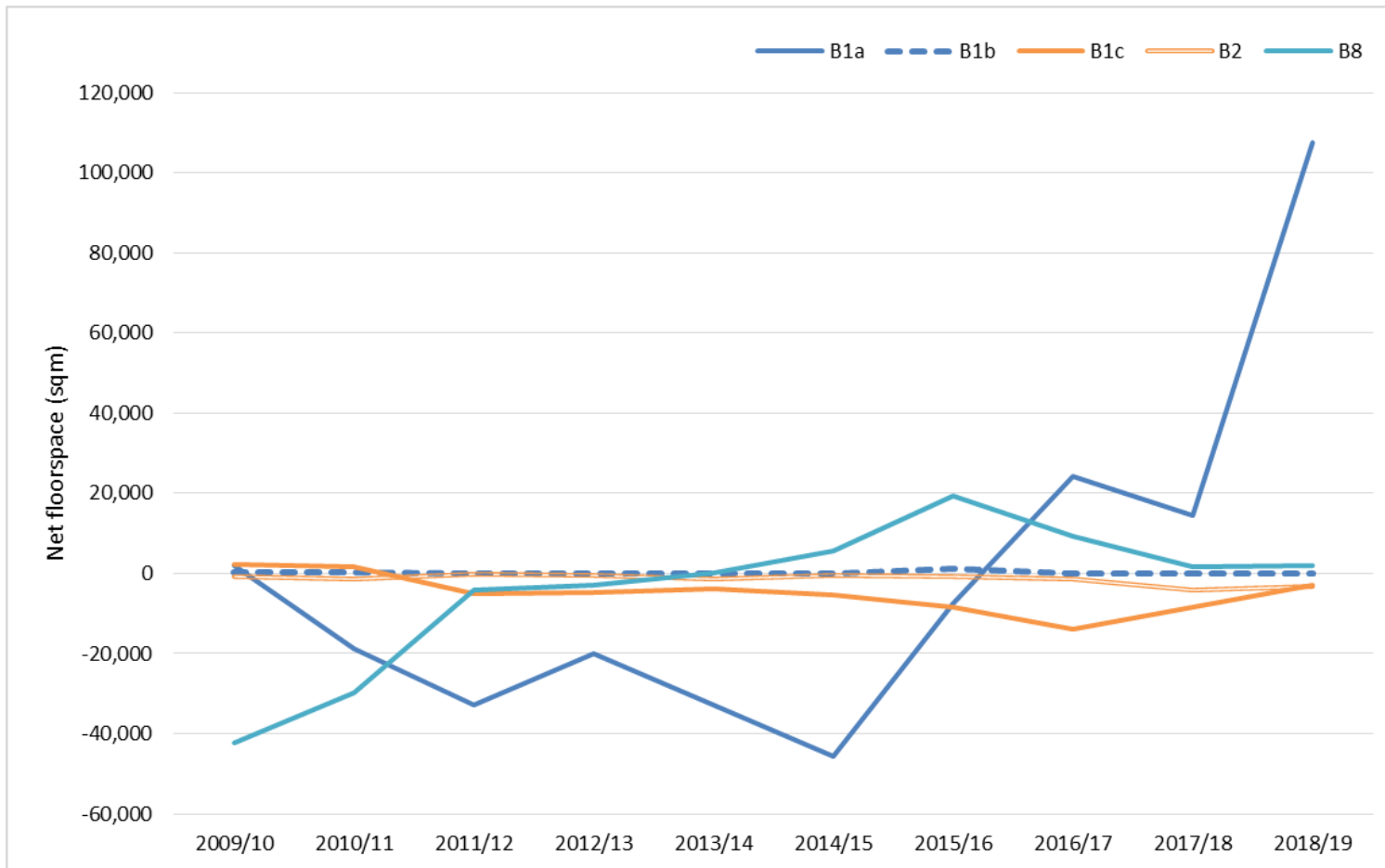


Table 12. Floorspace Under Construction by Ward

Ward	Gross						Net					
	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
Bishop's	167,966	0	0	0	0	167,966	70,898	0	0	0	0	70,898
Brixton Hill	142	0	0	0	0	142	-415	0	-39	0	-923	-1,377
Clapham Common	3,696	0	0	0	0	3,696	855	0	0	0	-1,435	-580
Clapham Town	959	0	0	0	0	959	-1,717	0	0	0	-125	-1,842
Coldharbour	4,451	0	780	0	0	5,231	1,854	0	-74	-724	0	1,056
Ferndale	378	0	211	0	0	589	-5,230	0	-39	0	0	-5,269
Gipsy Hill	0	0	0	0	0	0	0	0	0	0	0	0
Herne Hill	60	0	0	0	4,159	4,219	60	0	0	0	4,159	4,219
Knight's Hill	0	0	0	0	0	0	0	0	0	0	0	0
Larkhall	3,367	0	0	0	0	3,367	3,064	0	0	-1,192	-2,257	-385
Oval	48,500	0	0	0	0	48,500	42,750	0	0	-1,382	-7,484	33,884
Prince's	1,952	0	0	0	0	1,952	-5,379	0	0	0	-169	-5,548
St. Leonard's	0	0	0	0	0	0	-120	0	0	0	-204	-324
Stockwell	97	0	0	0	0	97	97	0	0	0	0	97
Streatham Hill	0	0	0	0	0	0	0	0	0	0	0	0
Streatham South	619	0	0	125	12,961	13,705	619	0	-4,000	125	12,836	9,580
Streatham Wells	0	0	0	0	0	0	0	0	0	0	0	0
Thornton	1,277	0	1,192	0	0	2,469	277	0	1,192	0	0	1,469
Thurlow Park	225	0	0	0	0	225	225	0	0	0	-2,333	-2,108
Tulse Hill	0	0	0	0	0	0	-243	0	0	0	0	-243
Vassall	0	0	0	0	0	0	0	0	0	0	0	0
Total	233,689	0	2,183	125	17,120	253,117	107,595	0	-2,960	-3,173	2,065	103,527

Section C:
Unimplemented Permissions

Table 13. Floorspace with Unimplemented Permission by Use Class

Use Class	No. of permissions with existing employment floorspace affected by development	Total existing floorspace affected by development (sqm)	No. of permissions with proposed new employment floorspace	Total proposed new floorspace (sqm)	Net change in employment floorspace (sqm)
B1a	34	45,085	37	75,902	30,817
B1b	1	178	0	0	-178
B1c	7	5,516	0	0	-5,516
B2	4	1,695	0	0	-1,695
B8	10	6,114	3	2,871	-3,243
Total	53	58,588	39	78,773	20,185

Table 14. Unimplemented Prior Approvals by Use Class

Prior Approval Type	No. of Prior Approval Schemes	Net change in Floorspace (sqm)
B1a to C3	15	-4,284
B1c to C3	3	-1,025
B8 to C3	1	-68
Total	19	-5,377

Chart 8. Unimplemented Floorspace by Use Class

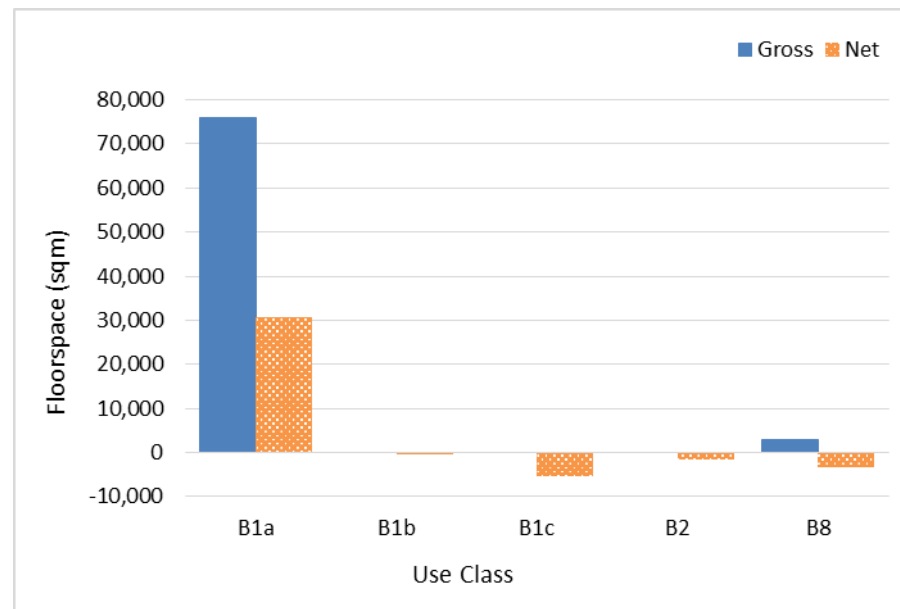


Table 15. Floorspace with Unimplemented Permission in KIBAs and Outside KIBAs, by Use Class

Location	Within KIBA			Outside KIBA			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
B1a	1,824	11,384	9,560	43,261	64,518	21,257	45,085	75,902	30,817
B1b	0	0	0	178	0	-178	178	0	-178
B1c	1,225	0	-1,225	4,291	0	-4,291	5,516	0	-5,516
B2	755	0	-755	940	0	-940	1,695	0	-1,695
B8	2,714	2,871	157	3,400	0	-3,400	6,114	2,871	-3,243
Total	6,518	14,255	7,737	52,070	64,518	12,448	58,588	78,773	20,185

Chart 9. Net Floorspace with Unimplemented Permission in KIBAs and Outside KIBAs

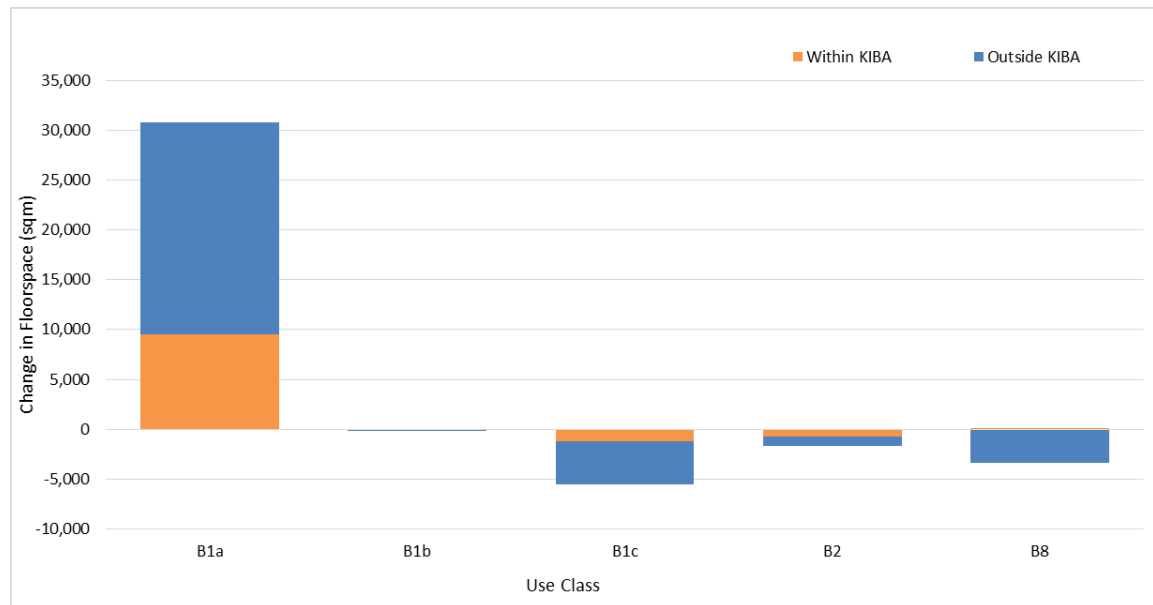


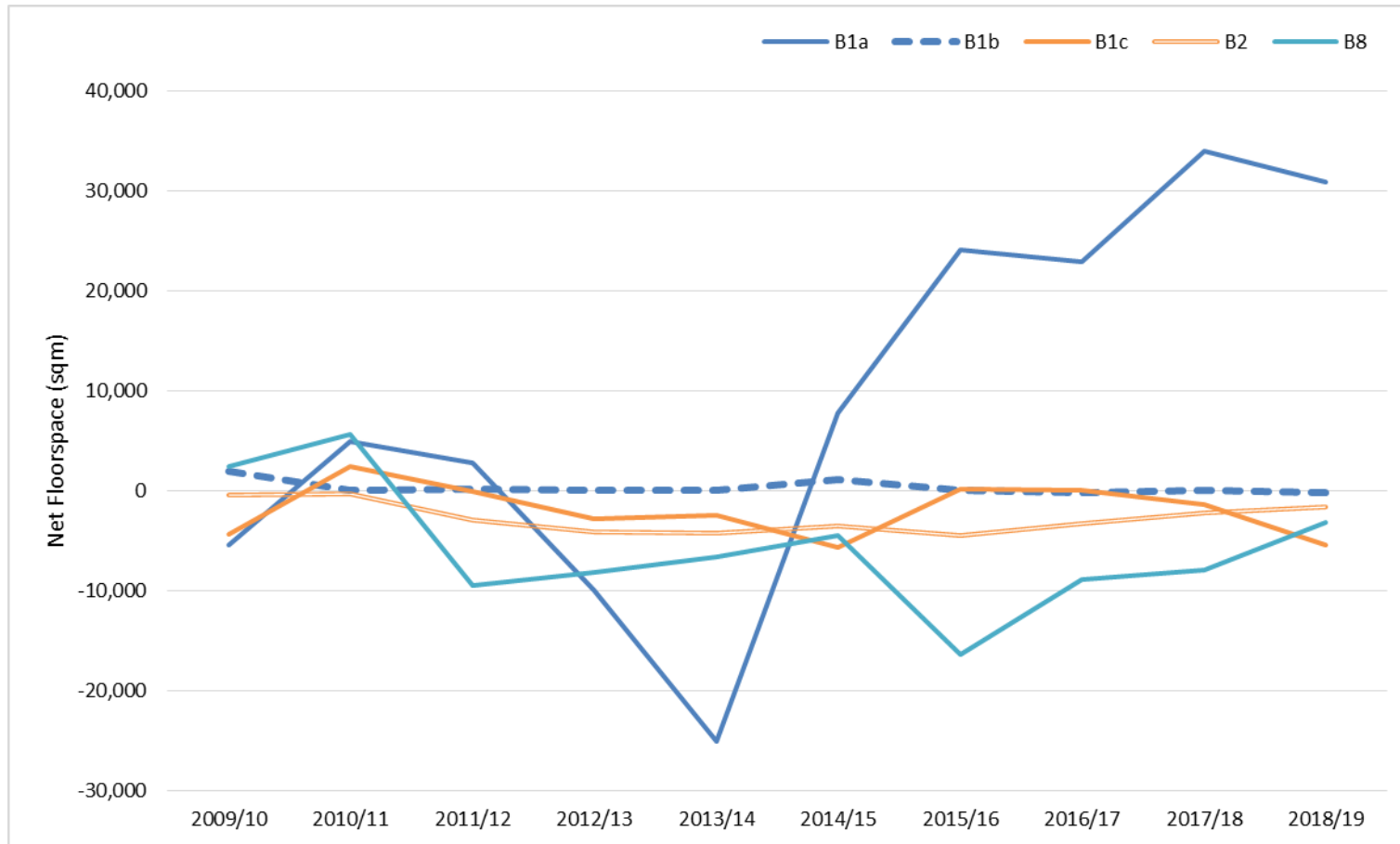
Table 16. Floorspace with Unimplemented Permission by Ward

Ward	Gross						Net					
	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
Bishop's	48,508	0	0	0	0	48,508	26,572	0	0	0	0	26,572
Brixton Hill	1,780	0	0	0	2,488	4,268	-5,860	0	-1,225	-1,387	133	-8,339
Clapham Common	0	0	0	0	0	0	-2,053	0	0	0	0	-2,053
Clapham Town	283	0	0	0	0	283	135	0	-204	0	-120	-189
Coldharbour	289	0	0	0	0	289	289	0	0	0	-1,560	-1,271
Ferndale	63	0	0	0	0	63	-207	0	0	0	0	-207
Gipsy Hill	496	0	0	0	0	496	-546	0	0	0	0	-546
Herne Hill	0	0	0	0	0	0	0	0	0	0	0	0
Knight's Hill	408	0	0	0	383	791	189	0	0	-60	24	153
Larkhall	335	0	0	0	0	335	161	0	0	0	0	161
Oval	19,992	0	0	0	0	19,992	11,584	0	-2,771	0	-1,603	7,210
Prince's	2,536	0	0	0	0	2,536	727	0	0	0	0	727
St. Leonard's	49	0	0	0	0	49	-125	0	-336	0	-49	-510
Stockwell	0	0	0	0	0	0	0	0	0	0	0	0
Streatham Hill	350	0	0	0	0	350	350	0	-315	0	0	35
Streatham South	0	0	0	0	0	0	-191	-178	-485	0	-68	-922
Streatham Wells	700	0	0	0	0	700	597	0	0	-248	0	349
Thornton	53	0	0	0	0	53	-804	0	0	0	0	-804
Thurlow Park	60	0	0	0	0	60	-1	0	-180	0	0	-181
Tulse Hill	0	0	0	0	0	0	0	0	0	0	0	0
Vassall	0	0	0	0	0	0	0	0	0	0	0	0
Total	75,902	0	0	0	2,871	78,773	30,817	-178	-5,516	-1,695	-3,243	20,185

Table 17. Rolling Annual Summary of Floorspace with Unimplemented Permission 2009-2019

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2009/10	88,397	82,888	-5,509	530	2,489	1,959	5,039	641	-4,398
2010/11	68,632	73,524	4,892	530	489	-41	15,214	17,608	2,394
2011/12	32,234	34,979	2,745	0	103	103	511	384	-127
2012/13	28,576	18,536	-10,040	0	0	0	4,676	1,853	-2,823
2013/14	68,308	43,208	-25,100	0	0	0	2,903	421	-2,482
2014/15	116,635	124,336	7,701	0	1,135	1,135	6,123	399	-5,724
2015/16	118,232	142,305	24,073	0	0	0	2,197	2,300	103
2016/17	79,764	102,625	22,861	178	0	-178	2,305	2,300	-5
2017/18	81,356	115,246	33,890	178	218	40	3,551	2,089	-1,462
2018/19	45,085	75,902	30,817	178	0	-178	5,516	0	-5,516
Total	727,219	813,549	86,330	1,594	4,434	2,840	48,035	27,995	-20,040
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2008/09	1,774	1,297	-477	15,214	17,608	2,394	110,954	104,923	-6,031
2009/10	1,537	1,138	-399	8,580	14,154	5,574	94,493	106,913	12,420
2010/11	2,957	0	-2,957	11,020	1,564	-9,456	46,722	37,030	-9,692
2011/12	4,188	0	-4,188	9,618	1,382	-8,236	47,058	21,771	-25,287
2012/13	4,361	50	-4,311	14,368	7,667	-6,701	89,940	51,346	-38,594
2013/14	3,643	143	-3,500	22,978	18,430	-4,548	149,379	144,443	-4,936
2014/15	5,029	551	-4,478	16,474	15	-16,459	141,932	145,171	3,239
2015/16	3,860	501	-3,359	9,120	233	-8,887	95,227	105,659	10,432
2016/17	2,582	376	-2,206	7,932	15	-7,917	95,599	117,944	22,345
2017/18	1,695	0	-1,695	6,114	2,871	-3,243	58,588	78,773	20,185
Total	31,626	4,056	-27,570	121,418	63,939	-57,479	929,892	913,973	-15,919

Chart 10. Net Floorspace with Unimplemented Permission 2008-2018



Section D

Approvals

Table 18. Rolling Annual Summary of Floorspace Approved 2009-2019

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2009/10	30,715	18,713	-12,002	783	680	-103	802	756	-46
2010/11	20,110	10,874	-9,236	0	0	0	5,913	242	-5,671
2011/12	12,093	15,845	3,752	0	0	0	322	384	62
2012/13	18,829	7,872	-10,957	0	0	0	4,771	2,228	-2,543
2013/14	81,060	39,409	-41,651	0	0	0	618	0	-618
2014/15	123,365	119,909	-3,456	0	1,135	1,135	7,483	379	-7,104
2015/16	107,459	121,242	13,783	62	0	-62	3,080	2,089	-991
2016/17	52,890	59,886	6,996	178	0	-178	3,733	94	-3,639
2017/18	21,017	26,537	5,520	0	218	218	4,438	780	-3,658
2018/19	33,907	71,646	37,739	0	0	0	540	1,388	848
Total	501,445	491,933	-9,512	1,023	2,033	1,010	31,700	8,340	-23,360
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2009/10	0	0	0	1,446	0	-1,446	33,746	20,149	-13,597
2010/11	585	105	-480	6,028	1,762	-4,266	32,636	12,983	-19,653
2011/12	2,314	116	-2,198	16,429	1,564	-14,865	31,158	17,909	-13,249
2012/13	1,528	152	-1,376	2,546	2,439	-107	27,674	12,691	-14,983
2013/14	2,238	348	-1,890	10,783	5,536	-5,247	94,699	45,293	-49,406
2014/15	2,889	0	-2,889	16,427	11,325	-5,102	150,164	132,748	-17,416
2015/16	2,241	763	-1,478	3,947	1,165	-2,782	116,789	125,259	8,470
2016/17	2,144	0	-2,144	4,678	218	-4,460	63,623	60,198	-3,425
2017/18	1504	0	-1,504	11518	1688	-9,830	38,477	29,223	-9,254
2018/19	0	0	0	5352	5342	-10	39,799	78,376	38,577
Total	15,443	1,484	-13,959	79,154	31,039	-48,115	628,765	534,829	-93,936

Chart 11. Net Floorspace Approved 2009-2019

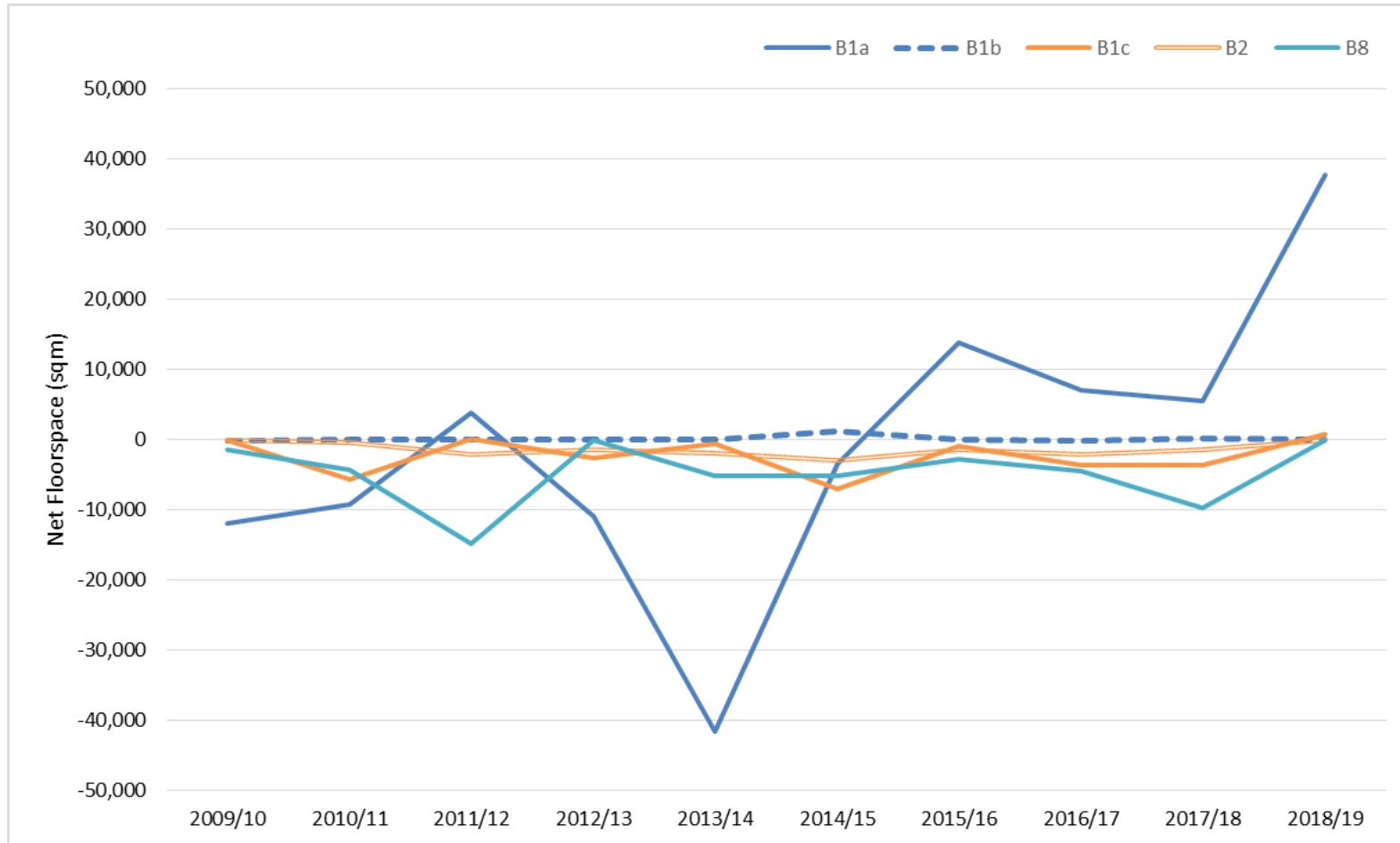


Table 19. Rolling Annual Summary of Floorspace Approved in KIBAs 2009-2019

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2009/10	6,354	8,550	2,196	253	270	17	253	270	17
2010/11	503	826	323	0	0	0	1,715	0	-1,715
2011/12	1,085	5,791	4,706	0	0	0	0	0	0
2012/13	2,681	1,356	-1,325	0	0	0	1,336	1,349	13
2013/14	2,620	8,093	5,473	0	0	0	0	0	0
2014/15	14,306	1,254	-13,052	0	0	0	5,322	0	-5,322
2015/16	8,103	2,686	-5,417	62	0	-62	1,073	272	-801
2016/17	206	388	182	0	0	0	0	0	0
2017/18	1,169	2,091	922	0	0	0	2,629	780	-1,849
2018/19	1,268	10,996	9,728	0	0	0	0	0	0
Total	38,295	42,031	3,736	315	270	-45	12,328	2,671	-9,657
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2009/10	0	0	0	750	0	-750	7,610	9,090	1,480
2010/11	0	0	0	1,331	1,631	300	3,549	2,457	-1,092
2011/12	0	0	0	3,307	1,511	-1,796	4,392	7,302	2,910
2012/13	963	152	-811	626	1,382	756	5,606	4,239	-1,367
2013/14	0	0	0	2,151	600	-1,551	4,771	8,693	3,922
2014/15	0	0	0	0	11,275	11,275	19,628	12,529	-7,099
2015/16	0	0	0	0	1,150	1,150	9,238	4,108	-5,130
2016/17	0	0	0	0	0	0	206	388	182
2017/18	755	0	-755	755	1,688	933	5,308	4,559	-749
2018/19	0	0	0	1,959	5,342	3,383	3,227	16,338	13,111
Total	1,718	152	-1,566	10,879	24,579	13,700	63,535	69,703	6,168

Schedules of Permissions