

Lambeth Commercial Development Pipeline Report 2011/2012



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Introduction

This is the London Borough of Lambeth's fifth Commercial Development Pipeline Report. It provides data on changes in the supply of Lambeth's commercial floorspace between 1 April 2011 and 31 March 2012, focusing particularly on 'B' use classes.

The report is organised by listing and summarising all changes in the supply of 'B' use class floorspace from planning applications, looking at new build and changes of use of properties in Lambeth that were completed, under construction or had valid planning permissions for the 2011/2012 financial year. It also includes changes in previous years in rolling summary tables taking in financial years 2005/2006, 2006/2007, 2007/2008, 2008/2009, 2009/2010 and 2010/11. The information in this report is presented in a series of summary tables and then lists the sites individually in schedules under the various categories of the development pipeline.

Information on developments starts and completions was obtained from Building Control records and site visits.

If you have any questions or require any further information please contact the Planning Information and Research Officer on 02079261259

In order to cross reference the data in this report the planning application reference numbers for each of the categories are included (Completed, Under Construction and Unimplemented Permissions, Permissions) . They are sorted into their wards in order to correlate and align with the data presented in the Ward Tables. The planning reference numbers and the wards and categories they belong to are presented at the back of this report.

Explanations and Abbreviations Used

Use Classes

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

B1a = Offices

B1b = Research and Development, Studios, Laboratories

B1c = Light Industry

B2 = General Industry

B8 = Storage and Distribution

In the schedules the category 'Other' includes use classes:

A1 = Shops

A2 = Financial and Professional Services

A3 = Restaurants and Cafes

A4 = Drinking Establishments

A5 = Hot food Takeaways

C1= Hotels

D1 = Non-residential Institutions

D2 = Assembly and Leisure

Sui Generis = use not within a specific use class

'Other' does not include residential development which include use classes C2, C3 and C4.

Metres Squared and Gross Internal Floorspace

All measurements unless otherwise stated are in metres squared (m²). All measurements are of gross internal floorspace which is the internal area of the building, and includes circulation and service space such as lifts and floorspace devoted to corridors, toilets, storage, etc. It does not include any area external to the building(s)

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 after development and 'Net' details the overall change in the amount of floorspace lost or gained.

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 in Lambeth. KIBA sites are afforded additional protection through their designation in the Core Strategy (Policy S3) and are safeguarded for business, industrial, storage and waste management uses including green industries and other compatible commercial uses, excluding large scale retail.

Ward Abbreviations

Abbreviations used for wards in the schedules are as follows:

Bishops B	Larkhall L
Brixton Hill BH	Oval O
Clapham Common CC	Princes P
Clapham Town CT	St Leonards SL
Coldharbour C	Stockwell S
Ferndale F	Streatham Hill SH
Gipsy Hill GH	Streatham South SS
Herne Hill HH	Streatham Wells SW
Knights Hill KH	Thornton T

Summary of Key Findings

Completions

- 2,832m² gross business (B) class floorspace was completed in 2011/2012. However this equates to an overall total net loss of -16,006m² 'B' class floorspace.
- The majority of completed floorspace in 2011/2012 was for B1a (office) use totalling 2,585m² (gross), which accounts for 91% of gross completed 'B' class floorspace. This is a slight increase on the gross B1a percentage last year (85%).
- Completions data for 2011/2012 shows an overall net loss across all 'B' use classes—particularly in the B1c class (-9964m²).
- Completed 'B' class floorspace (gross) within KIBAs accounts for 10% of total completed 'B' class floorspace (gross) in Lambeth during 2011/12.
- B1a gross completions dropped from 11,498m² in 2010/2011 to 2,832m² in 2011/12.
- As a proportion of the net B class total (-16,006m²) B8 completions have positively reduced from -12,501 m² in 2010/2011 to -1744 in 2011/12.

Under Construction

- Overall there is 175,504m² gross 'B' class floorspace currently under construction in the borough, which will result in a net gain of 53,618m².
- 98% of this total is outside of KIBAs with 171,203m² of 'B' class floorspace under construction, which will result in an overall net gain of 52,230m².
- Within KIBAs there was 4301m² of 'B' class floorspace under construction, which will result in an overall net gain of 1,388m².

Permissions (i) Unimplemented and ii) granted this year)

- In total there was 37,030 gross 'B' class floorspace with valid but as yet unimplemented planning permissions; this would result in a net loss of -9,692m². This compares with a a net gain of 2,586m² in 2010/11. Most of the net loss will be in B8 floorspace (-9,456).
- In 2011/2012 there were 46 applications that involved changes in B class floorspace resulting in a net loss of -14,815m². This compares to 47 applications in 2010/2011 which involved changes in 'B' class floorspace, resulting in a net loss of 19,653m². This compares to 28 applications in 2009/2010 resulting in a net loss of 13,597m².
- Through permissions granted during 2011/2012, within KIBAs there was a net gain of 2910m² of B class floorspace.

Commercial Development Pipeline Commentary

The commercial development pipeline in Lambeth during 2011/2012 was in various respects at or near an all time low since 2005/2006 when monitoring began.

- The gross overall completion quantum was the lowest since monitoring began (Table 6).
- In the B1a and B8 classes gross completions were the lowest since monitoring began (Table 6).
- In the case of B1b gross completions this was the second year running in which there were zero completions. In the case of B2 gross completions this was the fourth time running.
- The net loss of –16,006m² completed B class floorspace is an improvement on last year which was –23,009m². However, the net loss as a proportion of the existing quantum is by far the highest since monitoring began (only 15% of the existing B Class floorspace was replaced).
- The largest contributor to the completions net overall loss was in the B1C class (-9964m²).
- The B1a (offices) gross floorspace pipeline was quite substantial (Table 7) at 160,311 sq metres, but this was overwhelmingly (97%) located outside KIBAs.
- The only B class category within a KIBA that saw a loss of floorspace was B8 (-1,149m²). This was an improvement on 2010/11 which saw an overall reduction of B class floorspace of –1901m².
- The only positive pipeline gain was seen in B1a category (2696m²).
- This position is reflected by the level of planning permissions granted in 2011/2012. Although an increase on the previous year (12,983m²) the gross total (17,909m²) it is the second lowest since monitoring began. Of this over 88% was for B1a (offices) and a further 8% was for B8 (warehousing).
- Unimplemented permissions totalled 37,030m². a sq metres gross (Table 11), with 54% of this in KIBA areas. This is a change from the 2010/2011 picture where nearly 90% of this quantum was delivered outside KIBA areas (Table 12).

Commercial Development Pipeline Summary Tables

Section A. Completions affecting B class designations

Table 1. Summary of Completed 'B' Class Floorspace by Use Class 2011/2012

Use Class	No. of Permissions	Existing	Gross	Net
B1a	23	4742*	2,585	-2,157
B1b	0	0	0	0
B1c	4	10,211	247	- 9964
B2	4	2,141	0	- 2141
B8	5	1,744	0	-1744
2011—2012 Total	36	18,838	2832	-16,006

Table 2. Summary of Completed 'B' Class Floorspace by Development Type 2011/2012

Use Class	New Build			Change of Use			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
B1a	1501	2010	509	3,241	575	- 2666	4742	2585	-2157
B1b	0	0	0	0	0	0	0	0	0
B1c	10,100	247	-9853	111	0	-111	10,211	247	-9964
B2	1685	0	-1685	456	0	-456	2141	0	-2141
B8	1434	0	-1434	310	0	-310	1744	0	-1744
Total 2011-2012	14,720	2257	-12463	4118	489	-3629	18,838	2,832	-16,006

All measurements are of gross internal floorspace in metres squared (m²)

Table 3. Summary of Completed 'B' Class Floorspace by KIBA/Non KIBA 2011/2012

Location	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
Within KIBA	271	288	17	0	0	0	0	0	0
Outside KIBA	4,471	2297	-2,174	0	0	0	10211	247	-9964
Total	4,742	2585	-2157	0	0	0	10211	247	-9964
Location	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
Within KIBA	464	0	-464	0	0	0	735	288	-447
Outside KIBA	1677	0	-1677	1,744	0	-1744	18,103	2544	-15,559
Total	2141	0	-2141	1,744	0	-1,744	18,838	2,832	-16,006

Table 4. 'B' Class Floorspace Lost to Completed Residential Developments 2011/2012

Location	No. of Developments	Net Change					
		B1a	B1b	B1c	B2	B8	Total
Within KIBA	2	17	0	0	-464	0	-447
Outside KIBA	30	-2174	0	-9964	-1677	-1744	-15,559
Total	32	-2,157	0	-9964	-2141	-1744	-16,006

All measurements are of gross internal floorspace in metres squared (m²)

Table 5. Completed 'B' Class Floorspace by Ward 2011/2012

Ward	Existing						Gross						Net					
	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
Bishops	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brixton Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Clapham Common	271	0	0	115	0	386	0	0	0	0	0	0	-271	0	0	-115	0	-386
Clapham Town	748	0	100	0	0	848	642	0	247	0	0	889	-106	0	147	0	0	41
Coldharbour	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ferndale	460	0	0	0	0	460	0	0	0	0	0	0	-460	-0	0	0	0	-460
Gipsy Hill	0	0	0	0	310	310	0	0	0	0	0	0	0	0	0	0	-310	-310
Herne Hill	420	0	10,111	341	325	11,197	1044	0	0	0	0	1044	624	0	-10,111	-341	-325	-10,153
Knights Hill	0	0	0	1,221	560	1781	0	0	0	0	0	0	0	0	0	-1,221	-560	-1781
Larkhall	1555	0	0	0	374	1929	435	0	0	0	0	435	-1,120	0	0	-0	-374	-1494
Oval	108	0	0	0	0	108	0	0	0	0	0	0	-108	0	0	0	0	-108
Princes	0	0	0	464	0	464	378	0	0	0	0	378	378	0	0	-464	0	-86
St Leonards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stockwell	0	0	0	0	175	175	0	0	0	0	0	0	0	0	0	0	-175	-175
Streatham Hill	417	0	0	0	0	417	0	0	0	0	0	0	-417	0	0	0	0	-417
Streatham South	0	0	0	0	0	0	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	0	0	0	0	0	0
Thornton	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thurlow Park	109	0	0	0	0	109	0	0	0	0	0	0	-109	0	0	0	0	-109
Tulse Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vassall	654	0	0	0	0	654	86	0	0	0	0	86	-568	0	0	0	0	-568
Total 2011-2012	4,742	0	10,211	2,141	1,744	18,838	2585	0*	247	0	0	2832	-2157	0	-9964	-2141	-1744	-16,006

All measurements are of gross internal floorspace in metres squared (m²)

Table 6. Rolling Summary of Completed 'B' Class Floorspace by Ward 2005-2012

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2005/06	5,364	8,845	3,481	0	240	240	0	0	0
2006/07	13,536	20,190	6,654	71	2,354	2,283	189	275	86
2007/08	28,938	32,238	3,300	492	0	-492	2,912	1,378	-1,534
2008/09	12,899	15,724	2,825	0	66	66	1,276	0	-1,279
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
2011/2012	4742	2585	-2157	0	0	0	10,211	247	-9964
Total	120,664	117,410	-3254	1056	2742	1686	18709	3107	-15605
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2005/06	1,874	0	-1,874	177	1,874	1,697	7,415	10,959	3,544
2006/07	6,441	325	-6,116	790	8,823	8,033	21,027	31,967	10,940
2007/08	3,281	1,415	-1,866	13,308	15,837	2,529	48,931	50,868	1,937
2008/09	122	0	-122	1,887	8,319	6,432	19,187	24,109	7,922
2009/10	513	0	-513	2,508	2,965	457	41,795	30,584	-11,211
2010/11	1,071	0	-1,071	14,479	1,978	-12,501	36,575	13,476	-23,099
2011/2012	2141	0	-2141	1,744	0	-1744	18,838	2,832	-16,006
Total	15,443	1,740	-13,703	34,893	39,796	4903	193,768	164,795	-25,973

Section B: Under Construction

Table 7. Summary of 'B' Class Floorspace Under Construction 2011/2012

Use Class	No. of Permissions	Existing	Gross	Net	Existing*	Gross Excluding*	Net Excluding*
B1a	28	96,520	160,311	63,791	53,837	20,997	-32,840
B1b	1	0	133	133	0	133	133
B1c	9	6986	1,983	-5003	6986	1,983	-5003
B2	2	210	116	-94	210	116	-94
B8	9	18,150	12,961	-5189	18,150	12,961	-5189
Total	49	121,886	175,504	53,618	79,183	36,190	-42,993

Table 7. *Figures **excluding** the Shell Centre and Elizabeth House planning permissions. Both of these schemes are technically under-construction but not expected to be progressed through to completion.

Since the reporting year Elizabeth House obtained a approval on a new planning application—the new proposals (e.g the new quantum of B class use) will be factored into the 2012/2013 report

Table 8. Summary of 'B' Class floorspace Under Construction by KIBA/Non KIBA 2011/2012

Location	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
Within KIBA	1,605	4,301	2,696	0	0	0	0	0	0
Outside KIBA	94,915	156,010	61,095	20	133	113	6,986	1,983	-5,003
Total	96,520	160,311	63,791	20	133	113	6,986	1,983	-5,003
Location	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
Within KIBA	0	0	0	1,308	0	-1,308	2,913	4,301	1,388
Outside KIBA	210	116	-94	16,842	12,961	-3,881	118,973	171,203	52,230
Total	210	116	-94	18,150	12,961	-5,189	121,886	175,504	53,618

All measurements are of gross internal floorspace in metres squared (m²)

Table 9. Rolling Summary of Under Construction 'B' Class Floorspace 2005-2012

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2005/06	12003	20821	8818	528	207	-321	189	246	57
2006/07	49261	35534	-13727	492	187	-305	918	0	-918
2007/08	79480	34689	-44791	0	141	141	421	1643	1222
2008/09	55,232	31968	-23264	0	302	302	1074	1898	824
2009/10	26,246	28316	2070	353	490	137	374	2615	2241
2010/11	39,060	20175	-18885	253	490	237	1339	2862	1523
2011/2012	53,837	20,997	-32,840	20	133	133	6,986	1,983	-5003
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2005/06	3446	0	-3446	790	0	-790	16956	21274	4318
2006/07	1260	812	-448	30749	116	-30633	82680	36649	-46031
2007/08	1552	0	-1552	29185	8302	-20883	110638	44775	-65863
2008/09	1832	316	-1516	44198	3202	-40996	102336	37686	-64650
2009/10	834	0	-834	42719	332	-42387	70526	31753	-38773
2010/11	1332	0	-1332	29920	0	-29920	71904	23527	-48377
2011/2012	210	116	-94	18,150	12,961	-5189	79,183	36,190	-42,993

Please Note: Figures from 2008-2012 exclude the Shell Centre and Elizabeth House planning permissions. Both of these schemes are technically under-construction but not expected to be progressed through to completion.

Table 10. 'B' Class Floorspace Under Construction by Ward 2011/2012

Ward	Existing						Gross						Net						
	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total	
Bishops: includes Shell Centre & Elizabeth House	58,783	0	53	0	0	58,836	139,314	0	69	0	0	139,383	80,531	0	16	0	0	80,547	
Brixton Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Clapham Common	472	0	0	0	0	472	0	0	0	0	0	0	-472	0	0	0	0	-472	
Clapham Town	152	0	0	0	6094	6246	3248	0	0	0	0	3248	3096	0	0	0	-6094	-2,998	
Coldharbour	6,430	0	2150	0	0	8,580	307	0	0	0	0	307	-6123	0	-2150	0	0	-8,273	
Ferndale	9,816	0	0	0	705	10,521	1651	0	560	0	0	2,211	-8165	0	560	0	-705	-8,310	
Gipsy Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Herne Hill	0	0	55	0	671	726	1136	0	83	116	0	1335	1136	0	28	116	-671	609	
Knights Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Larkhall	933	0	0	0	7655	8,588	2,223	0	0	0	0	2223	1290	0	0	0	-7655	-6365	
Oval	238	0	0	0	0	238	7,858	133	0	0	0	7991	7620	133	0	0	0	7,753	
Princes	16,748	0	0	0	637	17,385	2371	0	0	0	0	2,371	-14,377	0	0	0	-637	-15,014	
St Leonards	0	0	0	0	1,000	1,000	0	0	0	0	0	0	0	0	0	0	0	-1,	-1000
Stockwell	1,458	0	0	0	1,195	2,653	0	0	0	0	0	0	-1,458	0	0	0	-1,195	-2653	
Streatham Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Streatham South	0	0	4,000	0	0	4,000	619	0	0	0	12,961	13,580	619	0	-4000	0	12,961	9,580	
Streatham Wells	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Thornton	1000	0	0	0	0	1,000	1277	0	1,192	0	0	2469	277	0	1192	0	0	1,469	
Thurlow Park	0	0	728	210	193	1131	261	0	79	0	0	340	261	0	-649	-210	-193	-791	
Tulse Hill	0	20	0	0	0	20	46	0	0	0	0	46	46	-20	0	0	0	26	
Vassall	490	0	0	0	0	490	0	0	0	0	0	0	-490	0	0	0	0	-490	
Total	96,520	20	6986	210	18,150	121,886	160,311	133	1,983	116	12,961	175,504	63,791	113	-5003	-94	-5189	53,618	

Section C: Unimplemented Permissions

Table 11. Summary of 'B' Class Floorspace Unimplemented Permissions 2011/2012

Use Class	No. of Permissions	Existing	Gross	Net
B1a	47	32,234	34,979	2,745
B1b	1	0	103	103
B1c	4	511	384	-127
B2	5	2,957	0	-2957
B8	12	11,020	1,564	-9456
Total	69	46,722	37,030	-9,692

Table 12. 'B' Class Floorspace Unimplemented Permissions by Ward 2011/2012

Location	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
Within KIBA	4,520	18,572	14,052	0	0	0	0	0	0
Outside KIBA	27,714	16,407	-11,307	0	103	103	511	384	-127
Total	32,234	34,979	2745	0	103	103	511	384	-127
Location	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
Within KIBA	0	0	0	3,307	1,511	-1,796	7,827	20,083	12,256
Outside KIBA	2957	0	-2957	7,713	53	-7,660	38,895	16,947	-21,948
Total	2957	0	-2957	11,020	1,511	-9456	46,722	37,030	-9692

Table 13. 'B' Class Floorspace Unimplemented Permissions by Ward

Ward	Existing						Gross						Net					
	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total	B1a	B1b	B1c	B2	B8	Total
Bishops	9029	0	0	0	660	9,689	5,585	0	225	0	0	5,810	-3444	0	225	0	-660	-3870
Brixton Hill	126	0	0	168	2,892	3,186	91	0	0	0	0	91	-35	0	0	-168	-2892	-3095
Clapham Common	979	0	0	0	59	1038	0	0	0	0	0	0	-979	0	0	0	-59	-1038
Clapham Town	6020	0	0	0	0	6020	10,777	0	0	0	0	10,777	4757	0	0	0	0	4757
Coldharbour	678	0	0	0	903	1581	257	0	0	0	0	257	-421	0	-0	0	-903	-1324
Ferndale	1727	0	0	0	297	2024	319	0	0	0	0	319	-1408	0	0	0	-297	-1705
Gipsy Hill	72	0	322	0	0	394	0	0	0	0	0	0	-72	0	-322	0	0	-394
Herne Hill	0	0	0	129	0	129	0	0	159	0	53	212	0	0	159	-129	53	83
Knights Hill	1913	0	0	0	540	2,453	165	0	0	0	0	165	-1748	0	0	-0	-540	-2288
Larkhall	722	0	189	0	0	911	1,855	0	0	0	1,511	3,366	1133	0	-189	0	1511	2455
Oval	4251	0	0	643	2362	7,256	11,56	0	0	0	0	11,565	7314	0	0	-643	-2362	4309
Princes	5,750	0	0	1,907	0	7,657	0	0	0	0	0	0	-5,750	0	0	-1,907	0	-7657
St Leonards	50	0	0	0	0	50	0	0	0	0	0	0	-50	0	0	0	-0	-50
Stockwell	0	0	0	0	0	0	702	103	0	0	0	805	702	103	0	0	0	805
Streatham Hill	861	0	0	0	0	861	0	0	0	0	0	0	-861	0	0	0	0	-861
Streatham South	0	0	0	0	0	0	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	0	0	0	0	0	0
Thornton	0	0	0	0	0	0	50	0	0	0	0	50	50	0	0	0	0	50
Thurlow Park	0	0	0	110	0	110	0	0	0	0	0	0	0	0	0	-110	0	-110
Tulse Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vassall	56	0	0	0	3,307	3,363	3613	0	0	0	0	3,613	3557	0	0	0	-3307	250
Total	32,234	0	511	2,957	11,020	46,722	34,979	103	384	0	1,564	37,030	2,745	103	-127	-2,957	-9,456	-9,692

Table 14. Rolling Summary of Unimplemented 'B' Class Floorspace 2005-2012

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2005/06	31,301	5,346	-25,955	89	3,240	3,151	526	120	-406
2006/07	-73,449	24,561	98,010	89	2,100	2,011	410	120	-290
2007/08	65,217	67,688	2,471	482	3,784	3,302	631	453	-178
2008/09	68,377	86,104	17,727	493	2,079	1,586	5,905	1,146	-4,759
2009/10	88,397	82,888	-5,509	530	2,489	1,959	5,039	641	-4,398
2010/11	68,632	73,524	5,545	530	489*	-41	15,214	17,608	2394
2011/12	32,234	34,979	2,745	0	103	103	511	384	-127
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2005/06	2,656	766	-1,890	65,485	64,635	-850	100,057	74,107	-25,950
2006/07	2,226	476	-1,750	16,705	1,835	-14,870	-54,019	29,092	83,111
2007/08	3,753	972	-2,781	33,435	4,893	-28,542	103,518	77,790	-25,728
2008/09	3,515	1,297	-2,218	13,664	16,230	2,566	91,954	106,856	14,902
2009/10	1,774	1,297	-477	15,214	17,608	2,394	110,954	104,923	-6,031
2010/11	1,537	1,138	-399	8,580	14,154	5,574	94,493	106,913	12,420
2011/12	2,957	0	-2957	11,020	1,564	-9456	46,722	37,030	-9,692

Please note: Figures for 2005/06, 2006/07 and 2007/08 exclude the Shell Centre and Elizabeth House planning permissions. Both of these schemes are technically under-construction but not expected to be progressed through to completion.

*Apps 09/02686/FUL & 08/0615/FUL

Section D: Historical Approvals

Table 15. Rolling Summary of 'B' Class Floorspace Permissions Granted

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2005/06	47,483	36,389	-11,094	125	1,687	1,562	1,087	540	-547
2006/07	108,084	185,031	76,947	920	148	-772	802	1183	381
2007/08	46,748	54,591	7,843	0	87	87	2,075	1,868	-207
2008/09	48,294	76,477	28,183	100	79	-21	7,206	2,275	-4,931
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	-3752	0	0	0	322	384	62
Total	313,527	397,920	76889	1,928	2,681	753	18,207	7248	-10,959
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2005/06	8,301	1,091	-7,210	5,405	3,755	-1,650	62,401	43,462	-18,939
2006/07	2,548	522	-2,026	58,557	13,148	-45,409	170,911	200,032	29,121
2007/08	5,034	1,099	-3,935	13,880	14,164	284	67,737	71,809	4,072
2008/09	1,022	1,033	11	5,375	22,484	17,109	61,997	102,348	40,351
2009/10	0	0	0	1,446	0	-1,446	33,745	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	2198	16,429	1,564	-14,865	31,158	17,909	-13,249
Total	19,804	3966	-11,442	107,120	56877	-50243	460,585	468,692	8,106

Table 16. Rolling Summary of 'B' Class Floorspace Permissions Granted Within KIBAs 2005-2012

Year	B1a			B1b			B1c		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2005/06	10,558	19,265	8,707	0	240	240	898	0	-898
2006/07	35,874	36,436	563	35	0	-35	0	1153	1,153
2007/08	6,997	12,494	5,497	0	0	0	1,604	2,358	754
2008/09	3,097	4,881	1,784	0	0	0	2,399	788	-1,611
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	1085	5791	4706	0	0	0	0	0	0
Total	64468	88,243	23,776	288	510	222	6,869	4,569	-2,300
Year	B2			B8			Total		
	Existing	Gross	Net	Existing	Gross	Net	Existing	Gross	Net
2005/06	4,874	58	-4,815	1,716	3,609	1,893	18,046	23,172	5,126
2006/07	482	522	40	15,434	10,449	-4,986	51,825	48,560	-3,265
2007/08	2,741	1,099	-1,642	13,156	19,747	6,591	24,498	35,698	11,200
2008/09	742	1,033	291	520	9,363	8,843	6,758	16,065	9,307
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	1511	-1,796	4392	7302	2910
Total	8,839	2,712	-6,126	36214	44,799	46310	116,678	142,344	25,666

All measurements are of gross internal floorspace in metres squared (m²)

Table 17. Completions Reference no.	Ward	Completions Reference no.	Ward
10/02165/FUL	CLAPHAM COMMON	09/03305/FUL	HERNE HILL
10/03767/FUL	CLAPHAM COMMON	10/02241/FUL	HERNE HILL
05/03925/FUL	CLAPHAM TOWN	10/03368/FUL	HERNE HILL
07/02777/FUL	CLAPHAM TOWN	09/01023/FUL	KNIGHT'S HILL
08/02120/FUL	CLAPHAM TOWN	04/01841/FUL	LARKHALL
09/00197/FUL	CLAPHAM TOWN	05/01561/FUL	LARKHALL
10/00891/FUL	CLAPHAM TOWN	09/04268/FUL	LARKHALL
10/01046/FUL	CLAPHAM TOWN	11/02807/FUL	LARKHALL
10/01435/FUL	CLAPHAM TOWN	11/04513/LDCE	OVAL
11/03369/FUL	CLAPHAM TOWN	07/05042/FUL	PRINCE'S
08/01790/FUL	FERNDALE	11/02460/FUL	PRINCE'S
11/01898/LDCE	FERNDALE	11/00350/LDCE	STOCKWELL
07/04739/FUL	GIPSY HILL	05/01583/FUL	STREATHAM HILL
03/01416/FUL	HERNE HILL	09/02019/FUL	THURLOW PARK
08/00286/FUL	HERNE HILL	08/04482/FUL	VASSALL
09/01389/FUL	HERNE HILL	09/01528/FUL	VASSALL

Table 18. Under Construction Reference no.	Ward	Under Construction Reference no.	Ward
01/02543/FUL	BISHOP'S	11/02200/FUL	LARKHALL
04/02704/FUL	BISHOP'S	03/01501/FUL	OVAL
08/04374/FUL	BISHOP'S	05/01220/FUL	OVAL
09/00195/FUL	BISHOP'S	05/01473/FUL	OVAL
10/03725/FUL	CLAPHAM COMMON	05/01367/FUL	PRINCE'S
07/03115/FUL	CLAPHAM TOWN	07/04264/FUL	PRINCE'S
11/03369/FUL	CLAPHAM TOWN	10/02534/FUL	PRINCE'S
10/02516/FUL	COLDHARBOUR	02/02557/FUL	ST. LEONARD'S
10/02517/FUL	COLDHARBOUR	06/00292/FUL	STOCKWELL
06/01769/OUT	FERNDALE	10/02756/FUL	STOCKWELL
09/00196/FUL	FERNDALE	10/03516/FUL	STOCKWELL
10/01543/FUL	FERNDALE	08/03715/FUL	STREATHAM SOUTH
11/01909/FUL	FERNDALE	06/03680/OUT	THORNTON
07/03690/FUL	HERNE HILL	07/05107/FUL	THURLOW PARK
10/01926/FUL	HERNE HILL	10/00157/FUL	THURLOW PARK
11/01192/FUL	HERNE HILL	10/02197/FUL	TULSE HILL
10/00679/FUL	LARKHALL	10/03304/FUL	TULSE HILL
11/02149/FUL	LARKHALL	11/01330/FUL	VASSALL

Table 19. Unimplemented Permissions—Ref no.	Ward	Unimplemented Permissions Ref no.	Ward
06/04078/FUL	BISHOP'S	11/01671/FUL	FERNDALE
09/01360/FUL	BISHOP'S	11/03988/FUL	FERNDALE
10/02639/FUL	BISHOP'S	11/02150/FUL	GIPSY HILL
11/00299/FUL	BISHOP'S	11/04209/FUL	GIPSY HILL
11/04013/FUL	BISHOP'S	11/00621/FUL	HERNE HILL
11/04041/FUL	BISHOP'S	11/04472/FUL	HERNE HILL
10/04260/FUL	BRIXTON HILL	11/00832/RG3	KNIGHT'S HILL
11/03226/FUL	BRIXTON HILL	11/00976/FUL	KNIGHT'S HILL
11/03440/FUL	BRIXTON HILL	11/01809/FUL	KNIGHT'S HILL
08/04354/FUL	CLAPHAM COMMON	10/03469/FUL	LARKHALL
10/01882/FUL	CLAPHAM COMMON	11/01409/FUL	LARKHALL
09/01022/FUL	CLAPHAM TOWN	11/01470/FUL	LARKHALL
09/04085/FUL	CLAPHAM TOWN	11/02551/FUL	LARKHALL
10/03829/FUL	CLAPHAM TOWN	11/04280/FUL	LARKHALL
10/03836/FUL	CLAPHAM TOWN	09/00598/FUL	OVAL
11/03666/FUL	CLAPHAM TOWN	09/04188/FUL	OVAL
11/04089/FUL	CLAPHAM TOWN	09/04322/FUL	OVAL
09/00658/FUL	COLDHARBOUR	09/04347/FUL	OVAL
10/04170/FUL	COLDHARBOUR	10/03151/FUL	OVAL
11/00969/FUL	COLDHARBOUR	10/03203/FUL	OVAL
11/03759/RG4	COLDHARBOUR	11/00135/FUL	OVAL
10/01082/RG3	FERNDALE	08/04454/FUL	PRINCE'S
10/03949/FUL	FERNDALE	09/04064/FUL	PRINCE'S

Unimplemented Permissions Ref no...continued	Ward	Unimplemented Permissions Ref no.	Ward
11/00727/FUL	PRINCE'S	11/03569/FUL	STOCKWELL
11/00909/FUL	PRINCE'S	10/00507/FUL	STREATHAM HILL
11/03496/FUL	PRINCE'S	10/02317/FUL	THORNTON
11/03806/FUL	PRINCE'S	11/01816	THURLOW PARK
10/04281/FUL	ST. LEONARD'S	10/04188/FUL	VASSALL
10/02442/FUL	STOCKWELL		

Table 20. Permissions Reference no.	Ward	Permissions Reference no.	Ward
06/04078/FUL	BISHOP'S	11/00832/RG3	KNIGHT'S HILL
11/00299/FUL	BISHOPS	11/00976/FUL	KNIGHT'S HILL
11/04013/FUL	BISHOP'S	11/01809/FUL	KNIGHT'S HILL
11/04041/FUL	BISHOP'S	11/01409/FUL	LARKHALL
10/04260/FUL	BRIXTON HILL	11/01470/FUL	LARKHALL
11/03226/FUL	BRIXTON HILL	11/02149/FUL	LARKHALL
11/03440/FUL	BRIXTON HILL	11/02200/FUL	LARKHALL
10/01046/FUL	CLAPHAM TOWN	11/02551/FUL	LARKHALL
10/03829/FUL	CLAPHAM TOWN	11/02807/FUL	LARKHALL
11/03369/FUL	CLAPHAM TOWN	11/04280/FUL	LARKHALL
11/03666/FUL	CLAPHAM TOWN	10/03151/FUL	OVAL
11/04089/FUL	CLAPHAM TOWN	11/00135/FUL	OVAL
11/00969/FUL	COLDHARBOUR	11/04513/LDCE	OVAL
11/03759/RG4	COLDHARBOUR	11/00727/FUL	PRINCE'S
11/01671/FUL	FERNDALE	11/00909/FUL	PRINCE'S
11/01898/LDCE	FERNDALE	11/02460/FUL	PRINCE'S
11/01909/FUL	FERNDALE	11/03496/FUL	PRINCE'S
11/03988/FUL	FERNDALE	11/03806/FUL	PRINCE'S
11/02150/FUL	GIPSY HILL	11/0350/	STOCKWELL
11/04209/FUL	GIPSY HILL	11/03569/FUL	STOCKWELL
11/00621/FUL	HERNE HILL	11/01816	THURLOW PARK
11/01192/FUL	HERNE HILL	10/04188/FUL	VASSALL
11/04472/FUL	HERNE HILL	11/01330/FUL	VASSALL

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Twi

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