

Planning Committee

Tuesday 11 October 2016

5.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Darren Merrill
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor Helen Dennis
Councillor Catherine Dale
Councillor Ben Johnson
Councillor Eleanor Kerlake
Councillor Sarah King

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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Access

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Contact

Victoria Foreman on 020 7525 5485 or email: victoria.foreman@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 3 October 2016



Planning Committee

Tuesday 11 October 2016
5.30 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Order of Business

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	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 5
	To approve as a correct record the minutes of the open section of the meeting held on 28 September 2016.	
6.	TO RELEASE £136,726.44 FROM A S106 AGREEMENT IN ORDER TO DELIVER THE KEPPEL ROW ENVIRONMENTAL IMPROVEMENT PROJECT	6 - 11

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7.	TO RELEASE £302,330.13 FROM S106 AGREEMENTS TO DELIVER PUBLIC REALM ENHANCEMENTS TO HAMPTON AND STEEDMAN STREETS, AND AMEND THE LOCAL TMO	12 - 17
8.	TO RELEASE £2,085,612.70 FROM S106 AGREEMENTS FOR THE PURPOSES OF PROVIDING A COMMUNITY ACADEMY AND OUTREACH SERVICE FROM MOUNTVIEW ACADEMY OF THEATRE ARTS	To follow
9.	ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS L (B), OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED) COVERING BYWATER PLACE	18 - 42
10.	CONFIRMATION OF ARTICLE 4 DIRECTIONS TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS M, SCHEDULE 2, PART 3, CLASS O, SCHEDULE 2, PART 3, CLASS P AND SCHEDULE 2, PART 3, CLASS PA OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED) IN ANY RAILWAY ARCHES IN SOUTHWARK	43 - 82
11.	DEVELOPMENT MANAGEMENT	83 - 87
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1.1.	DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON SE22 8PT - 16/AP/2740	152 - 231

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

Item No.

Title

Page No.

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 3 October 2016



PLANNING COMMITTEE

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. Your role as a member of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at committee.
8. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Wednesday 28 September 2016 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
 Councillor Lorraine Lauder MBE (Vice-chair)
 Councillors Samantha Jury-Dada
 Councillor Darren Merrill
 Councillor Jamille Mohammed
 Councillor Adele Morris

OFFICER SUPPORT: Simon Bevan, Director of Planning
 Sally Crew, Transport Policy Manager
 Alex Gillott, Legal Representative
 Bridin O'Connor, Group Manager, Strategic Applications Team
 Jack Ricketts, Planning Officer
 Robin Sedgwick, Senior Planning Officer
 Michael Tsoukaris, Group Manager, Design and Conservation
 Victoria Foreman, Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillors Michael Mitchell and Hamish McCallum.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated at the meeting:

- Addendum report relating to agenda item 6.1
- Members pack relating to agenda item 6.1.

Members noted that the ward affected as detailed on the addendum should have read Peckham and not Grange.

The chair also notified the committee of a variation to the order of business. Item 7 would be considered before item 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interest or dispensations.

5. MINUTES

RESOLVED:

That the open minutes of the meeting held on 12 September 2016 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

7. EAGLE WHARF, 90 - 96 PECKHAM HILL STREET, LONDON SE15 5JT

Planning application reference 16/AP/2649

Report: see pages 12 to 59 of the agenda and pages 1 and 2 of the addendum report.

PROPOSAL

Construction of part three/part four/part five storey building for to provide a School of Theatre Arts comprising teaching, rehearsal and administrative accommodation and theatre(Class D1), and cafe/restaurant/bar (Class A3/A4) with associated landscaping to Peckham Square and Peckham Hill Street. Provision of new vehicular access from Peckham Hill Street with associated servicing, disabled parking, cycle and refuse storage areas.

The committee heard an officer's introduction to the report and asked questions of the officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agent addressed the committee and answered questions arising from their submission.

The committee debated the application and asked further questions of officers.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted:

RESOLVED:

1. That planning permission be granted subject to conditions set out in the report and addendum report, and that Surrey Canal Walk be specified in the legal agreement as a location for the replacement and replanting of trees removed during development, and that the applicant enter into an appropriate legal agreement by no later than 30 November 2016.
2. That in the event that the requirements of paragraph 1 are not met by 30 November 2016, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 99.

8. PELIER AND NURSERY ROW PARKS: TO RELEASE £223,804 OF SECTION 106 MONIES TOWARDS IMPROVING THE PARKS AND OPEN SPACES IN WALWORTH

RESOLVED:

That funds totalling £216,755 from the listed legal agreements associated with developments in the Borough, Bankside and Walworth Community Council area, towards delivery of two park improvement projects, as set out in paragraphs 13 to 31, be released.

The meeting ended at 6.23pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 11 October 2016	Meeting Name: Planning Committee
Report title:		To release £136,726.44 from the s106 agreement in order to deliver the Keppel Row environmental improvement project	
Ward(s) or groups affected:		Cathedrals	
From:		Chief Executive	

RECOMMENDATION

1. That Planning Committee authorise the release of £136,726.44 of s106 funding from the below development, in order to deliver the Keppel Row environmental improvement project.

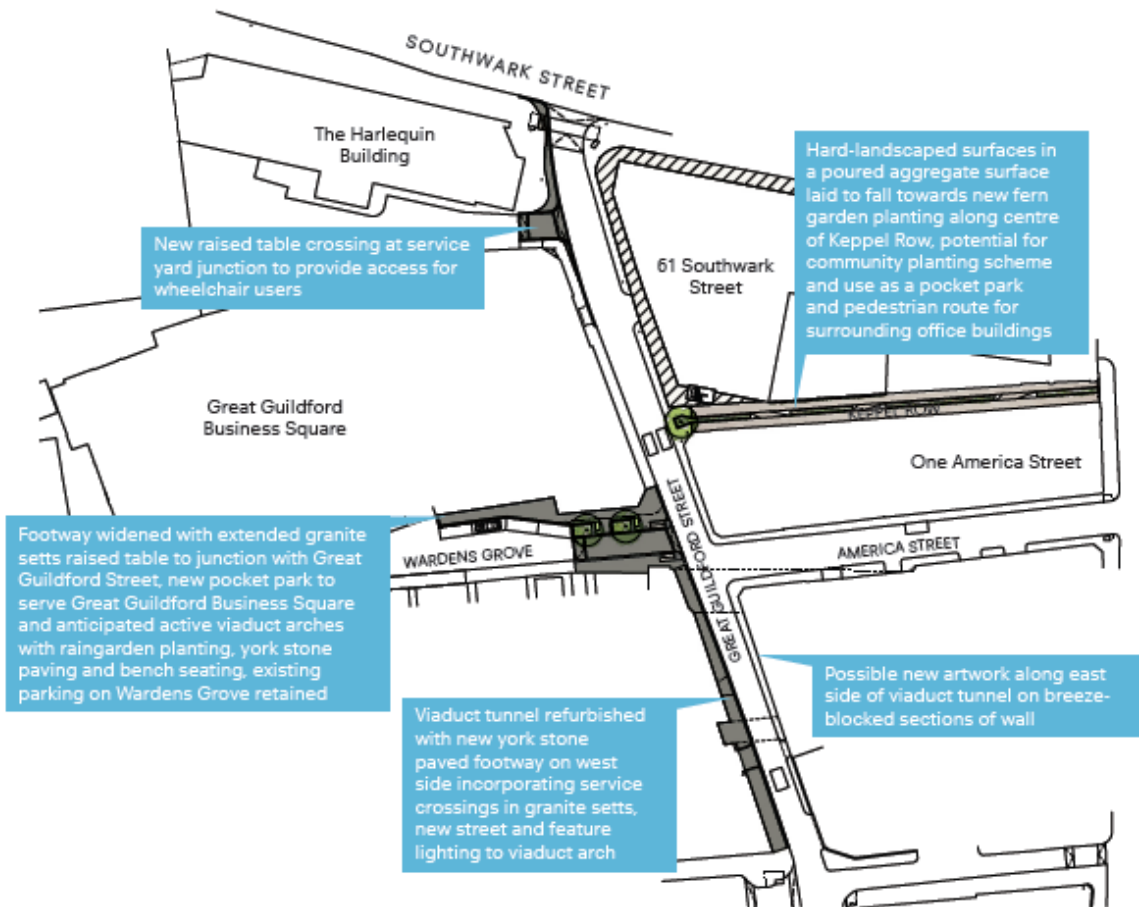
Permission Ref	Account No	Address	Amount
14/AP/3204	762	61 Southwark Street, London and 15, 17, 19 Great Guildford Street SE1	£136,726.44

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. Section 106 payments have been secured to mitigate the impact of large new developments in the London Bridge Bankside opportunity area, and provide the infrastructure and services to support local communities.
4. The council is working with a number of partners to deliver the Bankside urban forest initiative: a vision to create the highest possible quality of public realm in the Bankside regeneration area. The redevelopment of a number of sites in the heart of Bankside is creating the opportunity to deliver new public realm improvements linked to the s106 payments provided by those developments.
5. On 7 May 2013 a planning committee report was approved to commit £346,844 of funding from several developments in the blocks between Southwark Street and Union Street to deliver improvements to Ewer Street, Great Guildford Street and Lavington Street. After a tender process, the council appointed architects Gort Scott to develop plans for the streetscape improvements across these streets, and plans were developed with input from local businesses and residents at several consultation events and walkabouts. This initial funding has now been spent on the refurbishment and re-lighting of both Ewer and Great Guildford Street railway bridges, installation of yorkstone paving along Great Guildford and

Ewer Streets, signage and artworks to celebrate local history and the installation of new planters on Warden's Grove and Ewer Street.

- The initial study by Gort Scott highlighted the potential to create improvements to Keppel Row which is an historic alleyway between Southwark Street and America Street. The initial vision is to create a fern garden with shade loving plants, new paving and lighting that can transform the character and appearance of the route. The project team consulted with the owners of the buildings either side of the alleyway and the idea has since been incorporated into the redevelopment plans for 61 Southwark Street, with a budget to deliver the scheme included in the s106 agreement.



- The 61 Southwark Street project has now commenced and s106 payments are being made. This report seeks to commit £136,726.44 to the delivery of a high quality public realm project along Keppel Row, in line with the terms of the s106 agreement. The council will work closely with Better Bankside, the building owners adjacent to the site, and residents living next to the project to develop the design of the project and agree the best way of procuring the works and maintaining any greening in the street. Keppel Row would be improved with the addition of new surfacing over the top of its existing patchwork of concrete. Subject to detailed design and the council's streetscape design guide, planting would be installed into the street to build on the success of the planters at Warden's Grove, providing a distinctive visual amenity and sustainable urban drainage. The project

would protect and refurbish the existing listed Clink bollards to highlight the fascinating history of the area, as carried out recently on Ewer and Great Guildford Streets.

8. This project will be commissioned by the regeneration team working in close partnership with Better Bankside and the local community.

KEY ISSUES FOR CONSIDERATION

Resource implications

9. All costs arising from implementing the recommendations above will be met from the relevant s106.
10. This project will be commissioned by the regeneration team working in close partnership with Better Bankside and the local community. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Community impact statement

11. This project will support the council's commitment to meet the needs of Southwark's diverse community.
12. The proposed works have been designed to enhance the attractiveness of the area as places in which people choose to live and work. By implementing the public realm improvements in the area, the council is improving the environment and social sustainability of the community council area, providing high quality public places which local residents and workers can use, and which promotes the potential for interaction.
13. The project will be designed to be fully accessible to all, without prejudice or discrimination.
14. The recommendations are area based and therefore will have greatest affect upon those people living, working or traveling in the vicinity.
15. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
16. With the exception of those benefits identified above, the proposals are not considered to have a disproportionate effect on any other community or group.

Policy implications

17. The proposal to authorise the release of £136,726.44 of s106 funding meets the following policy objectives as detailed in the transport plan.
 - Policy 1.8 – Improve the walking environment and ensure that people have the information and confidence to use it
 - Policy 1.9 – Improve the cycling environment and ensure that people have the information and confidence to use it

- Policy 4.2 – Create places that people can enjoy
- Policy 4.3 – Make our streets greener
- Policy 5.1 – Improve safety on our roads and to help make all modes of transport safer
- Policy 6.1 - Make our streets more accessible for pedestrians.

Sustainable development implications

18. As part of the Bankside urban forest project, as many existing materials as possible will be re-cycled and re-used within the design. A key aspiration of the project is to integrate sustainable urban drainage into the design, in order to reduce surface water run off and mitigate flood impact.

Consultation

19. Since 2013 a number of consultation exercises have been carried out including walking tours for residents and businesses, pop-up events on the street, and meetings in community venues to discuss how best to improve the streetscapes in the area. The idea of improving the historic alleyway at Keppel Row has been supported by a number of stakeholders, crucially the owners of 61 Southwark Street who have now agreed to fund the scheme through the s106 agreement.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
14/AP/3204	762	PRI	£16,725.00	£410.63.00
		TRA2	£16,725.00	£410.63.00
		Other*	£100,000.00	£2,455.18

* Keppel Row contribution

20. The above mentioned development secured £136,726.44, combined, in contributions towards public realm and site specific transport improvements. All £136,726.44 is currently unallocated and available.
21. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments

Director of Law and Democracy

22. This report seeks authority from members of the planning committee to release the sum of £136,726.44 towards public realm and environmental improvements to Keppel Row. These funds will come from the single s106 agreement referred to in this report.

23. Contributions from s106 agreements must be expended in accordance with the terms of the relevant agreement.
24. The agreement referred to in this report (14/AP/3204 at 61 Southwark Street and 15, 17 and 19 Great Guildford Street) provides, amongst other contributions, for a sum of £100,000 to be applied towards the enhancement of Keppel Row, £16,725 to be applied towards public realm improvements and £16,725 towards site specific transport improvements.
25. The policy tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 provide that planning obligations must be: (i) necessary to make the development acceptable in planning terms; (ii) directly related to the development and (iii) fairly and reasonably related in scale and kind to the development.
26. The s106 agreement has been reviewed and the proposed expenditure is considered to accord with both the terms of the agreement and the relevant policy tests.
27. Except for the Keppel Row contribution, which specifically refers to the improvement of Keppel Row, the agreement does not specify which projects the contributions are to be spent on and therefore it is for the council to reasonably allocate the funds in accordance with their specified generic purpose.
28. The decision to consider and approve s106 agreement expenditure exceeding £100,000 is reserved to planning committee in accordance with part 3F of the constitution.

Director of Finance and Governance

29. This report seeks approval of the planning committee to release s106 funds of £136,726.44 from the agreement referred to at the first paragraph of this report towards the delivery of public realm and environmental improvements to Keppel Row.
30. The strategic director of finance and governance notes the recommendation in this report and confirms that the associated funds have been received by the council and are available to deliver this project.
31. The allocation of s106 funds for this project represents an increase in council's capital expenditure and will be reported as a budget variation in the capital monitoring report to cabinet.
32. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
s106 legal agreements	Planning Division, 160 Tooley Street, London, SE1	Jack Ricketts 020 7525 5464
Project brief	Regeneration Division, 160 Tooley Street, London, SE1	Dan Taylor 020 7525 5450

APPENDICIES

No.	Title
None.	

AUDIT TRAIL

Lead Officer	Jon Abbott, Head of Regeneration North	
Report Author	Dan Taylor, Programme Manager	
Version	Final	
Dated	30 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Date final report sent to Constitutional Team		30 September 2016

Agenda Item 7

Item No. 7.	Classification: Open	Date: 11 October 2016	Meeting Name: Planning Committee
Report title:		To release £302,330.13 from s106 agreements to deliver public realm enhancements to Hampton and Steedman Streets, and amend the local TMO	
Ward(s) or groups affected:		Newington	
From:		Chief Executive	

RECOMMENDATION

1. That Planning Committee authorise the release of £302,330.13 of s106 funding, from the below developments, to deliver public realm enhancements to Hampton and Steedman Streets, and amend the local TMO.

Permission Ref	Account No	Address	Amount
07/AP/0650	352	Amelia Street/Robert Dashwood Way SE17 3PY	£2,750
08/AP/0553	653	Former HMSO Printing Works SE17 3AG	£12,750
09/AP/1069	476	120-138 Walworth Road SE17 1JL	£2,750
10/AP/1831	499	John Smith House, 144-152 Walworth Road, London SE17 1JL	£2,750
11/AP/0868	666	2-10 Steedman Street SE17 3AF	£278,580.13
12/AP/1234	651	140-142 Walworth Road SE17 1JW	£2,750

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. Walk Elephant is an initiative to improve the quality of walking routes across the Elephant and Castle opportunity area. The initiative builds on the success of the Walworth Green Links project and has been developed in partnership with a variety of local stakeholders led by Southwark Living Streets and the Walworth Society.
4. A key objective of the Walk Elephant initiative is to improve the northern section of Walworth Road and to make better connections to the Walworth road along the side streets which connect into it, known as the 'Walworth ladders'. These roads include Hampton Street, Steedman Street, Amelia Street and Manor Place.

5. A key site in this area has recently been developed at 2 - 10 Steedman Street, which is located to the west of Walworth Road and is bounded by Hampton Street to the north, Steedman Street to the south and an elevated railway viaduct immediately to the west. The immediate surrounding area comprises a varied mix of commercial, industrial and residential properties.
6. The site is extremely well served by public transport and this is reflected in the high public transport accessibility (PTAL) rating of 6b. The London cycle network runs along to the north and south of the site. The University of Arts London (UAL) is located approximately 500m from the site.
7. A landscaped public walkway for pedestrians and cyclists was created between the railway viaduct and the proposed building, connecting Steedman and Hampton Streets, and this walkway has recently been officially named as 'Spare Street' in memory of local artist Austin Osman Spare who lived on the Walworth Road. The development has facilitated the refurbishment of 5 railway arches along the western side of the site, which have been leased to a local not-for-profit organisation called Hotel Elephant who have set up an arts enterprise project, with affordable business space for new creative businesses. The new walkway and refurbished arches have delivered the first section of 'Low Line' in Southwark; an initiative to activate the viaduct and create a new walking and cycling route alongside the viaduct.
8. The site is located within the central activities zone (CAZ), the Elephant and Castle opportunity area, the Elephant and Castle town centre, and an air quality management area (AQMA). The site is also within flood zone 3, as designated within the Environment Agency's flood map. The site does not lie within a conservation area and there are no listed buildings adjoining the site. The nearest listed buildings are to the south east further along Walworth Road and include John Smith House (144 - 152 Walworth Road) and council offices (151 Walworth Road) on the corner of Walworth Road and Wansey Street.
9. The proposed work will look to:
 - improve the physical environment along Hampton and Steedman Streets and the routes through the Newington Estate (the public realm connection from Steedman Street into the Newington Estate and provision of safe access into the estate which connect the estate to Steedman Street)
 - improve lighting through the Newington estate
 - improve walking routes through the area (delivering the ambitions of the Walk Elephant initiative)
 - strengthen the connections between the Walworth Road and the hinterland to the west, improve access to the newly landscaped Spare Street which forms the first section of the 'Low Line' in Southwark and improve the gateway to the low line north and south of Hampton and Steedman Streets.

KEY ISSUES FOR CONSIDERATION

Community impact statement

10. This project will support the council's commitment to meet the needs of Southwark's diverse community.
11. The proposed works have been designed to enhance the attractiveness of the area as places in which people choose to live and work. By implementing the public realm

improvements in the area, the council is improving the environment and social sustainability of the community council area, providing high quality public places which local residents and workers can use and which promotes the potential for interaction.

12. All small projects within the area will be designed to be fully accessible to all, without prejudice or discrimination.
13. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
14. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

15. Ward councillors have been closely involved with the development of the Spare Street project and attended the opening of the new street.
16. The Walworth Society and Living Streets have been working closely with ward councillors to promote improvements to the northern end of Walworth Road and the 4 'ladder' streets which connect to Walworth Road. This project directly delivers improvements to two of the four streets identified.
17. The Walworth Society organised a community planting day in the Newington Estate in December 2015 in memory of a recent murder which took place in the public route connected to Hampton Street. The event was attended by local residents from the estate and all three of the ward councillors. Improvements to the safety of Hampton Street and the Newington estate were discussed during the event and this s106 sum was discussed as a possible means of delivering new safety improvements.
18. Because crossing facilities are being considered on the public highway, statutory consultation is required.
19. Local consultation is carried out before making any changes to the network

Resource implications

20. All costs arising from implementing the recommendations above will be met from the s106 agreements attached to the planning permissions for the development sites bounded by Walworth Road, Hampton Street, Steedman Street and Robert Dashwood Way.
21. The project will be managed by the highways team, which has an extensive experience of improving public realm in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

22. The project will help deliver our Fairer Future Promises in making our borough a greener borough to live in.
23. The proposal to authorise the release of £302,330.13 of s106 funding from the legal agreement also meet the following policy objectives as detailed in the transport plan:
 - a) Policy 1.8 – improve the walking environment and ensure that people have the information and confidence to use it

- b) Policy 1.9 – improve the cycling environment and ensure that people have the information and confidence to use it
- c) Policy 4.2 – create places that people can enjoy
- d) Policy 4.3 – make our streets greener
- e) Policy 5.1 – improve safety on our roads and to help make all modes of transport safer
- f) Policy 5.2 – seek to reduce vehicle speeds and educate and enforce against those who break speed limits
- g) Policy 5.6 - we will seek to create conditions where our roads are safe
- h) Policy 6.1 - make our streets more accessible for pedestrians.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

Permission Ref	Account No	Purpose	Principle amount	Indexation/interest
07/AP/0650	352	TROA	£2,750	N/A
08/AP/0553	653	TROA	£2,750	N/A
		PRI	£10,000	N/A
09/AP/1069	476	TROA	£2,750	N/A
10/AP/1831	499	TROA	£2,750	N/A
11/AP/0868	666	PRI	£122,120	£11,360
		TRA2	£130,120	£12,104.19
		TROA	£2,750	£125.94
12/AP/1234	651	TROA	£2,750	N/A

- 24. The above mentioned developments secured £302,330.13, combined, in contributions towards amending the local traffic order, site specific transport and public realm improvements. All £302,330.13 is currently unallocated and available.
- 25. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Law and Democracy

- 26. This report seeks authority from members of the planning committee to release the sum of £302,330.13 to deliver public realm enhancements to Hampton Street and Steedman Street and to amend the local TMO. The funds will come from the 6 s106 agreements referred to in this report.
- 27. Agreement 07/AP/0650 (land at Amelia Street) provides, amongst other contributions, for a sum of £2,750 to be applied towards *'the costs incurred by the council in amending the traffic regulation order restricting parking permits in the vicinity of the development...all to be carried out by the council in the location and in accordance with a specification to be agreed between the developer and the council.'* Paragraph 1.6 states that if the sum is not spent within 7 years of the date of payment the council shall within 28 days of written demand from the owner repay the sum or unexpended portion thereof to the owner.

28. Agreement 08/AP/0553 (land at Dashwood Way) provides, amongst other contributions, for a sum of £2,750 to be applied towards *'an amendment to the existing traffic order which will prohibit new occupiers of the development (unless disabled) from obtaining a parking permit or buying a contract to park within any car park owned, controlled or licenced by the council'* and a further sum of £10,000 to be applied towards public realm improvements.
29. Agreement 09/AP/1069 (land at 120 - 138 Walworth Road) provides, amongst other contributions, for a sum of £2,750 to be applied towards *'an amendment to the existing traffic order which will prohibit new occupiers of the development (unless disabled) from obtaining a parking permit or buying a contract to park within any car park owned, controlled or licensed by the council.'*
30. Agreement 10/AP/1831 (land at John Smith House, 144 - 152 Walworth Road) provides, amongst other contributions, for a sum of £2,750 to be applied towards *'an amendment to the existing traffic order which will prohibit new occupiers of the development (unless disabled) from obtaining a parking permit or buying a contract to park within any car park owned, controlled or licensed by the council.'*
31. Agreement 11/AP/0868 (2 - 10 Steadman Street) provides, amongst other contributions, for a sum of £2,750 to be applied towards *'an amendment to the existing traffic order which will prohibit new occupiers of the development (unless disabled) from obtaining a parking permit or buying a contract to park within any car park owned, controlled or licensed by the council'*; a sum of £122,120 to be applied towards *'off-site works or in the event that off-site works are no longer required within the vicinity of the site on environmental and/or other public realm improvement works.'* Off site works are defined within the agreement as *'the paving works, lighting improvements and bridge painting/cleaning to the railway bridges crossing both Hampton and Steedman Street and associated public realm improvements adjacent to the site to be carried out by the council on behalf of the developer'*; and a sum of £130,120 to be applied towards site specific transport improvements. There is an obligation imposed on the council to expend and apply the contributions on improvements to the Hampton Street and Steedman Street footpaths and highway.
32. Agreement 12/AP/1234 (140 - 142 Walworth Road) provides, amongst other contributions, for a sum of £2,750 to be applied towards *'an amendment to the existing traffic order which will prohibit new occupiers of the development (unless disabled) from obtaining a parking permit or buying a contract to park within any car park owned, controlled or licensed by the council.'*
33. The contributions must be spent in accordance with the terms of their respective agreement.
34. The policy tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 are also relevant and provide that planning obligations must be: (i) necessary to make the development acceptable in planning terms; directly related to the development and (iii) fairly and reasonably related in scale and kind to the development.
35. The decision to consider and approve s106 agreement expenditure exceeding £100,000 is reserved to planning committee in accordance with part 3F of the constitution.

Strategic Director of Finance and Governance

36. This report requests the planning committee to approve the release of £302,330.13 s106 funds from the legal agreements listed both at paragraphs 1 and 25 of this report to deliver public realm improvements to Hampton and Steedman Streets as part of the wider Walk Elephant Initiative.
37. The director of planning has confirmed the s106 funds required to deliver this project is available and the proposed expenditure is considered to accord with the terms of the s106 agreements.
38. The strategic director of finance and governance notes the council has received the related s106 funds and that they are available for the improvement works outlined in this report.
39. The s106 allocation of £302,330.13 represents an increase in the council's capital expenditure programme and will be reflected in the next capital budget monitoring report to cabinet.
40. Staffing and any other costs associated with this recommendation are to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of s106 legal agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

APPENDICIES

No.	Title
None.	

AUDIT TRAIL

Lead Officer	Matthew Hill, Head of Service	
Report Author	Mandalina Stricevic, Project Manager, Highways	
Version	Final	
Dated	30 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Date final report sent to Constitutional Team		30 September 2016

Item No. 9.	Classification: Open	Date: 11 October 2016	Meeting Name: Planning Committee
Report title:		Article 4 direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class L (b), of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) covering Bywater Place	
Ward(s) or groups affected:		Surrey Docks	
From:		Director of Planning	

RECOMMENDATIONS

That the Planning Committee:

1. Approves an immediate Article 4 directions (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class L (b), of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for changes of use from dwelling-houses (Class C3) and Houses of Multiple Occupation (HMOs) (Class C4) covering any property on Bywater Place (Appendix B).
2. Notes the equalities analysis of the proposed Article 4 directions (Appendix C).

BACKGROUND INFORMATION

3. Houses of multiple occupation (HMOs) play an important role in meeting some housing needs. HMOs provide residential accommodation suitable for vulnerable people, such as people in need of support or care and individuals on housing benefit; particularly single people under 35. HMOs also provide housing for individuals such as students, young professionals and individuals with more limited means.
4. An overconcentration of HMOs may result in harmful impacts to amenity within their vicinity. These impacts sometimes include excessive noise, anti-social behaviour, poor refuse management, transport stress and negative impacts on the physical environment and streetscape. A high prevalence of HMOs can affect the character of an area due to the loss of family housing and the resultant demographic impacts. HMOs are also typically associated with a relatively high population churn which may damage social cohesion.
5. Residents of Bywater Place have reported a deterioration of amenity resulting from the growing number of family homes on the estate being used as HMOs. This report sets out how to manage changes of use from family homes to HMOs in Bywater Place where a high prevalence of HMOs is reportedly causing harmful impacts to the amenity and character to a local area.
6. Family homes and HMOs are different land uses under the Use Class Order. The different planning categories which apply to family homes and HMOs are set out below.

Type of home	Planning use class
Family homes	C3
HMO for between three and six people	C4
HMO for more than six people	Sui generis

7. A planning application is not required to change use between a family home (C3 use) and a smaller HMO (C4 use) as the change is permitted under the General Permitted Development Order (GPDO). Change of use from C3 or C4 to a larger HMO (sui generis) is not permitted under the GPDO and a full planning application must be granted by the local planning authority prior to the lawful change of use.
8. A local planning authority may introduce an Article 4 direction to remove permitted development rights where the impact of development brought forward under provisions in the GPDO cause harm. An Article 4 direction removing permitted development for changes of use between C3 and C4 means that changes between these uses will only be lawful after planning permission has been granted by the local planning authority. Article 4 directions do not mean the change of use will be unacceptable in all cases and the planning authority must assess the merits of each individual application in accordance with local plan policies and other material considerations.
9. The council introduced an Article 4 direction removing permitted development rights to change use between C3 and C4 uses to properties on Henshaw Street in 2014. This was introduced to manage impacts resulting from changes of use from C3 to C4 due to the already high concentration of HMOs on the street. Residents of Bywater Place have reported a deterioration of local amenity resulting from a growing proportion of homes being converted to C4 use on the street. However, in the absence of a further Article 4 direction the council currently has no powers to manage changes of use between C3 and C4 uses on Bywater Place.

HMOs on Bywater Place

10. Bywater Place is a housing estate towards the north-eastern tip of the Rotherhithe peninsula (see Appendix 1). The housing mix includes a range of flats, terraces, semi-detached and detached housing with a 1980s London Docklands Development Corporation architectural style (see Appendix 2). The streets immediately to the north (Admiral Place and Heron Place) are of a similar architectural style and may be part of the same development. Residents of Bywater Place have approached the council to express their concern that the character of the street and residential amenity is being adversely affected by the high proportion of properties being converted to HMOs, some of which have been extended prior to the change of use¹. A number of HMOs on Bywater Place and across the Rotherhithe peninsula are managed by Ultimate Housing. Ultimate Housing provides flexible HMO tenancies aimed at young professionals new to London and who typically work in Canary Wharf and the City of London.
11. Some Bywater Place residents perceive that the growing use of family homes as HMOs is changing the character of the area and causing harm to residential amenity. This is primarily a consequence of greater pedestrian and vehicular movements leading to an increase in noise and the generation of more household waste. It has also been reported the properties in use of HMOs have poorly maintained amenity

¹ The Council previously granted planning permission for an extension and conversion of a garage to residential use on Bywater Place and attempted to impose a planning condition to restrict its use as part of an HMO. A planning inspector stated the Council could not require the developer to submit to this condition

space which adversely affects visual amenity. The suburban character of the area is particularly suitable for families with children and the widespread loss of family homes has altered the demographic mix in the area.

12. There are 90 properties on Bywater Place and 14 (15.6%) are known to be in use as HMOs by the council. Information provided by the estate's management company indicates that a further four homes are probably being used as HMOs. Twenty three homes are privately rented and there is a possibility they are being used as HMOs. The remaining 49 properties are recorded as being owner-occupied. The following table shows the estimated prevalence of HMOs on Bywater Place. This shows 20% to 45% of properties on the street may be in use as HMOs.

Property status	Number	Percentage
Unlikely to be an HMO	49	54.4%
Possibly an HMO	23	25.6%
Probably an HMO	4	4.4%
Identified HMO	14	15.6%
Total	90	

Article 4 directions

13. An Article 4 direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not restrict development altogether, but instead ensure that development requires planning permission. A planning application would need to be submitted that would then be determined in accordance with the development plan. Article 4 directions must apply to all uses within the relevant use class and it cannot restrict changes within the same use class.
14. The government's on-line national planning practice guidance (NPPG titled 'When is permission required?') sets out guidance on the use of Article 4 directions. The NPPG states that an Article 4 direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. It also states that in deciding whether an Article 4 direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address (paragraph 38).
15. Article 4 directions can either be immediate or non-immediate depending upon when notice is given of the date on which they come into force. Immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area (NPPG paragraph 45). In the case of this report, the council is proposing to make an immediate Article 4 direction for which the process is as follows:
- Stage 1 (the current stage): The council makes an Article 4 direction withdrawing permitted development rights with immediate effect
 - Stage 2: Publication/consultation stage - the council:
 - 1) publishes the notice of direction in a local newspaper

- 2) formally consults with general members of the public and the owners and occupiers of every part of the land within the area or site to which the direction relates over a period of 21 days
 - 3) and place notices up on site for not less than 6 weeks.
- Stage 3: On the same day that notice is given under stage 2 above, the council refers its decision to the Secretary of State who has powers to modify or cancel a direction
 - Stage 4: Confirmation stage - the direction comes into force on the date on which the notice is served on the owners/occupiers of the land. The council has between 28 days from the date of when the notice comes into effect and 6 months to decide whether to go ahead and confirm the direction, taking into account any representations which have been received. If confirmation this does not happen within 6 months, the direction will lapse.

Compensation

16. In some circumstances the council can be liable to compensate developers or landowners whose developments are affected by Article 4 directions. Local planning authorities are liable to pay compensation to landowners who would have been able to develop under the permitted development rights that an Article 4 direction withdraws, if they:
 - Refuse planning permission for development which would have been permitted development if it were not for an Article 4 direction or
 - Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 direction being in place.
17. Compensation may also be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. 'Abortive expenditure' includes works carried out under the permitted development rights before they were removed, as well as the preparation of plans for the purposes of any work.
18. Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right.
19. However, the compensation arrangements differ for cases where a development order in respect of prescribed development is being withdrawn. The definition of prescribed development can be found in regulation 2 of the Town and Country Planning (Compensation) (England) Regulations 2015 (as amended). In cases such as these compensation is not payable if the following procedure is followed, as set out in section 108 of the Town and Country Planning Act:
 - The planning permission withdrawn is of a prescribed description as set out in the Town and Country Planning (Compensation) Regulations 2015 (as amended)
 - The permitted development right is withdrawn in the prescribed manner
 - Notice of withdrawal is given in the prescribed manner:

- Not less than 12 months before it takes effect
 - Not more than the prescribed period of two years.
20. Permitted development rights granted by Schedule 2, Part 3, Class L (b) is prescribed development, which means that compensation will only be payable for 12 months from the date that the immediate direction comes into force.

Planning applications

21. If permitted development rights are withdrawn and planning permission is required, the council would be obliged to determine the proposal in accordance with the development plan unless material considerations indicate otherwise. In Southwark's case, the development plan includes the London Plan, the Core Strategy, saved policies in the Southwark Plan and adopted area action plans. The relevant saved policies relating to change of use in the Southwark Plan is policy 4.7 (Non self-contained housing for identified user groups), which seeks to regulate new HMOs to ensure the use does not result in a significant loss to amenity to neighbouring occupiers and to ensure there is adequate infrastructure in the area to support the increase in residents. Furthermore, the policy seeks to ensure such development makes suitable provisions for adequate amenities and facilities to support the specific needs of the occupiers, including servicing and management arrangements. Southwark Plan policy 4.3 (Mix of dwellings) prevents subdivision of larger family homes into two or more units. However, this policy does not apply to the conversion of family homes into HMOs, although the effect of such conversions is similar in terms of loss of family housing stock and the intensification of use. As such, there is a strong policy basis against which to assess applications for change of use from C3 to C4.
22. The main reasons for making the Article 4 directions are to protect residential amenity and the quality of residential accommodation. The relevant policies that would therefore apply would be saved Southwark Plan policies 3.2 (protection of amenity) policy 3.12 (quality in design), policy 4.2 (quality of residential accommodation). The council's Residential Design Standards SPD (2015) also contains guidance relating to the quality of residential accommodation which would be applicable in the determination of planning applications for changes of use which included any additional floor-space or reconfiguration of the home.
23. It should be noted that where submission of a planning application is required as a result of withdrawal of permitted development rights through an Article 4 direction, the council cannot charge a planning application fee.

KEY ISSUES FOR CONSIDERATION

24. As is noted above, the NPPF advises that the use of Article 4 directions to remove national permitted development rights should be limited to situations where it is necessary to protect local amenity or the wellbeing of the area. This is reiterated in the NPPG which also states local planning authorities should identify clearly the potential harm that the direction is intended to address and that immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area.
25. The use of a dwelling-house (C3) as an HMO (C4) is an intensification of use because single households generate less waste and movements per person than multiple

households. The outer area of the Rotherhithe peninsula is suburban in character with relatively poor public transport accessibility and a relatively high prevalence of family homes. New proposals for change of use from dwelling-houses (C3) to HMOs (C4) on Bywater Place would require planning permission following the introduction of an Article 4 direction. The introduction of an Article 4 direction covering Bywater Place would be justified to preserve the character of the area and to ensure development is managed sustainably as it would enable the council to ensure there are adequate waste management and parking facilities to cope with the intensification of use. It would also enable the council to preserve the character of an area by protecting existing family housing.

26. For these reasons and the detailed considerations outlined below, it is considered that all proposals for changes of use from dwelling-houses (C3) to HMOs (C4) on Bywater Place should be subject to a planning application where a thorough assessment can be given to the merits of the proposal.

Conclusions

27. An Article 4 direction can be made if the council is satisfied it is expedient that development should not be carried out unless planning permission is granted on application and that in the case of immediate directions, development presents an immediate threat to local amenity or prejudices the proper planning of an area. The council is aware of recent interest in converting dwelling-houses to HMOs on Bywater Place and immediate Article 4 direction is considered appropriate in this instance.
28. The use of an Article 4 direction would not restrict development altogether, but instead ensure that development requires planning permission. It is recognised that converting dwelling-houses to HMOs can provide housing which meets some household's housing needs. However there are a number of concerns relating to the proliferation of HMOs in areas which currently have a high concentration.
29. The council is satisfied that permitted development rights granted by Schedule 2, Part 3, Class L (b), of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) prejudice the proper planning of Bywater Place and presents an immediate threat to the residential amenity of current and future occupiers of the street.

Consultation

30. Consultation on the Article 4 directions will comply with provisions set out in the GPDO. Notice of the directions will be made by:
- Local advertisement in the press
 - Site notices placed in visible locations on Bywater Place, including at the entrance and at each junction for a period of at least 6 weeks
 - Written notification sent to every owner/occupier of properties on Bywater Place specifying a period of at least 21 days in which representations can be made.
31. Following consultation and within 6 months, a report recommending whether the direction should be confirmed will be reported back to planning committee.

Community impact statement

32. Southwark Council is striving to deliver quality homes of every kind to meet the needs of a diverse range of households and families within the borough. The council is working hard to deliver new housing with a strong commitment to the delivery of new affordable homes. The demand for housing in Southwark and across London is extremely high, and it is vital that a strong policy framework ensures new housing maintains a high quality of design of residential accommodation and protects the amenity of residents. The Article 4 direction seeks to manage changes of use from dwelling houses to HMOs in a street which has been identified as having a high prevalence of HMOs and is part of a longer term strategy to provide good quality residential accommodation in the borough.
33. The equalities analysis (Appendix C) has concluded that the Article 4 directions will have a neutral impact on equalities and they will assist the council in implementing its planning policy framework, which has also undergone equalities analysis.

Financial implications

34. The introduction of an Article 4 direction necessitates the submission of a planning application to lawfully undertake development that is prescribed in the GPDO. Any application submitted for reason of the direction must be processed by the council for no fee. Considering the limited number of properties affected by the proposed Article 4 direction this cost is likely to be minimal.
35. As is noted above, should the local authority refuse planning permission for development that otherwise would have been granted by Schedule 2, Part 3, Class L (b), the council's potential liability for compensation is limited to one year from the date the direction is introduced. Any compensation may relate either to a depreciation in the value of land or buildings which results from failure to gain planning permission or to abortive expenditure. Therefore there is a risk that the proposed directions will make the council liable to compensation claims. Because circumstances vary widely, it is not possible to gauge the magnitude of such claims. However, the magnitude of the claim owing to any depreciation in value of land or buildings is assessed by valuing the land or buildings in their current use and the use that would have been permitted development in the absence of an Article 4 direction. It is unlikely that a valuation of a home in use as a C3 dwelling-house and as a C4 HMO would result in any significant divergence.
36. Any claim for compensation will be dealt with through the council's official complaints procedure and it is anticipated that any award would be contained within the Planning division's budget. This position will be monitored and any award that cannot be contained within existing departmental revenue budgets will be reflected in the council's revenue budget monitoring arrangements for funding from council reserves.
37. Any potential drawdown from council reserves for the payment of compensation claims will be subject to agreement by the relevant cabinet member, or full cabinet in the case of claims over £50,000.
38. Staffing and any other costs connected with this recommendation will be contained within existing departmental revenue budgets.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

39. Planning committee is being asked to approve the making of an immediate Article 4 directions which relates to “prescribed development” as defined by regulation 2 of the Town and Country Planning (Compensation) (England) Regulations 2015 (as amended).
40. Part 3F of the council’s constitution, titled ‘Matters reserved for decision by the planning committee’ at paragraph 3 reserves to planning committee any authorisations under Article 4 of the Town and Country Planning Permitted Development Order. This, therefore, confirms that planning committee has authority to take the decisions being asked of it.
41. In regard to compensation matters, section 108 of the Town and Country Planning Act 1990 (as amended) specifies the circumstances under which compensation is payable for the refusal or a conditional grant of planning permission which was formerly granted by a development order or a local development order.
42. Section 107 of the 1990 Act which sets out the entitlement to compensation where planning permission has been revoked and modified is of relevance here as section 108 of the 1990 Act extends the entitlement for compensation under section 107 to circumstances where planning permission granted by a development order has been withdrawn by an Article 4 direction.
43. In regard to the immediate Article 4 directions withdrawing rights granted under Schedule 2, Part 3, Class L (b) is a ‘prescribed description’ development and because it is an immediate direction (the council is not giving more than 12 months notice of the making of the direction) then the council will need to pay compensation for claims made within 12 months of the date of the direction.
44. The value of the claim for compensation would differ in each individual case but in the event that claims are between £5,000 and £50,000 then they would be sanctioned by the relevant cabinet member under part 3D paragraph 5 of the constitution. Any compensation claims over that amount would require the approval of full cabinet.

Human rights and equalities

45. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various convention rights may be engaged in the process of making and considering these Article 4 directions, including under Article 1 of the First Protocol (Protection of property) and Article 8 (Right to respect for a private and family life). The European Court has recognised that ‘regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole’. Both public and private interests are to be taken into account in the exercise of the council’s powers and duties as a local planning authority. Any interference with a convention right must be necessary and proportionate.
46. The council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of those affected by the proposed Article 4

directions have been considered under the Human Rights Act 1998 and it has been determined that none of the articles will be triggered.

47. In consulting upon the introduction of the Article 4 directions the council has had regard to its public sector equality duty (PSED) under s.149 of the Equality Act 2010.
48. The PSED is only one factor that needs to be considered when making a decision and may be balanced against other relevant factors. The council also took into account other relevant factors in respect of the decision, including financial resources and policy considerations. In appropriate cases, such countervailing factors may justify decisions which have an adverse impact on protected groups.
49. The council has given consideration to all the protected characteristics in the Equality Act 2010 to ensure that any potential impacts of the proposed immediate Article 4 directions and the non-immediate direction on these groups of people have been considered and where possible mitigated (Appendix C).

Strategic Director of Finance and Governance

50. This report is requesting planning committee to approve an immediate Article 4 directions (Appendix A) to withdraw the permitted development rights as part of the regulation 2 of the Town and Country Planning (Compensation) (England) Regulations 2015 (as amended), as detailed in the recommendations. Full details and background are contained within the main body of the report.
51. The strategic director of finance and governance notes that there is a risk that the proposed Article 4 directions may lead to potential compensation claims. It is noted that although it is not possible to gauge the magnitude of such claims but this is not considered to be significant as reflected in the financial implications. Any claim for compensation will be dealt through the council's official complaints procedure and sanctioned by the relevant cabinet member under the council's constitution as reflected in the report.
52. It is also noted that any agreed claims for compensation would be contained within the existing departmental revenue budgets where possible before funding from councils reserves are requested.
53. Staffing and any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Saved Southwark Plan 2007	http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan	planningpolicy@southwark.gov.uk
The Core Strategy 2011	http://www.southwark.gov.uk/info/200210/core_strategy	planningpolicy@southwark.gov.uk
Residential Standards SPD 2015	http://www.southwark.gov.uk/downloads/download/2257/residential_design_standards_spd	planningpolicy@southwark.gov.uk
General Permitted Development Order 2015	http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf	planningpolicy@southwark.gov.uk

APPENDICES

No.	Title
Appendix A	Draft Article 4 direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class L (b), of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Maps area subject to proposed Article 4 direction
Appendix C	Equalities analysis

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Philip Waters, Planning Policy Team Leader	
Version	Final	
Dated	29 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	No
Date final report sent to Constitutional Team	29 September 2016	



Article 4 Directions: C3 (dwellinghouses to C4 (HMOs)

No.	Title
Appendix A	Draft Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class L (b), of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) covering Bywater Place.
Appendix B	Map of Bywater Place covered by the proposed Article 4 Direction
Appendix C	Equalities analysis (available on the council's website)



**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 2015 (AS AMENDED)**

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES

WHEREAS the London Borough of Southwark being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the land shown edged/coloured red on the attached plans, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

SCHEDULE

Development consisting of a change of use of a building—

- (b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with article 4(4), shall remain in force until [] March 2017 (being six months from the date of this direction) and shall then expire unless it has been confirmed by the appropriate local planning authority in accordance with article 2(6) of Schedule 3 of the said Order before the end of the six month period.

1. Made under the Common Seal of the London Borough of Southwark this [] day of September 2016

The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of

.....
Authorised Signatory

2. Confirmed under the Common Seal of the London Borough of Southwark thisday of.....

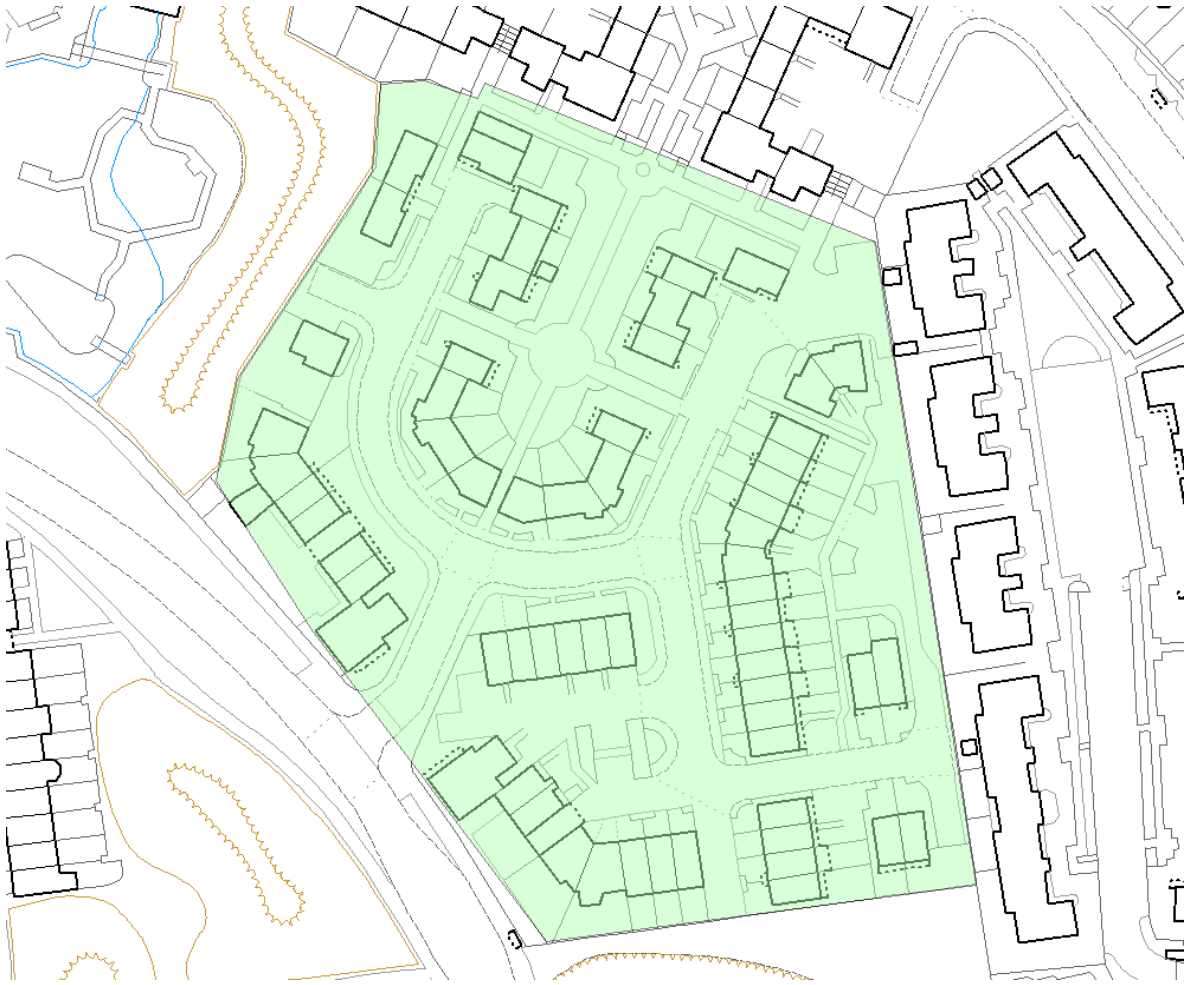
The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of

.....
Authorised Signatory

Article 4 Directions: C3 (dwellinghouses to C4 (HMOs))

No.	Title
Appendix A	Draft Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class L (b), of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
Appendix B	Maps area subject to proposed Article 4 Direction.
Appendix C	Equalities analysis (available on the council's website)

Map of Bywater Place



Article 4 Directions: C3 (dwellinghouses to C4 (HMOs)

No.	Title
Appendix A	Draft Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class L (b), of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) covering Bywater Place.
Appendix B	Map of Bywater Place covered by the proposed Article 4 Direction
Appendix C	Equalities analysis (available on the council's website)

Initial Equalities Analysis Stage 1

September 2016

Section 1: Equality analysis details

Proposed policy/decision/business plan to which this equality analysis relates	Draft Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class L, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) covering Bywater Place.
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Equality analysis author	Philip Waters				
Strategic Director:	Simon Bevan				
Department	Chief Executive	Division	Planning Policy		
Period analysis undertaken	September 2016				
Date of review (if applicable)	Tbc. A review could take place at the time when the Article 4 Direction is confirmed.				
Sign-off	Simon Bevan	Position	Director of Planning	Date	September 2016

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

This equalities analysis report supports the report to Planning Committee on **XX XXXX 2016** which requests consultation on the introduction of an immediate Draft Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class L, of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) covering Bywater Place.

Schedule 2, Part 3, Class L of the Order allows a change of use from dwellinghouses (Class C3) to Houses of Multiple Occupation (HMO) (Class C4) without the need to apply for planning permission.

The ability for local authorities to ensure high quality residential accommodation is provided in the borough is constrained by the Town and Country Planning General Permitted Development Order (GPDO) 2015 (as amended) in specific relation to HMOs.

There are a number of concerns with regard to the impacts to residential amenity and the character of an area resulting from a concentration of HMOs. 12. The use of a C3 family home as a C4 HMO may represent an intensification of use because smaller households generate more waste and movements per person than larger households. The outer area of the Canada Water peninsula is suburban in character with relatively poor public transport accessibility and a relatively high prevalence of family homes.

Converting dwellinghouses into HMOs could result in negative impacts on residential amenity. Impacts sometimes include excessive noise, anti-social behaviour, poor refuse management, transport stress and negative impacts on the physical environment and streetscape. A high prevalence of HMOs can affect the character of an area due to the loss of family housing and the resultant demographic impacts. HMOs are also typically associated with a relatively high population churn which may damage social cohesion in areas with a high prevalence.

An Article 4 Direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not proscribe development altogether, but instead enable the management of development to ensure that development requires planning permission. A planning application for the proposal would need to be submitted that would then be determined in accordance with the development plan.

Article 4 Directions can either be immediate or non-immediate depending upon whether notice is given of the date on which they come into force. In the case of this report, the council is proposing to make an immediate Article 4 Directions to withdraw the permitted development rights for the changes of use listed above in railway arches throughout the borough.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	Planning is a statutory function carried out by local authorities. The development of planning policies and the impacts of planning decisions can affect everyone with an interest in land in the borough. This can include residents, landowners, developers, local businesses and their employees, community organisations, statutory consultees and interest groups.
Key stakeholders were/are involved in this policy/decision/business plan	<p>The key stakeholders involved in this proposal include: Cabinet Member for Regeneration and New Homes, Southwark Councillors, Overview and Scrutiny Committee, Development Management and Planning Policy officers, Property division, Southwark Health and Well-being Working Group.</p> <p>The Development Management team will be responsible for monitoring the Article 4 Directions and to determine any subsequent planning applications submitted for change of use.</p> <p>The Planning Policy team have received corporate equalities training and Equalities Analysis report writing training. A number of the service deliverers within the Council will also have received corporate equalities training.</p>

Section 4: Pre-implementation equality analysis

This section considers the potential impact (positive and negative) of the proposals on the key 'protected characteristics' in the Equality Act 2010 and Human Rights Act. The Planning Committee report sets out detail on the local data and other equality information on which the analysis is based and mitigating actions to be taken.

The making of the Article 4 Directions does not have a direct impact on any groups with protected characteristics. Decisions on planning applications made as a result of the direction may have a potential impact on certain protected characteristics.

It is considered however that the effect of the direction will promote good relations between people who do not share the protected characteristic and those who do, in that it is likely to result in a more balanced and mixed community.

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

Potential impacts (positive and negative) of proposed policy/decision/business plan

The implementation of the Article 4 Directions and the requirement for planning permission is to help secure good quality residential accommodation and provide adequate protection against negative amenity impacts that may result from poor planning

where there is an over-concentration of HMOs. The Article 4 Direction would therefore have a positive impact on all age groups as it would manage the quality of accommodation of different types becoming available. The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all age groups in society. Overall there will be a positive impact for all age groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts.

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Possible impacts (positive and negative) of proposed policy/decision/business plan

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that ensures there is good accessibility for people with disabilities and is considered to have a positive impact.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Gender reassignment - The process of transitioning from one gender to another.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based.

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Marriage and civil partnership - Marriage is defined as a 'union between a man and a woman'. Same-sex couples can have their relationships legally recognised as 'civil partnerships'. Civil partners must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.**

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Sex - A man or a woman.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Human Rights

There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol

Possible impacts (positive and negative) of proposed policy/decision/business plan

The Council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of those affected by the proposed Article 4 Directions have been considered under the Human Rights Act 1998 and it has been determined that none of the Articles will be triggered.

Information on which above analysis is based

Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering the Article 4 Directions, including under Articles 1 and 8 of the First Protocol. The European Court has recognised that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”. Both public and private interests are to be taken into account in the exercise of the Council’s powers and duties as a local planning authority. Any interference with a Convention Right must be necessary and proportionate.

Mitigating actions to be taken

N/A

Section 5: Further actions and objectives

5. Further actions

Based on the initial analysis above, please detail the key areas identified as requiring more detailed analysis or key mitigating actions.

Number	Description of Issue	Action	Timeframe
1	The initial decision would be to support the Article 4 Directions, to be followed by formal consultation. Any new issues would be assessed as part of that consultation and reported when the local authority decides whether to confirm the direction. Guidance suggests that the need and effectiveness for Article 4 Directions should be monitored at regular intervals. This would be subject to committee approval but would suggest a yearly review is appropriate. This does not need to be reflected in any recommendations at this stage.	Tbc	Tbc

Item No. 10.	Classification: Open	Date: 11 October 2016	Meeting Name: Planning Committee
Report title:		Article 4 directions to withdraw the permitted development rights granted by Schedule 2, Part 3, Class M, Schedule 2, Part 3, Class O, Schedule 2, Part 3, Class P and Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) in any railway arches in Southwark	
Ward(s) or groups affected:		All	
From:		Director of Planning	

RECOMMENDATIONS

That the Planning Committee:

1. Confirms the three immediate Article 4 directions (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class M, Schedule 2, Part 3, Class O and Schedule 2 Part 3, Class P of the Town and Country Planning (General Permitted Development) Order (GPDO) 2015 (as amended) for changes of use from shops (Class A1), financial and professional services (Class A2), betting offices, pay day loan shops or launderettes (Sui Generis use), offices (Class B1a), or storage and distribution (Class B8) to a dwelling-house (Class C3) in any railway arches in Southwark (Appendix B).
2. Confirms the non-immediate Article 4 direction (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) Order 2015 for changes of use from light industrial (Class B1c) to a dwelling-house in any railway arches in Southwark (Appendix B).
3. Confirms that more than 12 months notice has been given and that the direction will come into effect on 1 October 2017, which is consistent with the date in which the GPDO specifies that Class PA comes into effect.
4. Notes the updated equalities analysis of the Article 4 directions (Appendix C).

BACKGROUND INFORMATION

5. There are over 800 railway arches in Southwark, which are located on key connecting railway routes which extend across the river from Blackfriars Bridge southwards through Elephant and Castle and Camberwell, across Cannon Street Railway Bridge through London Bridge station, and southwards to Bermondsey. Additional arches are located around routes east-west from London Bridge station towards Waterloo and around Herne Hill and Peckham town centres. The extent of railway arches in Southwark is shown on the maps at Appendix B.
6. Most of the railway arches are located on land owned and managed by Network Rail. Many arches have been redeveloped and provide a variety of new uses from light

industrial units, warehousing and storage, office space, retail units, food manufacturing or breweries. The emerging New Southwark Plan proposed policy DM25 seeks to encourage the use of railway arches for business (B Use Classes), retail (A Use Classes) or community facilities (D Use Classes).

7. The General Permitted Development Order 2015 consolidated permitted development rights for England and introduced new provisions. Some of these provisions include changes of use to dwelling-houses without the need for a full planning application. Some railway arches in use as offices, storage or distribution units, retail units or betting shops would therefore be permitted to change to residential units under these provisions. The GDPO was amended in 2016 with some new provisions and amendments to permitted development coming into force on 6 April 2016, including the addition of launderettes within Class M. The provision for light industrial change of use to dwellings will come into force on 1 October 2017.
8. The council is aware of recent interest in converting arches to residential dwellings. There are concerns with regard to creating residential units in railway arches which should be subject to a robust analysis in determining whether such a use would be acceptable. Converting railway arches to dwellings could result in negative impacts on residential amenity through restricted access to outdoor space, restricted access to natural light and fresh air, exposure to excessive noise and vibration from the railway, safety concerns and incompatibility with surrounding uses.
9. On 25 May 2016, planning committee resolved to make three immediate Article 4 directions to remove permitted development rights granted by Schedule 2, Part 3, Class M, Class O and Class P and one non-immediate Article 4 direction relating to Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) in railway arches in Southwark. The regulations require the council to take into account any representations received during the consultation period when confirming an Article 4 direction. These are outlined within the report. The immediate directions must be confirmed within 6 months of the date in which the direction came into force (30 November 2016) to prevent expiration of the direction in accordance with Schedule 3, part 2 (6) of the Town and Country Planning (General Permitted Development) Order 2015.

Article 4 directions

10. An Article 4 direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not restrict development altogether, but instead ensure that development requires planning permission. A planning application for the proposal would need to be submitted that would then be determined in accordance with the development plan.
11. Article 4 directions must apply to all uses within the relevant use class and it cannot restrict changes within the same use class.
12. The government's online National Planning Practice Guidance (NPPG) titled 'When is permission required?' sets out guidance on the use of Article 4 directions. The NPPG states that an Article 4 direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. It also states that in deciding whether an Article 4 direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address (paragraph 38).

13. Article 4 directions can either be immediate or non-immediate depending upon when notice is given of the date on which they come into force. Immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area (NPPG paragraph 45). In the case of this report, the council has made three immediate Article 4 directions for which the process is as follows:

- Stage 1: The council makes an Article 4 direction withdrawing permitted development rights with immediate effect
- Stage 2: Publication/consultation stage - the council:
 - 1) publishes the notice of direction in a local newspaper
 - 2) formally consults with general members of the public and the owners and occupiers of every part of the land within the area or site to which the direction relates over a period of 21 days
 - 3) and place notices up on site for 6 weeks.
- Stage 3: On the same day that notice is given under stage 2 above, the council refers its decision to the Secretary of State who has wide powers to modify or cancel a direction
- Stage 4: Confirmation stage (the current stage) - the direction comes into force on the date on which the notice is served on the owners/occupiers of the land. The council has between 28 days from the date of when the notice comes into effect and 6 months to decide whether to go ahead and confirm the direction, taking into account any representations which have been received. If this does not happen within 6 months, the direction will lapse.

14. The process for confirming a non-immediate Article 4 direction is as follows:

- Stage 1: The council decides whether to go ahead and introduce a direction setting a date in the notice for when the direction will come into force which must be at least 28 days and no more than 2 years after representations can first be made, which is usually after the last publication/service date
- Stage 2: Publication/consultation stage. The council:
 - 1) publishes the notice of direction in a local newspaper
 - 2) formally consults with general members of the public and the owners and occupiers of every part of the land within the area or site to which the direction relates over a period of at least 21 days
 - 3) and places notices up on site for 6 weeks
- Stage 3: On the same day that notice is given under stage 2 above, the council refers its decision to the Secretary of State who has wide powers to modify or cancel a direction.

- Stage 4: Confirmation Stage (the current stage) - the council cannot confirm the direction until after a period of at least 28 days from publication/service of the notice. Once a direction has been confirmed, the council must give notice of the confirmation in the same way as it gave notice of the initial direction, and must specify the date that the direction comes into force. A copy of the direction as confirmed must also be sent to the Secretary of State.
15. The council made the Article 4 directions on 31 May 2016. Notification of the Article 4 directions was given to the Secretary of State. The Secretary of State requested further justification in relation to Class O (change of use from offices to residential) which was subsequently provided. Notification was published in Southwark News, site notices were placed in railway arch locations across the borough and owners and occupiers of land within railway arches were notified by letter. Formal public consultation took place between 2 June and 21 July 2016. The Article 4 directions and reports were published on the council's website, and email notification was sent to all those on the planning policy email database. Comments were invited via email, post or via the council's consultation hub.
 16. Any representations received during consultation must be taken into account by the local planning authority in determining whether to confirm a direction.
 17. Immediate Article 4 directions will expire six months after they come into force, unless confirmed (Schedule 3, GPDO 2015). Therefore this report sets out the justification for the continued implementation of the directions and recommends confirmation before the expiry date of 30 November 2016. The confirmation is also recommended to take place for the non-immediate direction which will come into force next year.

Compensation

18. In some circumstances the council can be liable to compensate developers or landowners whose developments are affected by Article 4 directions. Local planning authorities are liable to pay compensation to landowners who would have been able to develop under the permitted development rights that an Article 4 direction withdraws, if they:
 - Refuse planning permission for development which would have been permitted development if it were not for an Article 4 direction or
 - Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 direction being in place.
19. Compensation may also be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. 'Abortive expenditure' includes works carried out under the permitted development rights before they were removed, as well as the preparation of plans for the purposes of any work.
20. Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right.
21. However, the compensation arrangements differ for cases where a development order in respect of prescribed development is being withdrawn. The definition of prescribed development can be found in regulation 2 of the Town and Country Planning

(Compensation) (England) Regulations 2015 (as amended). In cases such as these compensation is not payable if the following procedure is followed, as set out in section 108 of the Town and Country Planning Act 1990 (as amended):

- The planning permission withdrawn is of a prescribed description as set out in the Town and Country Planning (Compensation) Regulations 2015 (as amended)
 - The permitted development right is withdrawn in the prescribed manner
 - Notice of withdrawal is given in the prescribed manner:
 - Not less than 12 months before it takes effect
 - Not more than the prescribed period of two years.
22. Permitted development rights granted by Schedule 2, Part 3, Classes M, O, P and PA are prescribed development, which means that compensation will only be payable for 12 months from the date that the immediate direction comes into force. If more than 12 months notice of the withdrawal were given no compensation would be payable (in the case of the Class PA non-immediate direction).

Planning applications

23. If permitted development rights are withdrawn and planning permission is required, the council would be obliged to determine the proposal in accordance with the development plan unless material considerations indicate otherwise. In Southwark's case, the development plan includes the London Plan, the Core Strategy, saved policies in the Southwark Plan and adopted area action plans. The relevant saved policies relating to change of use in the Southwark Plan are policy 1.2 (strategic and local preferred industrial locations) where the railway arch is located within a designated industrial area, policies 1.7 and 1.10 relating to retail uses and policy 1.4 where the railway arch has an established B use class.
24. Notwithstanding any change of use which may occur, the main reasons for the Article 4 directions are in relation to residential amenity for future occupiers and the quality of residential accommodation. The relevant policies that would therefore apply would be saved Southwark Plan policies 3.2 (protection of amenity) policy 3.12 (quality in design), policy 4.2 (quality of residential accommodation). The council's Residential Design Standards SPD (2015) also contains a wealth of guidance relating to the quality of residential accommodation which would be applicable in the determination of planning applications for dwelling-houses in railway arches. Many other policies would also apply relating to energy efficiency in design, conservation of the historic environment and transport impacts.
25. It should be noted that where submission of a planning application is required as a result of withdrawal of permitted development rights through an Article 4 direction, the council cannot charge a planning application fee.

KEY ISSUES FOR CONSIDERATION

26. As is noted above, the NPPF advises that the use of Article 4 directions to remove national permitted development rights should be limited to situations where it is necessary to protect local amenity or the wellbeing of the area. This is reiterated in the

NPPG which also states local planning authorities should identify clearly the potential harm that the direction is intended to address and that immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area.

27. There are five relevant classes within Schedule 2, Part 3 of the GPDO which allow changes of use to dwelling-houses subject to prior approval which could all apply to railway arches. Schedule 2, Part 3, Class N relates to two sui generis uses; casinos and amusement centres which would be permitted to change use to residential. It is not proposed to implement an Article 4 direction relating to Class N as this is unlikely to affect Southwark. New proposals for such development would require planning permission and would not be eligible for permitted development in the future due to the restrictions on Class N. The 2016 amendment to the GPDO introduced a new provision (Class PA) to change the use of light industrial units to dwellings; however this will not come into force until 1 October 2017. It is considered this will also impact on railway arches for the same reasons and therefore a non-immediate Article 4 direction is appropriate.
28. Schedule 2, Part 3, Classes M, O, P and PA of the GPDO requires prior approval from the local authority for a determination of the transport and highways impacts of the development, and contamination and flooding risks in relation to the building. Class O was amended in 2016 which now requires consideration of the impacts of noise from commercial premises on the intended occupiers of the development. The temporary provisions of Class O have been made permanent. Class P is a temporary provision until April 2018 and requires consideration of air quality on the intended occupiers of the development, noise impacts of the development, in addition to whether the introduction of residential uses would have an adverse impact on important industrial areas to deliver services. The latter consideration is also applicable to Class PA. Class M also requires assessment as to whether the change of use of a retail unit or launderette would have an impact on shopping/similar facilities in the area, in addition to prior approval for the design and external appearance of the building.
29. Whilst these criteria go some way in constraining unsuitable development, it is considered that the local authority would need to consistently assess these criteria in detail for the redevelopment of railway arches. Many railway arches in Southwark are located within goods yards or located adjacent to busy roads, and noise mitigation for future occupiers would always be a priority concern for above passing trains. Furthermore there is no opportunity to consider whether railway arches would be suitable for the delivery of good quality accommodation and to protect the amenity and safety of future residents. The prior approval process also offers no opportunity for the local authority to impose conditions on development to protect future occupiers. For these reasons and the detailed considerations outlined below, it is considered that all proposals for changes of use to residential within railway arches should be subject to a planning application where a thorough assessment can be given to the merits of the proposal.

Implications for residential amenity

30. There are clear problems associated with residential amenity for surrounding residents and future occupiers associated with the conversion of railway arches to dwellings, with no opportunity for the council to consider these issues when determining a prior approval application. Railway arches have one principal elevation, with limited ability for the dwelling to receive an appropriate level of daylight and sunlight. Principal

habitable rooms created inside the arch, such as bedrooms, may be windowless and receive no natural light, and the only windows that could be created on the principal elevation are potentially restricted by privacy issues. The lack of natural light in a dwelling could have implications for public health.

31. There will also be limited ability for new dwellings to provide any outside amenity space. Railway arches do not traditionally encompass any curtilage and land outside the railway arches would not lend itself to provide garden or external amenity space. For these reasons it is also unlikely any external car or cycle parking or bin storage would be able to be accommodated adjacent to dwellings in railway arches. Many arches are located within goods or storage yards, distribution centres, adjacent to highway land or on land to the rear of existing development. There are access and safety concerns for future occupiers of dwellings created within the arches. In many cases vehicular access to the arches is difficult, which has a negative impact for access for emergency vehicles. The arches are often located to the rear of existing development which results in an urban environment that faces away from the arches. As a result many routes to the arches are unlit, poorly integrated with existing urban development and may result in concerns of the safety of new residents.
32. Railway arches are also often located to the rear of existing residential properties, and are overlooked by gardens and back windows. There would therefore be further amenity considerations with regard to overlooking, privacy and security for both existing residents and future occupiers of railway arches.
33. The conversion of railway arches for use as residential dwellings would need a bespoke ventilation system to compensate for the lack of windows and fresh air to the property. The prior approval process does not require assessment of the air quality impacts for new residents in relation to Classes M, O and PA (the conversion of retail, offices and light industrial). In order to safeguard future residents from poor ventilation, the council should ensure such bespoke systems are fully assessed and a planning condition requiring their use would be essential. This is not possible to achieve through the prior approval process for permitted development.
34. One of the major concerns for residential amenity arising from permitted development rights in railway arches is the impact of noise from passing trains on occupiers of potential dwellings beneath the lines. In many areas in Southwark, multiple lines pass over the arches, particularly on the north-south routes to London Bridge station. Therefore occupiers would be subject to regular train movements overhead, posing potential significant noise and vibration issues. Trains to and from London Bridge and the surrounding routes also carry trains operating throughout the daytime, late at night and early in the morning.
35. A noise report for development within railway arches indicates that train passes would almost double the highest recommended target internal noise level for passing trains. This level is reported to still be audible but at a level that has not been found to cause disturbance to most people. However this target level is significantly higher than the guideline internal noise level for dwellings (between 30dBA at night and 35 - 40dBA in the daytime). Vibrations were also found to occur in all parts of the archway, most significantly occurring towards the highest part of the arch. Whilst there do exist methods of insulation and construction techniques which could reduce noise and vibration to a safer level, it is considered this would need to be of a significant quality and will be unlikely to reduce noise to guideline internal noise levels for the average dwelling. It is vital that the council assess noise mitigation techniques for proposed

residential conversions in railway arches in order to determine whether it would be safe for future occupiers. It is considered a full planning application would be required to assess and provide conditions for noise mitigation in all cases of conversion.

Implications for use

36. As many railway arches are located in informal industrial areas, distribution centres or yards, it is considered there would frequently be an issue of compatibility with adjoining uses. Parts of the arches to the north of Old Kent Road/Bermondsey are located within a Preferred Industrial Location (PIL) and in operation for industrial uses. The introduction of residential dwellings within working yards or industrial areas would have implications for compatibility in relation to heavy traffic movements, noise from adjoining uses, odours, pollutants and dust which are not suitable neighbouring activities for residential development. There would also be safety concerns for accessing dwellings within railway arches situated within working yards. Whilst Schedule 2, Part 3, Class P and Class PA require assessment as to whether the introduction of residential uses would have an adverse impact on important industrial areas to deliver services, the incompatibility of uses within railway arch locations in Southwark would be a consistent concern justifying the need for individual planning applications for converting railway arches.
37. The conversion of railway arches to dwellings could also pose a domestic fire risk. This would be a significant risk to the rail network above which could result in damage to railway infrastructure, unprecedented train delays and potential risk to railway staff and passengers.

Areas affected

38. The NPPG states that an Article 4 direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. For the reasons outlined above it is considered necessary to remove all permitted development rights relating to conversion to residential in Southwark's railway arches. Within the Central Activity Zone (CAZ), there are already exemptions relating to Schedule 2, Part 3, Class O (conversion of offices to residential) which would also apply to railway arches. However this exemption will not be extended after 2019 and the council will need to implement a further Article 4 direction to continue to restrict the conversion of offices to dwellings. It is therefore not considered that railway arches in the CAZ should be excluded from the proposed Article 4 direction relating to Class O development.

Consultation

39. The council made the Article 4 directions on 31 May 2016. Notification was given to the Secretary of State. Subsequently, notification was published in Southwark News, site notices were placed in railway arch locations across the borough and owners and occupiers of land within railway arches were notified by letter. Formal public consultation took place between 2 June and 21 July 2016. The Article 4 directions and reports were published on the council's website, and email notification was sent to all those on the planning policy email database. Comments were invited via email, post or via the council's consultation hub.

40. The council received 10 responses to the consultation. 7 respondents expressed support for the Article 4 directions restricting residential use of railway arches. The reasons given include:
- Railway arches add character of the local area and have become a focal point for local businesses across the creative, manufacturing, culinary and service industries and contribute a huge amount to the character of the area.
 - TFL support the safety reasons and protection from domestic fire risk and highlight that arches often used as cycle hubs, bike repair shops and cafes which encourage more cycling
 - Railway arches are more appropriate for other uses e.g. garaging/storage
 - It will prevent inappropriate residential property in Southwark
 - It will help prevent longstanding small businesses from being displaced from the arches which play an important role in community life and historic continuity.
41. Two respondents raised objections or concerns with the Article 4 directions:
- Tas Restaurant Ltd objected on the basis that the directions restrict the use of their property which has been granted by central government. This may have an effect on the future value and sale of the property and businesses are struggling to survive with high rents and business rates
 - Undercurrent Architects express concern that the Article 4 directions are a drastic measure that does not plan proactively for alternative uses for railway arches such as live/work units that can overcome amenity concerns with exceptional design quality.
42. Other comments raised issues with existing industrial uses in railway arches creating noise and disturbance to nearby residents, whilst some responses sought further clarification.
43. In response to the objections raised, the council's priority is to maintain the highest level of residential quality and amenity for residents. The reasons the council has concerns with residential amenity are clearly expressed in paragraphs 29 - 36 of this report. The permitted development rights that may permit conversion of railway arches to residential use do not allow the council to ensure that residential amenity could be protected and that the highest design quality could be achieved. The Article 4 direction does not preclude the submission of a planning application whereby the decision would be based on planning merits.
44. It should be noted that impact on property values is not a material planning consideration and therefore this should not be taken into account in planning decision-making.
45. The consultation responses received have been fully considered in making the recommendation to confirm the Article 4 directions.

Conclusions

46. An Article 4 direction can be made if the council is satisfied that it is expedient that development should not be carried out unless planning permission is granted on application and that in the case of immediate directions, development presents an immediate threat to local amenity or prejudices the proper planning of an area. The council is aware of recent interest in converting arches to residential dwellings and immediate Article 4 directions are considered appropriate.
47. The use of an Article 4 direction would not restrict development altogether, but instead ensure that development requires planning permission. It is recognised that converting railway arches is an efficient use of space and is a creative way to accommodate small businesses, shops and community facilities which can add character to an area. However there are concerns relating to the suitability of railway arches for residential use, which should be subject to a full planning application and assessment by the local authority. The specific nature, purpose and location of railway arches differs from conventional office, retail and light industrial units which would not lend itself to conversion to residential dwellings without unique circumstances and innovative design.
48. The council is satisfied that permitted development rights granted by Schedule 2, Part 3, Classes M, O, P and PA would present a significant risk to the provision of good quality residential accommodation in relation to dwellings within railway arches and would be incompatible with surrounding uses and consequently prejudice the proper planning of the borough. This presents an immediate threat to the residential amenity of future occupiers and the compatibility of uses in railway arch locations.
49. Taking into account the representations submitted as part of the consultation, it is recommended that the Article 4 directions are now confirmed.

Community impact statement

50. Southwark Council is striving to deliver quality homes of every kind to meet the needs of a diverse range of households and families within the borough. The council is working hard to deliver new housing with a strong commitment to the delivery of new affordable homes. The demand for housing in Southwark and across London is extremely high, and it is vital that a strong policy framework ensures new housing maintains a high quality of design of residential accommodation and protects the amenity of residents. The Article 4 directions seek to protect the conversion of potentially unsuitable railway arches for residential occupation and is part of a longer term strategy to provide good quality residential accommodation in the borough.
51. The equalities analysis (Appendix C) has concluded that the Article 4 directions will have a positive impact on equalities and they will assist the council in implementing its planning policy framework, which has also undergone equalities analysis.

Financial implications

52. As is noted above, should the local authority refuse planning permission for development that otherwise would have been granted by Schedule 2, Part 3, Classes M, O and P, the council's potential liability for compensation is limited to one year from the date the direction is introduced. Any compensation may relate either to a depreciation in the value of land or buildings which results from failure to gain planning

permission or to abortive expenditure. Therefore there is a risk that the proposed directions will make the council liable to compensation claims. Because circumstances vary widely, it is not possible to gauge the magnitude of such claims. Any claim for compensation will be dealt with through the council's official complaints procedure and it is anticipated that any award would be contained within the planning division's budget. Should this not be possible, support from council reserves would be sought.

53. Any potential drawdown from council reserves for the payment of compensation claims will be subject to agreement by the relevant cabinet member, or full cabinet in the case of claims over £50,000.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

54. Planning committee is being asked to confirm the directions as detailed in paragraph 1 and 2 of this report and which can be found at annexed at Appendix A.
55. Part 3F of the constitution under the section titled 'Matters reserved for decision by the planning committee' at paragraph 10 reserves to planning committee any authorisations under Article 4 of the Town and Country Planning Permitted Development Order. This therefore confirms that planning committee has authority to take these decisions.
56. Section 108 of the Town and Country Planning Act 1990 (as amended) specifies the circumstances under which compensation is payable for the refusal or a conditional grant of planning permission which was formerly granted by a development order or a local development order.
57. Section 108 has been recently amended to deal with those circumstances where permission granted under a development order has been withdrawn for development of a 'prescribed description' which is defined in section 2 of the Town and Country Planning (Compensation) (England) Regulations 2015. The effect of these new provisions is to limit the circumstances where compensation is payable for 'prescribed description' development. In cases where notice of the withdrawal of the permitted development rights was published at least 12 months before the direction took effect NO compensation will be payable, even if the claim was made within 12 months of the direction coming into effect. Therefore, NO compensation would be payable relating to non-immediate direction but compensation may be payable in regard to the three immediate directions where the claim is brought within 12 months of the date that the immediate directions came into force as explain in the above paragraphs 17 to 21.

Human rights and equalities

58. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various convention rights may be engaged in the process of making, considering and confirming Article 4 directions such as Article 1 of the First Protocol of the Convention. The European Court has recognised that 'regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole'. Both public and private interests are to be taken into account in the exercise of the council's powers and duties as a local planning authority. Any interference with a convention right must be necessary and proportionate.

59. The council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of all of the owners have been considered under the Human Rights Act 1998, in particular those contained within Article 1 of the First Protocol the Convention which relates to the protection of property.
60. In consulting upon the confirmation of the immediate and non-immediate Article 4 directions the council has had regard to its public sector equality duty (PSED) under s.149 of the Equality Act 2010. The equalities analysis can be found at Appendix C to this report.
61. The PSED is only one factor that needs to be considered when making a decision and may be balanced against other relevant factors. The council also took into account other relevant factors in respect of the decision, including financial resources and policy considerations. In appropriate cases, such countervailing factors may justify decisions which have an adverse impact on protected groups.

Strategic Director of Finance and Governance

62. This report is requesting planning committee to confirm Article 4 directions to withdraw the permitted development rights granted by Schedule 2, Part 3, Class M, Schedule 2, Part 3, Class O, Schedule 2, Part 3, Class P and Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as detailed in the report. The report is also requesting planning committee to note the updated equalities analysis of the Article 4 directions (Appendix C).
63. The strategic director of finance and governance notes that there is a risk that the proposed directions may lead to potential compensation claims but it is not possible to gauge the magnitude of such claims. Any claim for compensation will be dealt through the council's official complaints procedure and sanctioned by the relevant cabinet member under the council's constitution as reflected in the report.
64. It is also noted that any agreed claims for compensation would be contained within the existing departmental revenue budgets where possible before funding from councils reserves are requested.
65. Staffing and any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Saved Southwark Plan 2007	http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan	planningpolicy@southwark.gov.uk
The Core Strategy 2011	http://www.southwark.gov.uk/info/200210/core_strategy	planningpolicy@southwark.gov.uk
Residential Standards SPD 2015	http://www.southwark.gov.uk/downloads/download/2257/residential_design_standards_spd	planningpolicy@southwark.gov.uk
General Permitted Development Order 2015	http://www.legislation.gov.uk/ukxi/2015/596/pdfs/ukxi_20150596_en.pdf	planningpolicy@southwark.gov.uk

APPENDICES

No.	Title
Appendix A	Article 4 directions to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class M, Class O, Class P and Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Maps of railway arches subject to Article 4 directions
Appendix C	Equalities analysis

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Laura Hills, Senior Planning Policy Officer	
Version	Final	
Dated	29 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	No
Date final report sent to Constitutional Team	29 September 2016	

Article 4 Directions: Railway arches

No.	Title
Appendix A	Article 4 Directions to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class M, Class O, Class P and Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Railway arches subject to Article 4 Directions
Appendix C	Equalities analysis

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 2015 (AS AMENDED)**

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES

WHEREAS the London Borough of Southwark being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the land shown edged/coloured red on the attached plans, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

SCHEDULE

Development consisting of—

(a) a change of use of a building from—

- (i) a use falling within Class A1 (shops) or Class A2 (financial and professional services) of the Schedule to the Use Classes Order;
- (ii) a use as a betting office, pay day loan shop or launderette, or
- (iii) a mixed use combining use as a dwellinghouse with—
 - (aa) a use as a betting office, pay day loan shop or launderette, or
 - (bb) a use falling within either Class A1 (shops) or Class A2 (financial and professional services) of that Schedule (whether that use was granted permission under Class G of this Part or otherwise),

to a use falling within Class C3 (dwellinghouses) of that Schedule, and

(b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with article 4(4), shall remain in force until 30 November 2016 (being six months from the date of this direction) and shall then expire unless it has been confirmed by the appropriate local planning authority in accordance with paragraph 2(6) of Schedule 3 of the said Order before the end of the six month period.

1. Made under the Common Seal of the London Borough of Southwark this 31st day of May 2016

The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of

.....
Authorised Signatory

2. Confirmed under the Common Seal of the London Borough of Southwark thisday of.....20.....

The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of

.....
Authorised Signatory

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 2015 (AS AMENDED)**

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES

WHEREAS the London Borough of Southwark being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the land shown edged/coloured red on the attached plans, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

SCHEDULE

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule.

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with article 4(4), shall remain in force until 30 November 2016 (being six months from the date of this direction) and shall then expire unless it has been confirmed by the appropriate local planning authority in accordance with paragraph 2(6) of Schedule 3 of the said Order before the end of the six month period.

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NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

SCHEDULE

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B8 (storage or distribution centre) of the Schedule to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of that Schedule.

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with article 4(4), shall remain in force until 30 November 2016 (being six months from the date of this direction) and shall then expire unless it has been confirmed by the appropriate local planning authority in accordance with paragraph 2(6) of Schedule 3 of the said Order before the end of the six month period.

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TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED)

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WHEREAS the London Borough of Southwark being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied that it is expedient that development of the description(s) set out in the Schedule below should not be carried out on the land shown edged/coloured red on the attached plans, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below.

SCHEDULE

Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(c) (light industrial) of the Schedule to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of that Schedule.

THIS DIRECTION is made under article 4(1) of the said Order and, in accordance with paragraph 1(4)(e) of Schedule 3, shall come into force on 1 October 2017.

1. Made under the Common Seal of the London Borough of Southwark this 31st day of May 2016

The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of

.....
Authorised Signatory

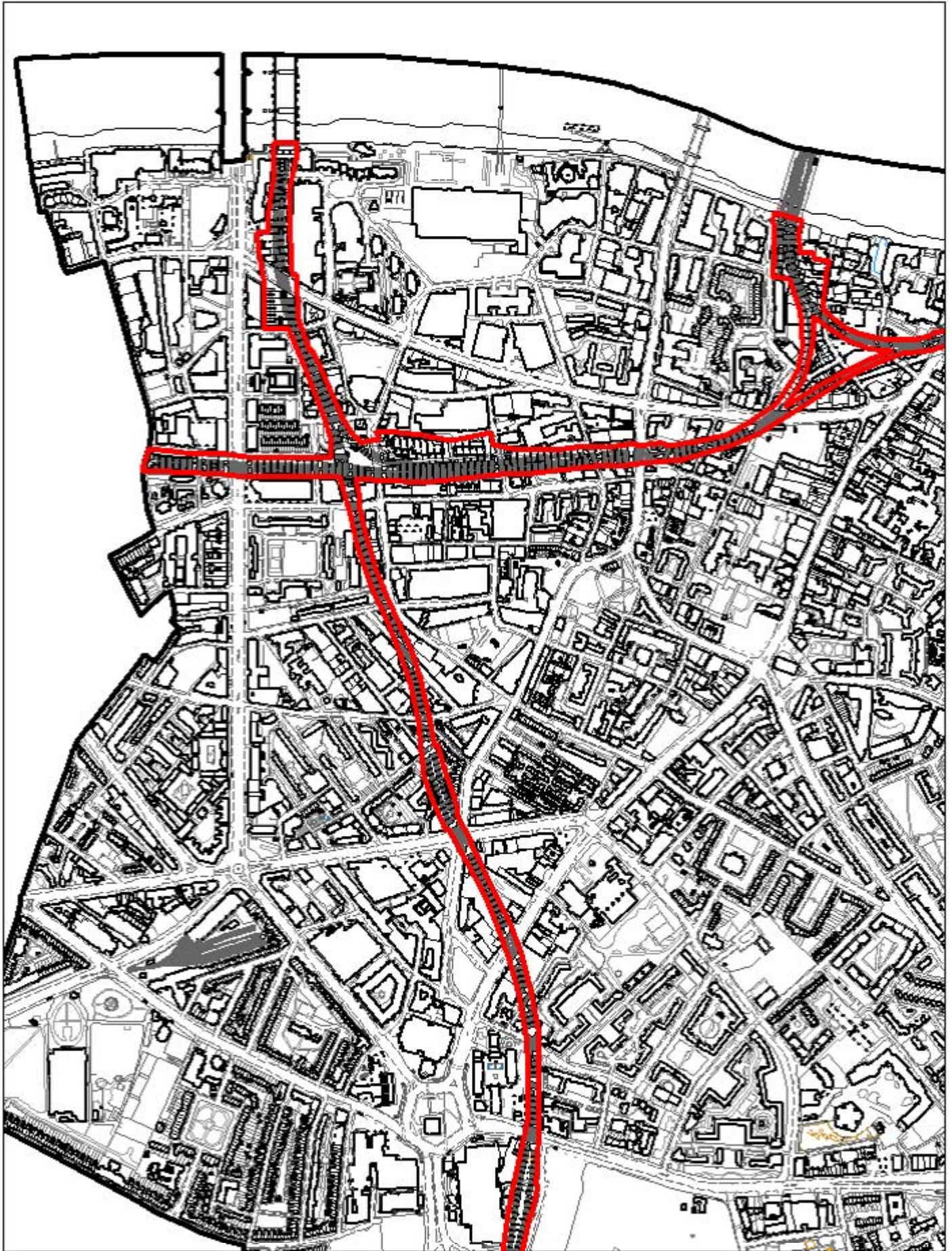
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The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of

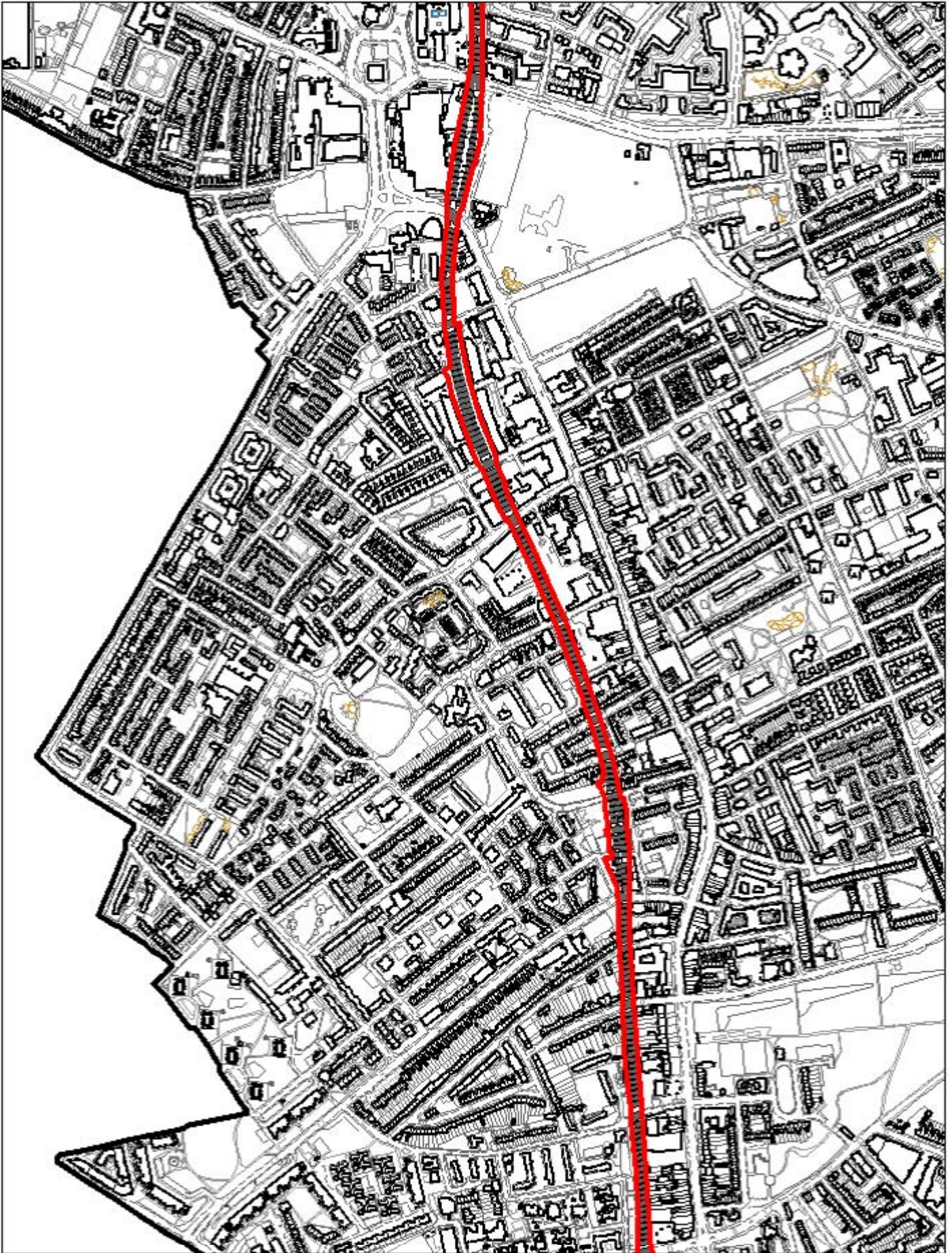
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Authorised Signatory

Article 4 Directions: Railway arches

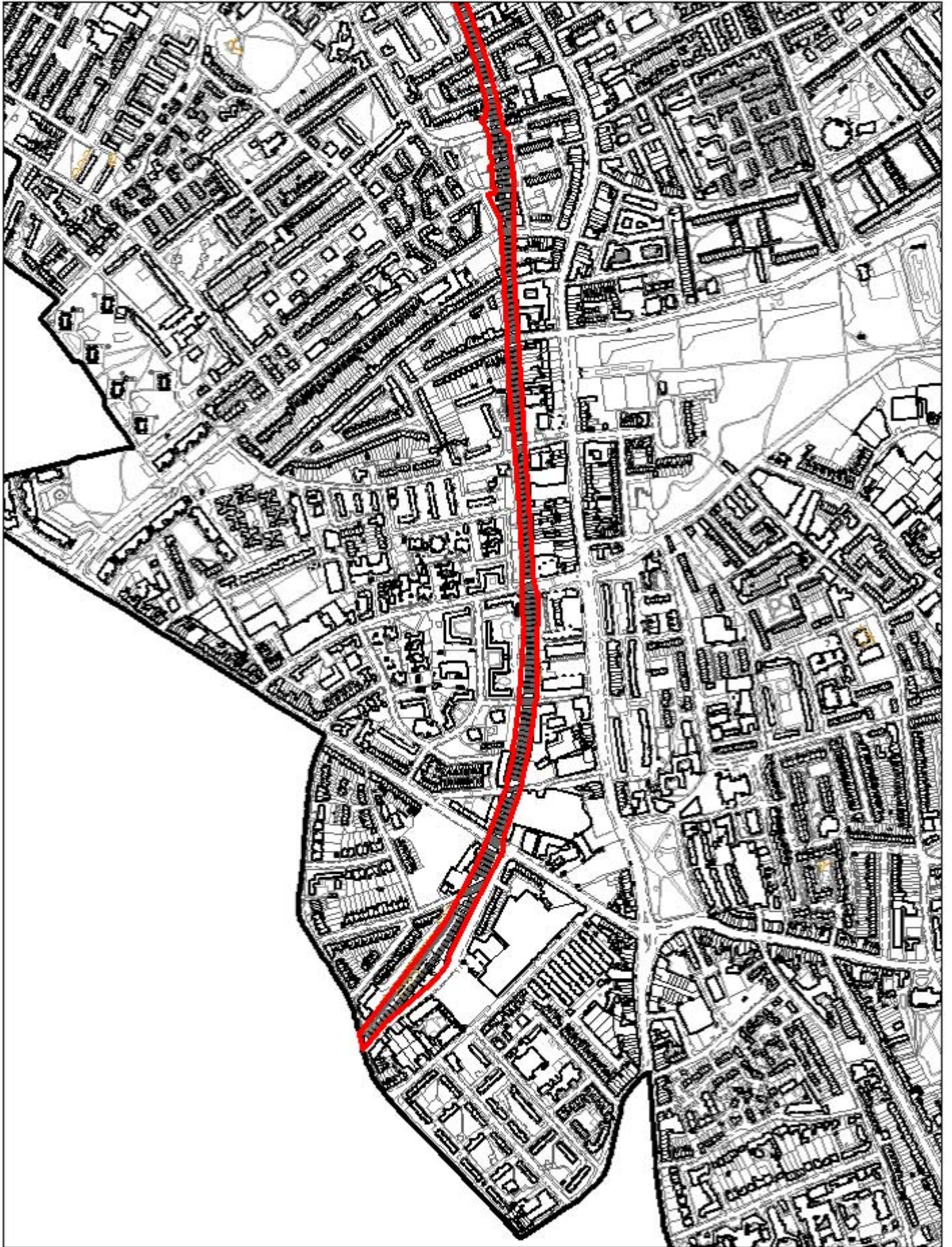
No.	Title
Appendix A	Article 4 Directions to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class M, Class O, Class P and Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Railway arches subject to Article 4 Directions
Appendix C	Equalities analysis



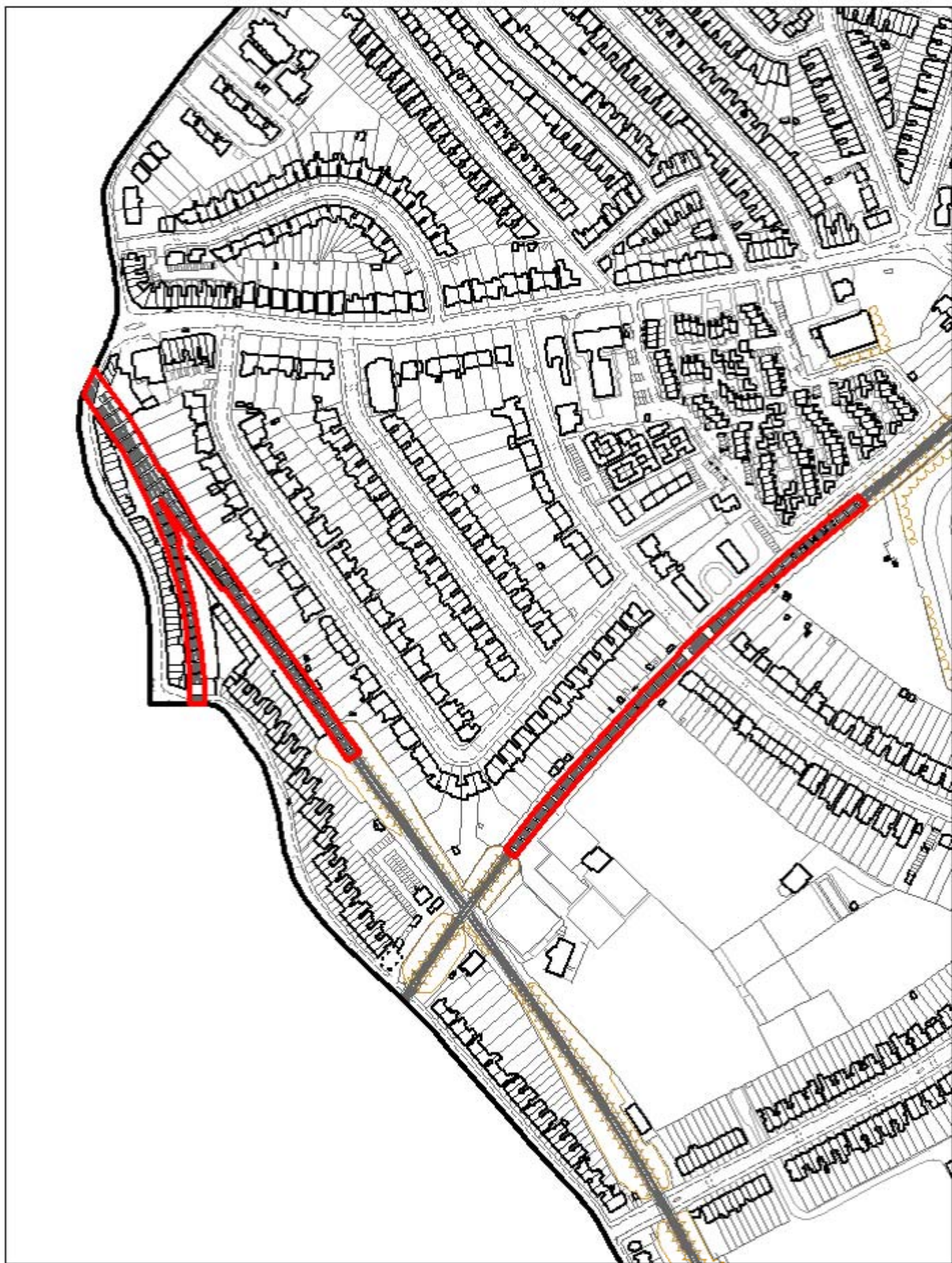
North-west Southwark railway arches



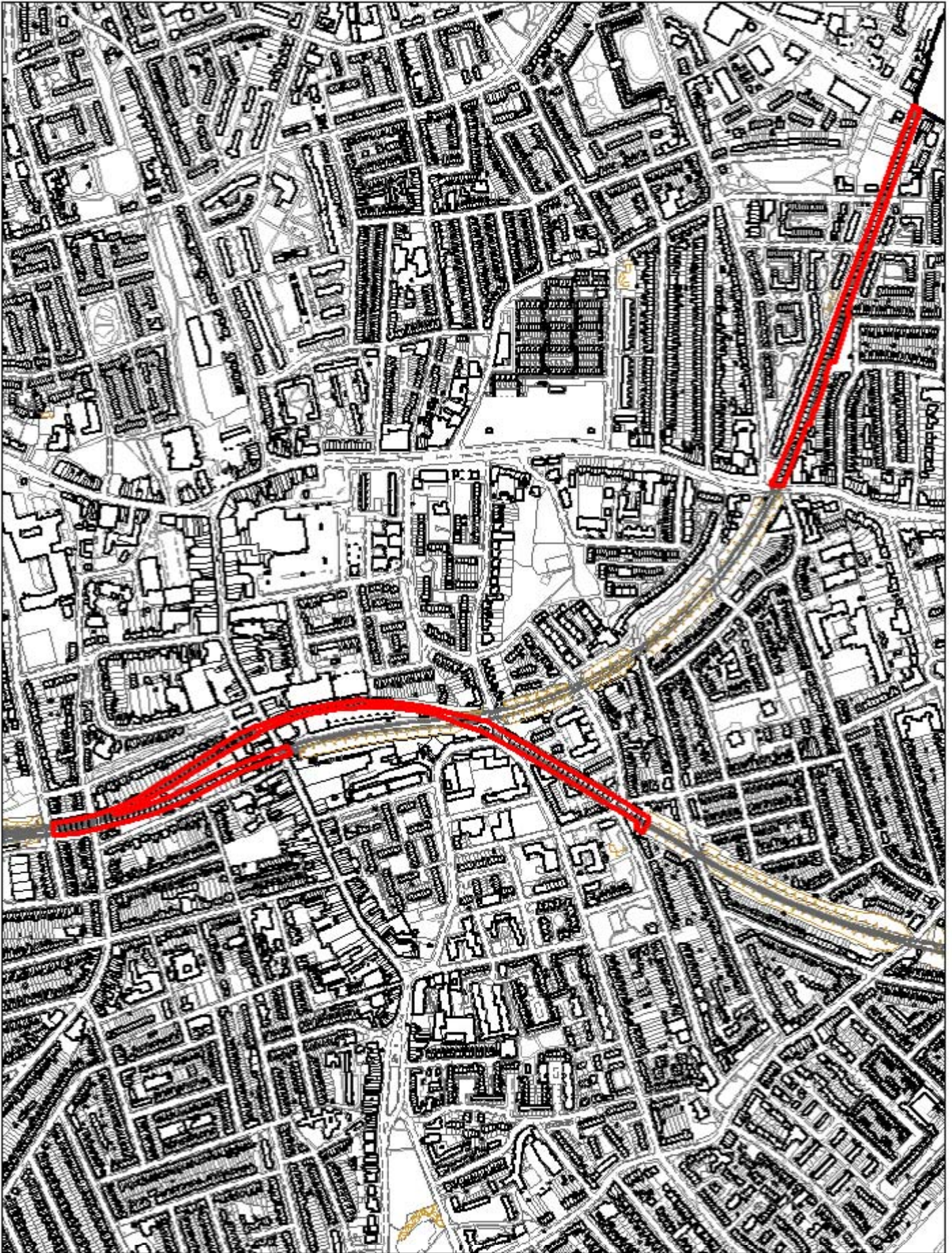
West Southwark/Walworth Road railway arches



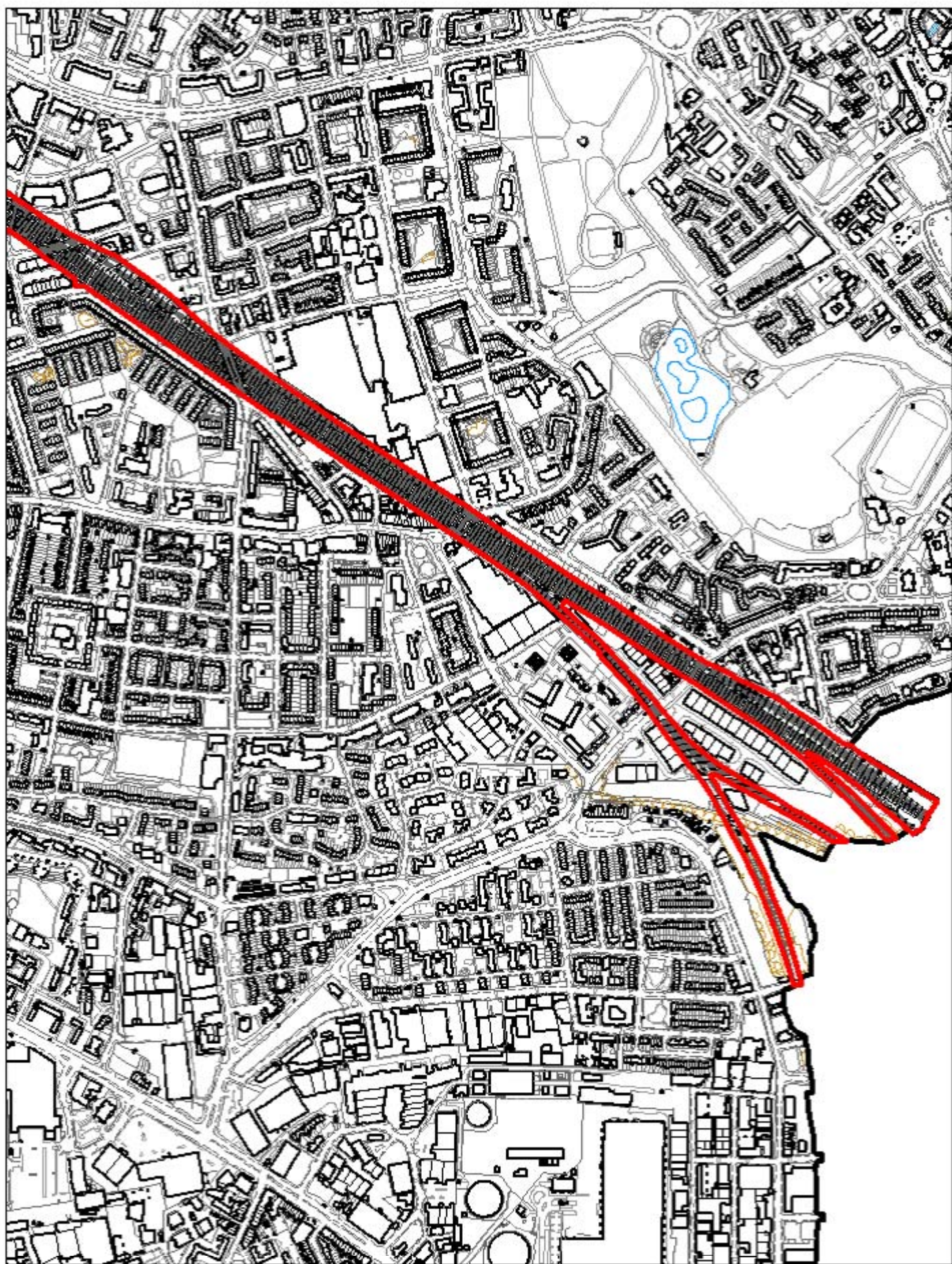
West Southwark/Camberwell railway arches



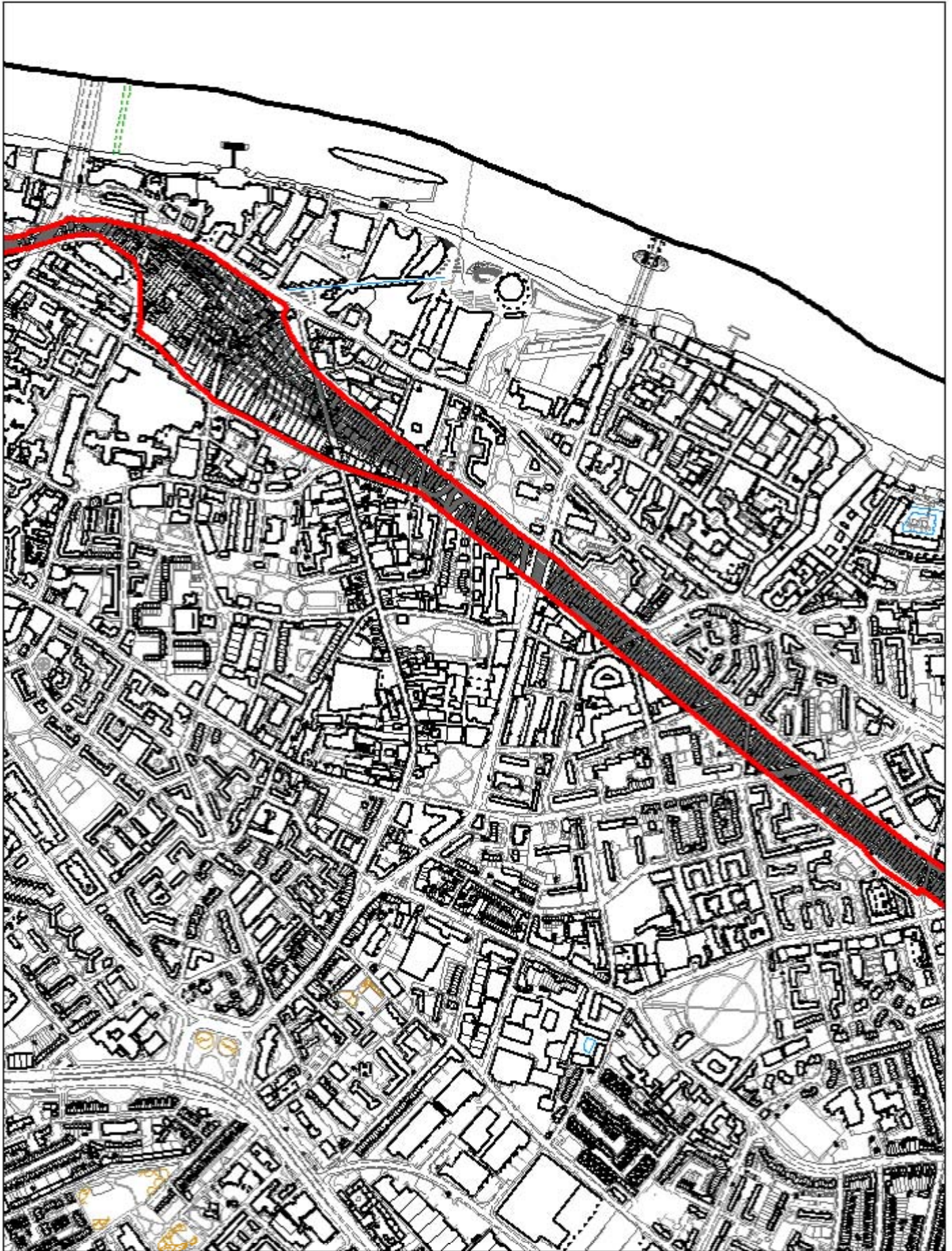
Herne Hill railway arches



Peckham railway arches



South-east Bermondsey railway arches



London Bridge/Bermondsey railway arches

Article 4 Directions: Railway arches

No.	Title
Appendix A	Article 4 Directions to withdraw the Permitted Development Rights granted by Schedule 2, Part 3, Class M, Class O, Class P and Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Railway arches subject to Article 4 Directions
Appendix C	Equalities analysis

Equalities Analysis Stage 2

September 2016

Section 1: Equality analysis details

Proposed policy/decision/business plan to which this equality analysis relates	Article 4 Directions to withdraw the permitted development rights granted by Schedule 2, Part 3, Class M, Class O, Class P and Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
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Equality analysis author	Laura Hills				
Strategic Director:	Simon Bevan				
Department	Chief Executive	Division	Planning Policy		
Period analysis undertaken	April 2016 (initial) – September 2016 (final)				
Sign-off	Juliet Seymour	Position	Planning Policy Manager	Date	September 2016

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

This equalities analysis report supports the report to Planning Committee which recommends the confirmation of three immediate Article 4 Directions to remove permitted development rights granted by Schedule 2, Part 3, Class M, Class O and Class P and one non-immediate Article 4 Direction relating to Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) in railway arches in Southwark. The recommendation follows a 6 week period of public consultation between 2 June and 21 July 2016.

Schedule 2, Part 3, Class M, Class O, Class P and Class PA of the Order allows a change of use from shops (Class A1), financial and professional services (Class A2), betting offices, pay day loan shops or launderettes (Sui Generis use), offices (Class B1a), light industrial (Class B1c) or storage and distribution (Class B8) to a dwellinghouse (Class C3) without the need to apply for planning permission.

The ability for local authorities to ensure high quality residential accommodation is provided in the borough is somewhat constrained by the Town and Country Planning General Permitted Development Order (GPDO) 2015 (as amended) in specific relation to railway arches.

The GPDO 2015 (as amended) consolidated permitted development rights for England and introduced new provisions. A number of these provisions include changes of use to dwellinghouses without the need for a full planning application. Some railway arches in use as offices, storage or distribution units, retail units or betting shops would therefore be permitted to change to residential units under these provisions. There are a number of concerns with regard to creating residential units in railway arches which should be subject to a robust analysis in determining whether such a use would be acceptable. Converting railway arches to dwellings could result in negative impacts on residential amenity through restricted access to outdoor space, restricted access to natural light and fresh air, exposure to excessive noise and vibration from the railway, safety concerns and incompatibility with surrounding uses. It is therefore considered appropriate to confirm the Article 4 Directions to remove certain permitted development rights which relate to changes of use of railway arches.

An Article 4 Direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not restrict development altogether, but instead ensure that development requires planning permission. A planning application for the proposal would need to be submitted that would then be determined in accordance with the development plan.

Article 4 Directions can either be immediate or non-immediate depending upon whether notice is given of the date on which they come into force. In the case of this report, the council is proposing to confirm one non-immediate and three immediate Article 4 Directions to withdraw the permitted development rights for the changes of use listed above in railway arches throughout the borough.

The representations received have been reviewed and considered as part of the process of deciding whether to recommend confirmation of the Directions. The review of the consultation responses have been included within the report to Planning Committee.

The council is now recommending that Planning Committee 'confirm' the Article 4 Directions before the end of the six month period following their implementation, in accordance with the Town and Country Planning (General Permitted Development) Order 2015. This must be done before 30 November 2016 otherwise the immediate Directions will lapse.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders	
Key users of the department or service	Planning is a statutory function carried out by local authorities. The development of planning policies and the impacts of planning decisions can affect everyone with an interest in land in the borough. This can include residents, landowners, developers, local businesses and their employees, community organisations, statutory consultees and interest groups.
Key stakeholders were/are involved in this policy/decision/business plan	<p>The key stakeholders involved in this proposal include: Cabinet Member for Regeneration and New Homes, Southwark Councillors, Overview and Scrutiny Committee, Development Management and Planning Policy officers, Property division, Regeneration.</p> <p>The Development Management team will be responsible for monitoring the Article 4 Directions and to determine any subsequent planning applications submitted for change of use.</p> <p>The Planning Policy team have received corporate equalities training and Equalities Analysis report writing training. A number of the service deliverers within the Council will also have received corporate equalities training.</p>

Section 4: Pre-implementation equality analysis

This section considers the potential impact (positive and negative) of the proposals on the key 'protected characteristics' in the Equality Act 2010 and Human Rights Act. The Planning Committee report sets out detail on the local data and other equality information on which the analysis is based and mitigating actions to be taken.

The confirmation of the Article 4 Directions does not have a direct impact on any groups with protected characteristics. Decisions on planning applications made as a result of the direction may have a potential impact on certain protected characteristics.

It is considered however that the effect of the direction will promote good relations between people who do not share the protected characteristic and those who do, in that it is likely to result in a more balanced and mixed community.

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

Potential impacts (positive and negative) of proposed policy/decision/business plan

The Article 4 Directions and the requirement for planning permission is to help secure good quality residential accommodation and provide adequate protection against changes of use within railway arches which could have a negative impact on the safety, wellbeing and health of future occupiers.

The potential conversion of railway arches to dwellings presently permitted by the GPDO would have a detrimental effect on future residents through the potential to create poorly lit, poorly ventilated and poorly insulated dwellings within railway arches. The surrounding land is often incompatible with residential development, resulting in amenity concerns (safety, security, noise, odour, dust and heavy vehicular movements).

Protecting railway arches from conversion to residential use would have a positive impact on all age groups as it would prevent poor quality accommodation becoming available. It is important that all groups have access to a safe, warm and dry home, whether in private ownership, rented accommodation or social housing. Exposure to noise, poor ventilation and lack of natural light could have health implications that could be more pertinent in certain age groups, for example elderly people or infants.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all age groups in society. Overall there will be a positive impact on for all age groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts.

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Possible impacts (positive and negative) of proposed policy/decision/business plan

The potential change of use of railway arches to dwellings could have a negative impact on people with disabilities. Dwellings within railway arches may not always be easily accessible for vehicles or provide safe access for wheelchairs, and people with limited mobility could be affected by this. The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that ensures there is good accessibility for people with disabilities and is considered to have a positive impact.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Gender reassignment - The process of transitioning from one gender to another.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based.

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Marriage and civil partnership - Marriage is defined as a 'union between a man and a woman'. Same-sex couples can have their relationships legally recognised as 'civil partnerships'. Civil partners must be treated the same as married couples on a wide range of legal matters. **(Only to be considered in respect to the need to eliminate discrimination.**

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

Possible impacts (positive and negative) of proposed policy/decision/business plan

The potential change of use of railway arches to dwellings could have a negative impact on pregnant women. Dwellings within railway arches may not always be easily accessible for vehicles, including emergency vehicles, and pregnant women could be affected by this. Potential neighbouring uses which emit pollutants or dust, and poor ventilation in dwellings could also impact upon the health of pregnant women and new born babies. The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that is suitable for all groups in society and is considered to have a positive impact.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Sex - A man or a woman.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough that supports the needs of all groups in society. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based
This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.
Mitigating actions to be taken
The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Human Rights There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour , Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol
Possible impacts (positive and negative) of proposed policy/decision/business plan
The Council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of those affected by the proposed confirmation of the Article 4 Directions have been considered under the Human Rights Act 1998 and it has been determined that none of the Articles will be triggered.
Information on which above analysis is based
Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering the Article 4 Directions, including under Articles 1 and 8 of the First Protocol. The European Court has recognised that “regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole”. Both public and private interests are to be taken into account in the exercise of the Council’s powers and duties as a local planning authority. Any interference with a Convention Right must be necessary and proportionate.
Mitigating actions to be taken
N/A

Section 5: Further actions and objectives

5. Further actions			
Based on the initial analysis above, please detail the key areas identified as requiring more detailed analysis or key mitigating actions.			
Number	Description of Issue	Action	Timeframe
1	The initial decision would be to confirm the Article 4 Directions. The National Planning Practice Guidance suggests that the need and effectiveness for Article 4 Directions should be monitored at regular intervals. This would be subject to committee approval but would suggest a yearly review is appropriate. This does not need to be reflected in any recommendations at this stage.	To review the effectiveness of the Article 4 Directions implemented for change of use of railway arches to residential dwellings.	Annually

Item No. 11.	Classification: Open	Date: 11 October 2016	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
 - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Victoria Foreman 020 7525 5485
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or General Enquiries 020 7525 5403

APPENDICES

No.	Title
None.	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Constitutional Manager	
Report Author	Victoria Foreman, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	3 October 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Legal Services	Yes	Yes
Head of Development Management	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		3 October 2016

ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Tuesday 11 October 2016

Appl. Type Full Planning Permission
Site DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON, SE22 8PT

Reg. No. 16-AP-2747
TP No. TP/2120-B
Ward East Dulwich
Officer Victoria Lewis

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT AND GLA
Proposal

Item 11.1

Erection of a health centre within a part 2, part 3-storey building to accommodate medical services and related uses (Use Class D1), access, parking and servicing areas, hard and soft landscaping and associated groundworks.

Appl. Type Full Planning Permission
Site DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON, SE22 8PT

Reg. No. 16-AP-2740
TP No. TP/2120-B
Ward East Dulwich
Officer Victoria Lewis

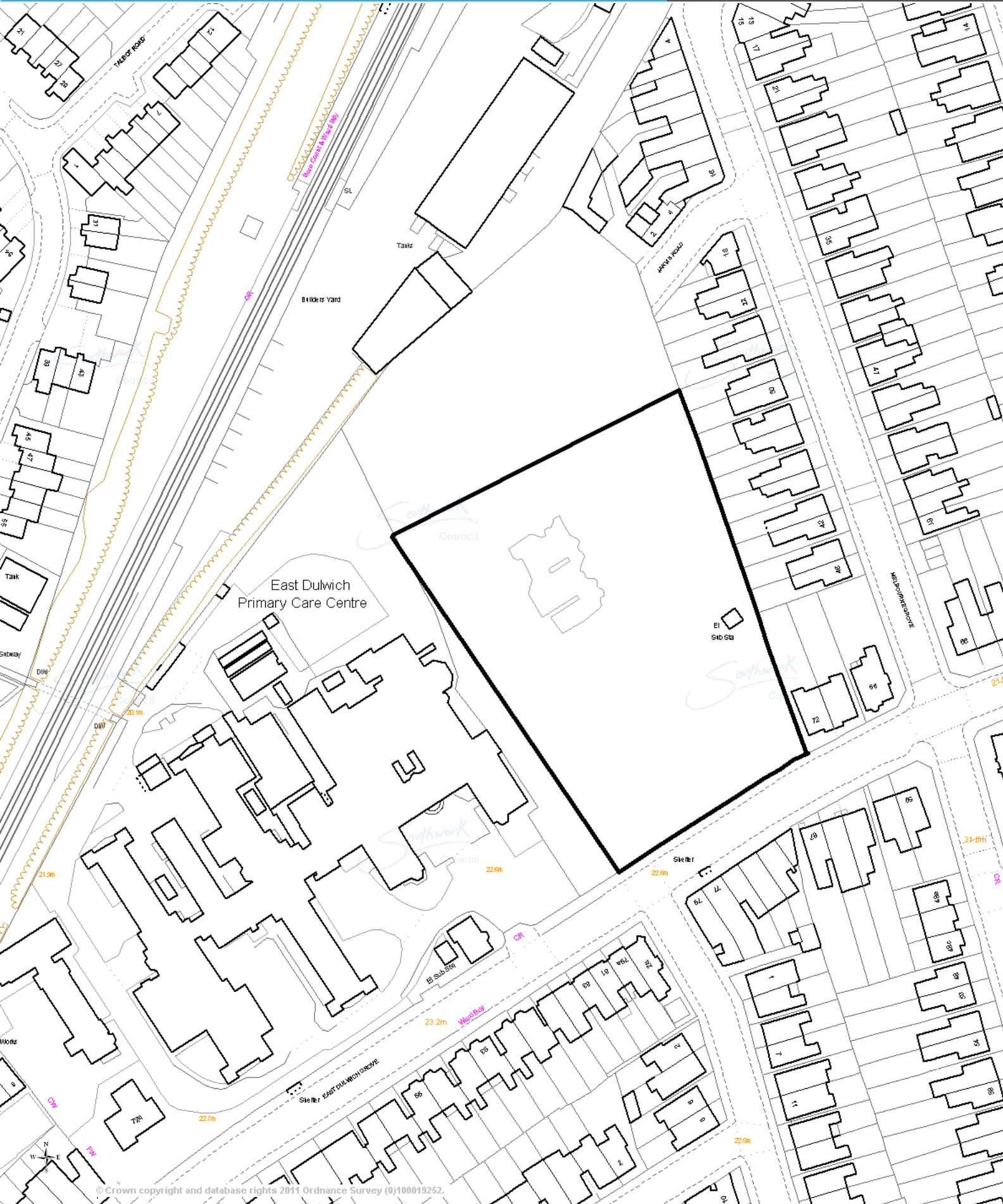
Recommendation GRANT WITH 'GRAMPIAN' CONDITION
Proposal

Item 11.2

Demolition of existing ward buildings and nurses accommodation and development of site to provide a new secondary school within the retained and refurbished 'Chateau' building fronting East Dulwich Grove and in a series of new buildings and extensions up to 5 storeys high, comprising teaching and administration spaces, dining and indoor sports hall, multi-use games area, accesses, car parking and servicing areas and landscaping (Use Class D1).

Ordnance Survey

Date 29/9/2016



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Item No. 11.1	Classification: Open	Date: 11 October 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/2747 for: Full Planning Permission Address: DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON SE22 8PT Proposal: Erection of a health centre within a part 2, part 3-storey building to accommodate medical services and related uses (Use Class D1), access, parking and servicing areas, hard and soft landscaping and associated groundworks.		
Ward(s) or groups affected:	East Dulwich		
From:	Director of Planning		
Application Start Date 12/07/2016		Application Expiry Date 11/10/2016	
Earliest Decision Date 18/08/2016		Planning Performance Agreement Date: 22/11/2016	

RECOMMENDATIONS

1. That planning permission be granted subject to the completion of a s106 legal agreement and conditions, and following referral of the application to the Greater London Authority (GLA).
2. That in the event that the legal agreement is not completed by 22 November 2016, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 120 of the report.

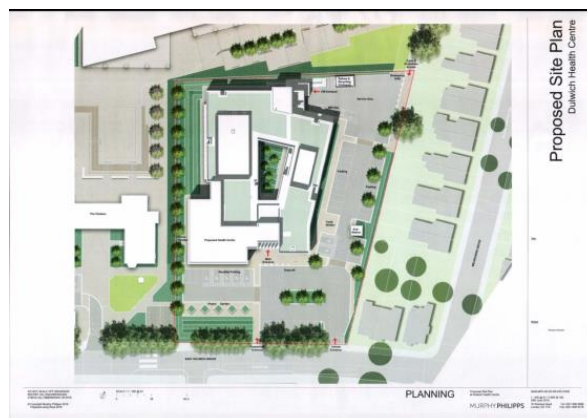
BACKGROUND INFORMATION

Site location and description

3. This application relates to a 0.7 hectare (ha) parcel of land on the north-eastern part of the Dulwich Hospital site; this part of the site is currently vacant and is enclosed by hoardings. Dulwich Hospital is located on East Dulwich Grove and occupies a total area of 2.8ha. It comprises a number of hospital buildings constructed during the 1880s centred around the 'chateau', with 3-storey wings (formerly used as wards) adjoining it to the south-west. The ward buildings used to be mirrored on the north-eastern part of the site but were demolished in 2007 when some of the hospital services relocated to Kings College Hospital in Denmark Hill. There are trees on the site, most of which are covered by tree preservation order (TPO) number 216.

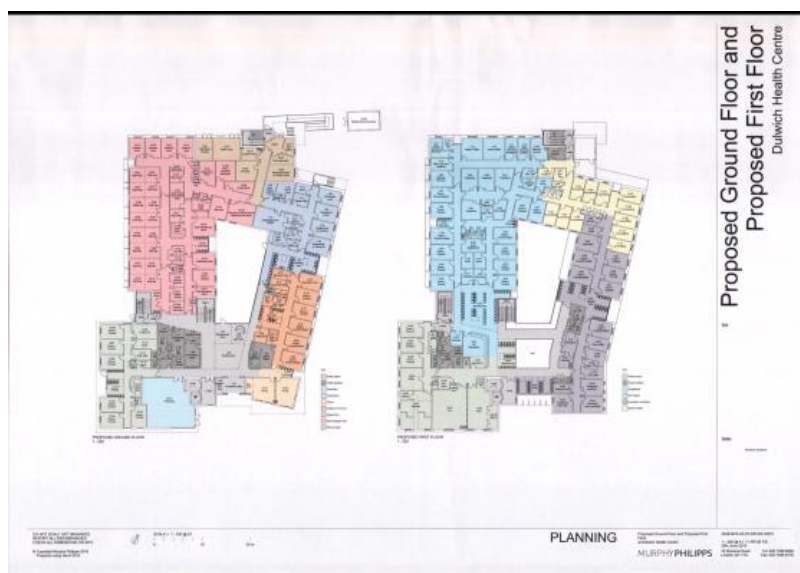


4. Dulwich Hospital offers a range of services and can accommodate up to 85 patients, although no patients stay overnight. There are currently 300 staff at the hospital, 200 of which are peripatetic clinical and support staff who use the site as a touch down space for their administration work.
5. Vehicular and pedestrian access to the hospital is from East Dulwich Grove, next to a porter's lodge. There are two further vehicular access points from this road either side of the chateau, although they have not been used for some time. There is another access from Jarvis Road which is a very short road of approximately 34m in length leading off Melbourne Grove, and this access has also been disused for some time.
6. The surrounding area is predominantly residential, consisting of 2 to 3 storey dwellings. There is a railway line and builders' merchants to the north-east and north-west of the site, Melbourne Grove and Jarvis Road are to the east, and East Dulwich Grove and St Barnabas Close are to the south and west. There are shops and other commercial/community uses along the northern part of Melbourne Grove and on the opposite side of East Dulwich Grove.
7. This report should be read in conjunction with an associated application for the redevelopment of the remainder of the land on the site for a new secondary school which appears as item 11.2 on the committee agenda (reference: 16/AP/2740).



Details of proposal

8. The redevelopment of the entire Dulwich Hospital site is subject to two separate planning applications, one for a new health centre and the other for a new secondary school. The redevelopment has been considered holistically however, and although different architects are working on each of the applications, they have worked collaboratively within an overall master plan for the wider site which has been developed by an urban designer/landscape architect. The transport and environmental impacts have predominantly been assessed by joint consultants, in order to understand the cumulative impacts of both proposals.
9. This application has been submitted by NHS Lift Co. and seeks full planning permission for the erection of a new health centre on the 0.7ha land parcel on the north-eastern part of the hospital site. The health centre would be part 2, part 3-storeys (a maximum of 12m high) and would accommodate medical services and associated uses (Use Class D1), together with parking and servicing areas and landscaping.
10. The building would be arranged as a quadrangle around a central courtyard. Contemporary in its form and detailing, the building would have a simple, geometric form with punched window openings and recessed brick panels. It would be constructed predominantly in red brick, with sections of aluminium cladding and vertical fins to the front elevation.



11. The main pedestrian and vehicular access points into the site would be from East Dulwich Grove. A new vehicular access would be created off this road on the eastern-most part of the frontage, and a pedestrian access to the south-west of this. The vehicular access would lead to a circular drop-off zone and visitor parking in front of the proposed building; staff parking would be to the east of the proposed building, with a servicing area beyond this. In total there would be 46 car parking spaces to serve the development, 22 of which would be for visitors including 7 accessible spaces, and 24 for essential staff users. The existing Jarvis Road access would be re-opened and used to provide pedestrian, cyclist and emergency vehicle access onto the site.
12. The new health centre would provide 4,608sqm of floorspace comprising 77

consulting and treatment rooms and 4 group/gym rooms, and would be capable of treating approximately 116 patients at a time. The building would be open from 6.30am and 11.30pm daily, although most appointments would be between 8.00am and 8.00pm. An out-of-hours GP service may operate from the site, and a group room within the building could be used by the community in the evenings and at weekends up to 11.00pm.

13. There have been discussions with the local community and clinical and patient groups about the future shape of health care in the area as far back as 2012. This includes a three month engagement period where Southwark Primary Care Trust (PCT) engaged with residents, groups and organisations about current and future health services.
14. The services proposed are set out in more detail at paragraph 40 of this report. They would broadly comprise (but not be limited to):
 - Support for people with long term conditions and older people
 - Diagnostics
 - Out-patients
 - Voluntary sector space
 - General practice and pharmacy (the existing GP practice on Melbourne Grove would relocate into the new building) and
 - Children's services.
15. As stated this application is linked to a concurrent application for a new secondary school on the remainder of the hospital site which appears as item 11.2 on the committee agenda. Under the government's Free School programme the Education Funding Agency (EFA) purchased three land parcels within the Dulwich Hospital site from the NHS in order to accommodate the proposed new school. The remaining land parcel (parcel 4) which is the subject of this application has been retained by the NHS in order to deliver the new health centre.
16. The proposed school would be provided within three new buildings and the converted chateau. Works to the chateau and later extensions to the rear of it which are currently in hospital use could not commence until completion of the proposed health centre, as there would need to be continuity of health care provision. The overall development would therefore need to be delivered in two phases. The first phase would be construction of the health centre and the school teaching blocks and sports and dining hall. Completion of this is expected in September 2018, at which point the chateau would be released for the proposed school (phase 2).

Planning history

17. 02/AP/0225 - Construction of a single-storey front extension to create a new reception area and waiting room for Dulwich Primary Care Centre. Planning permission was GRANTED in 2002.
18. 03/AP/2399 – The erection of a part two, part three-storey building to provide accommodation for the Dulwich Primary Care Centre, out of hours facilities for doctors on call, nursing and social work, GP diagnostic and treatment services,

dental facilities, dialysis unit and office accommodation together with the reorganisation of the car parking area, widening of existing vehicular access and provision of a new pedestrian access. Planning permission was GRANTED in May 2003 but was not implemented.

19. 05/AP/1410 – Demolition of ‘West Home’ and ‘Roberts House’ building, and construction of a new temporary satellite dialysis unit building and associated car parking and landscaping, and 3 temporary plant units within existing hospital buildings. Planning permission was GRANTED in 2006.
20. 06/AP/1286 - Use of vacant staff therapy building to provide new renal dialysis unit on the ground floor with ancillary offices on the first floor, enclosure of gap at ground and first floors between the buildings to provide internal link together with elevational alterations and new access ramp. Planning permission was GRANTED on 07/09/2006.
21. 09/AP/2137 - Erection of war memorial. Planning permission was GRANTED on 01/12/2009.
22. 16/AP/1828 - EIA screening opinion for demolition of some of the existing buildings and redevelopment of the site to provide a new secondary school and health centre. Planning permission was Screening Opinion - EIA Regs (SCR).
23. 16/AP/2740 - Demolition of existing ward buildings and nurses accommodation and development of site to provide a new secondary school within the retained and refurbished 'chateau' building fronting East Dulwich Grove and in a series of new buildings and extensions up to 5 storeys high, comprising teaching and administration spaces, dining and indoor sports hall, multi-use games area, accesses, car parking and servicing areas and landscaping (Use Class D1). Pending decision – recommended for approval subject to conditions.
24. Pre-application discussions were held with the applicant prior to the submission of this application. Discussions centred around the design of the proposal and the range of services to be provided, transport impacts, phasing of the development and impact upon the amenity of neighbouring occupiers. Details are held electronically by the local planning authority.

Planning history of adjoining sites

25. There have been a number of householder applications approved for alterations and extensions to the rear of properties on Melbourne Grove. There have also been permissions granted for change of use and extensions at 2 Jarvis Road.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

26. The main issues to be considered in respect of this application are:
 - a) Principle of the proposed development in terms of land use
 - b) Environmental impact assessment (EIA)
 - c) Design and impact upon the setting of adjacent listed buildings

- d) Transport
- e) Impact of proposed development on amenity of adjoining occupiers and surrounding area
- f) Noise and vibration
- g) Trees and landscaping
- h) Planning obligations (s106 undertaking or agreement)
- i) Mayoral Community Infrastructure levy
- j) Sustainable development implications
- k) Ecology
- l) Contaminated land
- m) Air quality
- n) Flood risk and drainage
- o) Statement of community involvement.

Planning policy designations

27. These designations cover the entire hospital site, not just the area subject to this application:
- Air quality management area
 - Suburban density zone
 - Public transport accessibility level (PTAL) 3 - 4 (moderate to good)
 - Proposal site 73P in the Southwark Plan and a development site in the Dulwich SPD.
28. A 2005 planning brief for the entire hospital site required the provision of a community hospital; it lists community and business uses ancillary to the hospital which could include childcare facilities and community meeting spaces as other acceptable uses, together with residential. This was repeated in the subsequent 2007 Southwark Plan (proposal site 73P) which lists a community hospital as a required use and ancillary D (community use) and B1 (office) use class and residential as other acceptable uses. This is again repeated in the 2013 Dulwich SPD which also advises that use of part of the site as a school would be acceptable.
29. All but five of the existing trees on the wider site are covered by TPO number 216. Part of the railway corridor which adjoins the north-west of the site is designated borough open land and a site of importance for nature conservation (SINC). The nearest listed building is the Dulwich Grove United Reform Church and hall which is to the south-east of the site on the opposite side of East Dulwich Grove (Grade II).

Planning policy

30. National Planning Policy Framework (the Framework)
 - Section 4 - Promoting sustainable transport
 - Section 7 - Requiring good design
 - Section 8 - Promoting healthy communities
 - Section 10 - Meeting the challenge of climate change, flooding and coastal change
 - Section 11 - Conserving and enhancing the natural environment
 - Section 12 - Conserving and enhancing the historic environment.
31. National Planning Practice Guidance (2014)
32. London Plan 2016
 - Policy 3.1 - Ensuring equal life chances for all
 - Policy 3.2 – Improving health and addressing health inequalities
 - Policy 3.16 - Protection and enhancement of social infrastructure
 - Policy 3.17 – Health and social care facilities
 - Policy 5.1 - Climate change mitigation
 - Policy 5.2 - Minimising carbon dioxide emissions
 - Policy 5.3 - Sustainable design and construction
 - Policy 5.5 - Decentralised energy networks
 - Policy 5.6 - Decentralised energy in development proposals
 - Policy 5.7 - Renewable energy
 - Policy 5.8 - Innovative energy technologies
 - Policy 5.9 – Overheating and cooling
 - Policy 5.10 - Urban greening
 - Policy 5.11 - Green roofs and development site environs
 - Policy 5.12 - Flood risk management
 - Policy 5.13 - Sustainable drainage
 - Policy 5.14 - Water quality and wastewater infrastructure
 - Policy 5.15 - Water use and supplies

Policy 5.21 - Contaminated land

Policy 6.3 – Assessing effects of development on transport capacity

Policy 6.9 – Cycling

Policy 6.10 – Walking

Policy 6.13 – Parking

Policy 7.1 - Building London's neighbourhoods and communities

Policy 7.2 - An inclusive environment

Policy 7.3 - Designing out crime

Policy 7.4 - Local character

Policy 7.6 – Architecture

Policy 7.8 - Heritage assets and archaeology

Policy 7.14 - Improving air quality

Policy 7.15 – Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Policy 7.19 - Biodiversity and access to nature

Policy 7.21 - Trees and woodlands

Policy 8.2 - Planning obligations.

33. Core Strategy 2011

Strategic policy 1 - Sustainable development

Strategic policy 2 - Sustainable transport

Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles

Strategic policy 11 - Open spaces and wildlife

Strategic policy 12 - Design and conservation

Strategic policy 13 - High environmental standards

Strategic policy 14 - Implementation and delivery.

Southwark Plan 2007 (July) - saved policies

34. The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with

the NPPF. The resolution was that with the exception of policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

1.1 Access to employment opportunities

2.1 Enhancement of Community Facilities

2.2 Provision of new community facilities

2.5 Planning obligations

3.2 Protection of amenity

3.3 Sustainability assessment

3.4 Energy efficiency

3.6 Air quality

3.7 Waste reduction

3.9 Water

3.11 Efficient use of land

3.12 Quality in design

3.13 Urban design

3.14 Designing out crime

3.15 Conservation of the historic environment

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

3.28 Biodiversity

5.1 Locating developments

5.2 Transport impacts

5.3 Walking and cycling

5.6 Car parking

5.7 Parking standards for disabled people and the mobility impaired.

35. Supplementary Planning Documents (SPD)

East Dulwich Hospital Planning Brief (2005)

Sustainable design and construction SPD (2009)

Sustainability assessments SPD (2009)

Sustainable Transport SPD (2010)

Residential Design Standards SPD (2011) and Technical Update (2015)
Dulwich SPD 2013

Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015).

Principle of development

36. The National Planning Policy Framework (2012) states that development that is sustainable should go ahead, without delay; a presumption in favour of sustainable development is the basis for every plan and every decision. Section 8 of the NPPF 'Promoting healthy communities' requires local authorities to plan positively for the provision of community facilities and other local services, to enhance the sustainability of communities, and to ensure that established facilities and services are able to develop and modernise in a sustainable way.

Replacement of existing healthcare facilities

37. Policy 3.17 of the London Plan (Health and social care facilities) states that *'Development proposals which provide high quality health and social care facilities will be supported in areas of identified need, particularly in places easily accessible by public transport, cycling and walking. Where local health services are being changed, the Mayor will expect to see replacement services operational before the facilities they replace are closed, unless there is adequate justification for the change'*.
38. The provision of a new health centre would comply with the requirements of the 2005 planning brief, proposal site designation 73P in the Southwark Plan and the Dulwich SPD, all of which require the provision of a community hospital on the site. Hospitals would normally fall within Class C2 of the use classes order since they are regarded as residential institutions. However owing to current clinical requirements and the poor condition of some of the buildings the hospital no longer provides any overnight care. The former wards are either derelict or have already been demolished and although it is called a hospital, in reality it operates more as a health centre. As set out below, the proposed health centre, which would fall within Class D1, would provide a wider range of services than is currently provided at the hospital.
39. The existing hospital buildings present issues which make them unsuitable for modern requirements. Their age and layout, together with ad hoc alterations which have been made over time are such that they do not provide fit for purpose accommodation for the delivery of clinical services. Many of the room sizes are unsuitable, some of the buildings have poor thermal qualities and are expensive to maintain, and dialysis treatment is currently provided from a mobile unit at the rear of the building. These constraints mean that, of the 13,300sqm of floor-space within the hospital, only 4,256sqm are currently in use, which equates to 32%. This application presents an opportunity to address these issues and to provide fit for purpose accommodation to meet modern day requirements and patient expectations.
40. The proposed health centre would provide 4,600sqm of floor-space within a purpose built healthcare facility which would provide flexibility to meet the changing

healthcare needs of the local population. It has been designed to cater for an increase in population to the year 2026 and could treat approximately 116 patients simultaneously. The existing services and proposed facilities are listed in the table below:

Existing services	Proposed services	Detailed provision
<ul style="list-style-type: none"> • Diabetes specialist nurses, dietetics and group support work • High blood pressure, atrial fibrillation and cholesterol levels management • Renal dialysis • Cardiac and renal rehabilitation • Continence care • Blood tests • Musculo-skeletal physiotherapy • Parentcraft classes • GP out of hours 	<p>Support for people with long term conditions and older people</p>	<ul style="list-style-type: none"> • Diabetes specialist nurse, foot care and dietetics, diabetic eye screening and group support work • Nurse-led heart failure, high blood pressure, anti-coagulation, atrial fibrillation and cholesterol levels management • Exercise classes and group support for people with different long term conditions • Falls, adult neuro-rehabilitation (stroke), muscular dystrophy, possibly nurse-led Parkinson's clinic • Renal dialysis and renal rehabilitation • Mental health assessment services and counselling • Audiology and hearing aid services • Leg ulcer treatment • Continence care • Health information and voluntary sector space
	<p>Diagnostics</p>	<ul style="list-style-type: none"> • Blood tests • Ultrasound, ECG and echo-cardiography • Possibly x-ray, other near-patient testing and mobile MRI scanner
	<p>Out patients</p>	<ul style="list-style-type: none"> • Gynea/complex reproductive health • Musculo-skeletal physiotherapy

		<ul style="list-style-type: none"> • Skin and liver clinics and some eye services
	Children's services	<ul style="list-style-type: none"> • Health visitor child health clinics and development checks • Immunisations, speech and language therapy
	General practice	<ul style="list-style-type: none"> • Routine GP and practice nurse consultations and management of long term conditions • Lung function tests, home-based blood pressure monitoring • Cervical, bowel and chlamydia screening, childhood immunisations, flu immunisation, child health, wound care • Integrated care programme assessments, health checks • Level 1 smoking cessation • Access to additional appointments for urgent care via the extended primary care service • Possible GP out of hours
	Pharmacy	<ul style="list-style-type: none"> • Providing advice on medication, contraception, and other enhanced services

41. With the exception of out-of-hours GP services, all of the existing clinical services would relocate to the new health centre. London Plan policy 3.17 requires justification where existing services would be re-provided off-site and in this instance it is because the way in which the GP out-of-hours service is delivered will change between now and when the new health centre would open. However, space would be provided within the new building to accommodate this service if required, and officers' raise no objections to this approach. The new model for clinical care to be provided has been developed through consultation with patients, clinicians, partners and the public in order to develop a centre for community-based services. New services proposed would be consistent with the existing land use of the site and are considered to be acceptable. The proposed health centre facilities would comply with current standards and would be capable of treating around 30 more patients at any one time than the existing hospital.
42. The phasing of the development together with the proposed new school has been devised to ensure continuity of health care provision. The new health centre would be completed by 2018, at which point the existing services would relocate into the new building and works to convert the chateau to school use would commence. To

ensure compliance with London Plan policy 3.17 and no break in services, if permission is granted for the concurrent application for a new school, officers recommend that it be subject to a condition preventing the existing operational hospital buildings from being demolished until such a time that the replacement health centre is operational.

43. Saved policy 2.2 of the Southwark Plan (Provision of new community facilities) encourages the provision of new facilities provided that provision is made to enable the facility to be used by all members of the community, and that the facility is not detrimental to the amenity of present and future occupiers.
44. The submission advises that a group room within the building could be used by the community in the evenings and at weekends up to 11.00pm. This provision is welcomed, and it is recommended that a condition be attached to any forthcoming planning permission requiring details to be submitted for approval. The building has been designed to be fully accessible to those with disabilities, the young and the elderly, and this is considered further in the design section of this report.
45. Under permitted development rights a Class D1 use could also be used for other purposes including as a day nursery, a school, a non-residential education and training centre or a place of worship. It could also be temporarily changed to retail or employment use without the need for further planning permission. Given the identified need for retained health care facilities and the unidentified impacts which could arise from alternative uses it is recommended that a condition be imposed which would restrict the use of the building to a health centre only.
46. To conclude in relation to land use, officers fully support the use of the site for a new health centre which would comply with the 2005 planning brief for the site, the Southwark Plan designation 73P and the 2013 Dulwich SPD. It would make a good use of vacant land and would provide better and more wide-ranging facilities than currently offered by the hospital. The Health Authority has carried out extensive consultation on the type of facilities which are needed locally, and the proposal would deliver significant public benefits, particularly when considered in conjunction with the application for a new secondary school, and this is welcomed.

Environmental impact assessment

47. On 3 June this year the council issued a screening opinion under regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 (Ref 16/AP/1828). The proposed development subject to the screening opinion covered the entire hospital site and was for demolition of some of the existing buildings and redevelopment of the site to provide a new secondary school and health centre.
48. It was concluded that the proposed development would not have been likely to have significant effects upon the environment by virtue of factors such as its nature, size or location, and that an EIA was not required. Both this application for a health centre and the concurrent application for a secondary school are broadly consistent with the proposed development subject to the screening opinion and it is considered that no EIA is required in this instance.

Design and setting of adjacent listed buildings

49. Sections 7 and 12 of the NPPF relate to design and the conservation of the historic environment. Strategic policy 12 of the Southwark Core Strategy (2011) states that all development in the borough will be expected to *'achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.'* Saved policy 3.12 'Quality in design' of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit.
50. When we consider the quality of a design we look broadly at the fabric, geometry and function of the proposal as they are bound together in the overall concept for the design. Saved policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

Access and site layout

51. The overall master plan for the hospital site, not just the land parcel subject to this application, divides the site into four rectangular parcels along East Dulwich Grove, with a fifth 'slice' along the rear of the site accessed from Jarvis Road. The arrangement of the wider site is considered logical and would retain what is considered to be the most important building on the site which is the Chateau.
52. The proposed health centre building would respect the building line of the Chateau, and would ensure that views of this important feature from East Dulwich Grove would be preserved. It would have a landscaped forecourt which would complement the wider landscaped setting of the concurrent school proposals, and would incorporate a new physic garden to replace one which currently exists in front of the Chateau. Existing railings along the East Dulwich Grove frontage which are currently concealed by the hoarding would be retained and repaired which is welcomed. On its eastern side the building would be set away from the boundary with dwellings on Melbourne Grove in order to maintain light, outlook and privacy to these properties.
53. The main entrance to the health centre for patients, visitors, staff and servicing vehicles would be from East Dulwich Grove, with a secondary pedestrian and cyclist access from Jarvis Road for patients or visitors approaching from the direction of East Dulwich station. Internally the layout of the building would be clear and logical, with views into the central courtyard which would help to make it easy for staff and patients to navigate around the building.

Height, scale and massing

54. The proposed health centre is conceived as a singular block on two/three levels, with the facilities arranged around a central landscaped courtyard. The 3-storey element would be adjacent to the chateau and it would step down to 2-storeys in height towards Melbourne Grove. The height, scale and massing of the building would be appropriate in this context, and would sit comfortably next to the ornate chateau.



Detailed design

55. The architectural design of the proposed health centre would be calm and well ordered. The elevations reflect the public nature of the building and its important role as a focal point for the community, while at the same time presenting a human scale through appropriate massing and materials. The result would be a welcoming and approachable building, and this would be continued into the internal spaces where natural light and a clear and intuitive layout would provide a reassuring and pleasant patient experience.
56. The main cladding material proposed is brick which would reflect the tonality and order of the adjacent historic chateau. It would incorporate lighter, linking blocks to the front and rear which would be clad in aluminium to ensure that the main entrance would be prominent and immediately recognisable. Contrasting finishes in glazed brick and metal would break up the building and give it a more articulated parapet line, and overall the proposed design would deliver a simple but highly articulated form. It is noted that a small sub-station would be erected on the eastern side of the site, for which no elevations have been provided; it is therefore recommended that these be required by way of a condition.

Setting of adjacent listed buildings

57. Saved policy 3.18 requires the setting of listed buildings, conservation areas and world heritage sites to be preserved. The nearest listed building is Dulwich Grove United Reform Church which is grade II listed. It is located approximately 115m to the east of the site on the opposite side of the East Dulwich Grove. Given the position of the listed building on a corner, adjacent to a row of shops and houses and because the health centre would be set well back from the road, it is considered that there would be no impact upon the setting of the listed building.

Comments of the Design Review Panel

58. In June 2016 at pre-application stage an earlier iteration of the proposals for both the health centre and school were presented to the Design Review Panel. The panel generally endorsed the arrangement, scale and massing of buildings across the site. They challenged the designers to develop their scheme further and to collaborate more closely on the master plan in order to define a more coherent hierarchy and character for the various spaces around the site. They asked the designers to use this hierarchy of spaces to define the architecture of each building in detail, and to establish a more coherent strategy for the building claddings. The panel highlighted the importance of the spaces around the buildings and noted that the health centre would have important facades on all four sides, not just the East Dulwich Grove frontage.

59. Following the presentation to the DRP changes were made to the design of the proposal and for the health centre including changes to ensure that there would be adequate detailing to all of its elevations. The design of the school buildings was refined and the master plan updated to reflect the hierarchy of spaces across the wider site. Overall, officers are satisfied that the proposal would be of a very high quality which has responded to the comments raised by the DRP.

Accessibility and inclusive design

60. London Plan policy 7.2 'An inclusive environment' seeks to ensure that all new development achieves the highest standards of accessibility and inclusive design.
61. Addressing inclusive access has been a key consideration in the design of the proposed health centre and consideration has not just been given to wheelchair users, but also to the ambulant disabled, those with vision, hearing and other sensory impairments, as well as the elderly and the young. The building would fully comply with and in certain areas exceed the requirements of part M of the building regulations. The GLA stage 1 report recommends a condition requiring the features of the accessibility strategy to be implemented and for a detailed access strategy addressing the routes to the nearby bus stops to be submitted, and this forms part of the draft recommendation.
62. To conclude in relation to design, officers consider that the proposal is well conceived and would be highly sustainable, with excellent levels of inclusive access. The proposal would be appropriate in its fabric, its scale and its composition, and would be of a high quality which would sit comfortably alongside the ornate chateau and the proposed new school buildings. The quality of the building would rely to a great degree on the materials chosen and the architectural detailing, and it is recommended that these matters be reserved by condition.

Trees and landscaping

63. Saved policy 3.13 of the Southwark Plan requires high quality and appropriately designed streetscape and landscape proposals. The whole of the existing hospital site contains 64 individual trees and 9 groups of trees, all bar five of which are covered by TPO number 216. A tree survey and arboricultural impact assessment have been submitted with the application.
64. The trees have been categorised for their quality and value, with category A being the highest quality, B of moderate quality and value, C is low quality and value, and U is trees in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed regardless of development.
65. One category B London plane tree on the East Dulwich Grove frontage (T29) would need to be removed in order to create a shared construction access which would also be used to construct the proposed school. A group of four category C trees next to 72 East Dulwich Grove would also need to be removed in order to provide the proposed vehicular access.
66. While the loss of TPO trees is generally resisted, the overriding benefits of providing a new health centre on the site are considered to outweigh any harm caused in this instance. Twenty-two new trees would be planted on the site which should be secured by way of a condition, and a contribution towards a replacement tree or trees in the vicinity of the site to mitigate the loss of T29 should be secured through

a s106 agreement. Due to the size of T29, up to 11 new trees could be required to replace it and given that 22 are already proposed within the site, there would not be sufficient space to accommodate these and to allow them to flourish. It is therefore recommended that the trees to replace T29 be planted within the vicinity of the site and a contribution of £3,200 should be sought to secure this. The actual cost would be £6,400 but given that the construction access would be shared to construct the proposed school, it would be reasonable for half of the cost to be attributed to each project. Conditions are recommended to protect existing trees on the site which would be retained.

67. The boundaries between the proposed health centre and school would be demarked by simple, vertical bar railings and tree planting and there would be a garden next to the renal dialysis unit to provide an attractive outlook for patients. The boundary treatment with the school would be relatively unobtrusive and would ensure that there would be adequate separation and screening between the two uses, without detracting from the campus appearance of the combined proposals. The full details of the hard and soft landscaping, planting schedule, maintenance regimes and green roofing should be secured through the imposition of conditions.
68. Overall it is considered that the scheme would deliver a very high quality landscaping scheme which is welcomed. While there would be some limited tree loss, this would be outweighed by the benefits arising from the delivery of a new health centre and would be mitigated through new on-site tree planting and a contribution towards off-site tree planting in the vicinity.



Transport issues

69. Section 4 of the NPPF 'Promoting sustainable transport' seeks to encourage more sustainable modes of travel and to reduce the need to travel. Paragraph 32 specifically requires transport statements or assessments for all developments that

generate significant amounts of movement, and this is reinforced through policy 6.3 of the London Plan. Strategic policy 2 of the core strategy 'Sustainable transport' states that the council will encourage walking, cycling and the use of public transport rather than travel by car, and saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions.

70. The site has a public transport accessibility level (PTAL) of 3 to 4 (moderate to good) and is not located in a controlled parking zone (CPZ). The nearest bus stop is in front of the chateau on East Dulwich Grove (37 bus) and East Dulwich railway station is approximately 200m to the north-east of the site. There is a pedestrian crossing in front of the chateau.
71. Neighbouring residents have raised concerns including traffic generation, increased demand for parking and harm to highway safety. A petition signed by 42 businesses and residents along the northern section of Melbourne Grove and Grove Vale has been submitted. It expresses general support for the proposal, but raises concerns regarding the transport impacts (including when considered with the school proposal) and suggests that measures such as traffic calming, making Melbourne Grove one-way and a CPZ be implemented in order to make the development acceptable.
72. A transport assessment (TA) has been submitted in support of the application. At peak activity times there could be up to 467 people in the building at any one time, comprising 159 staff, 116 patients being treated, 110 patients waiting and 82 carers. Travel modes for the proposed health centre have been based on the existing hospital and a GP practice on Melbourne Grove. At present 33.4% of patients travel to these sites by car, with the remainder either using sustainable modes of travel, hospital transport or being dropped off by taxi. This is a relatively high level of car use which is attributed to both sites having unrestricted parking and no travel plan measures.

Site access

73. A new vehicular access to serve the health centre would be created off East Dulwich Grove, on the eastern edge of the site boundary. Concerns have been raised by residents that it would not be sufficiently far away from the junction with Melbourne Grove, however, the council's highways development management team has advised that the minimum distance required is 20m and there would be approximately 32m. No objections are raised on highway grounds to the creation of an emergency vehicle access from Jarvis Road, which would be used infrequently.
74. The creation of a new pedestrian access to the site from East Dulwich Grove and a pedestrian and cyclist access from Jarvis Road would also be acceptable. Paragraph 7.7.3 of the 2005 planning brief for the site states that '*The council will encourage the incorporation of a safe and direct cycle and pedestrian route through the site from Jarvis Road to East Dulwich. There is an existing route along the eastern boundary of the site though it is restricted in parts. This route should be retained or alternative route(s) identified*'. It is considered that the proposed pedestrian and cyclist access from Jarvis Road would fulfil this requirement, as it would allow people to access East Dulwich Grove even if they were not using the health centre. The applicant has advised that this arrangement has worked satisfactorily on other health centres, and that the route would benefit from lighting and CCTV.
75. Most people would access the site from East Dulwich Grove, although it is

anticipated that approximately 200 people per day would enter via Jarvis Road. The proposed school would also have an access from Jarvis Road and upon completion of both developments there could be up to 750 people using this access per day (200 from the health centre and 560 pupils from the school). In light of this it would be necessary to upgrade the footway on both sides of Jarvis Road and to provide a raised table pedestrian crossing across it. A s106 agreement is currently being drafted to secure these works, which would also require a s278 highways agreement with the council. Both the proposed health centre and the proposed school would benefit from these works, therefore the cost of delivering them should be shared between the two projects and this would be a matter to be agreed between the applicants. These works should be completed prior to any occupation of the health centre or school.

Servicing

76. All servicing for the proposed health centre would take place from within the site which is welcomed. Most deliveries would be via transit vans and it is anticipated that there would be up to 5 such deliveries per day. In addition, refuse would be collected twice a week and a mobile MRI scanner would be brought to the site. At this stage the timings of deliveries and collections are not known, therefore a condition for a detailed servicing management plan is recommended.
77. Transit vans and refuse lorries could enter and leave the site in a forward gear. The mobile MRI scanner would be in a 16.5m articulated lorry which would have to cross onto the opposite side of the carriageway in order to make the turn into the site. It is not yet known how often this would take place, but it could be managed through a servicing management plan to avoid peak traffic hours. It is anticipated that the unit would not be moved onto and off the site regularly, and that once in place it would likely remain there for at least 6 months. Tracking diagrams showing how it would manoeuvre within the site have been provided, but there are some concerns as to how this would operate without impacting on parking spaces therefore it is recommended that revised details be conditioned.
78. Tracking diagrams showing how a fire engine could access the health centre via Jarvis Road have been amended to reflect that there could be vehicles parked on both sides of Melbourne Grove. For these vehicles to be able to turn into Jarvis Road two on-street parking spaces would need to be removed and double yellow lines around the junction extended. This would need to be secured through a s106 agreement and the loss of the two parking spaces has been taken into account in the consideration of parking issues associated with the proposal.

Trip generation

79. The proposed health centre would have less on-site parking than the existing hospital and there would only be a small increase in the number of patients. As such there would be no significant impacts upon the highway, even when considered in conjunction with the school proposals. Providing less on-site parking would influence people's travel choices and reduce the numbers of people travelling to and from the site by car. When compared with the existing hospital in the morning peak period there would only be two additional 2-way vehicle trips on East Dulwich Grove and one on Melbourne Grove. In the evening peak periods there would be reductions on both roads. The proposed school would result in additional vehicle trips along these roads but they would not adversely impact upon the safe operation of the highway and this is considered in full in the officer report for the school application.

80. A petition from residents and businesses in Melbourne Grove requests that traffic calming measures be installed along Melbourne Grove and that it be made one-way. This has been considered by the council's highways development management team, who do not consider that one-way working would be appropriate. Mitigation required comprises a new crossing on Jarvis Road, upgraded footways on Jarvis Road and improvements to the existing crossing on East Dulwich Grove. Given the predicted traffic generation, this is considered sufficient to ensure safe and convenient conditions for road users and pedestrians.

Car parking

81. Policy 6.13 of the London Plan (part A) advises that the Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. Neither the London Plan, or saved policy 5.6 of the Southwark Plan, provide any parking standards for D class uses. Instead the level of parking proposed should be informed by way of a transport assessment.
82. There are currently 62 on-site parking spaces for staff and visitors at the hospital. A formal parking survey carried out on 27 November 2015 recorded a maximum of 60 vehicles parked on the site. Two 'spot' surveys were undertaken in October 2015 and March 2016 which recorded 65 vehicles parked on the site, in excess of the formal on-site provision. With regard to on-street provision on the adjoining streets, there are marked out bays along the southern side of East Dulwich Grove opposite the site and double yellow lines immediately outside the site on East Dulwich Grove. There are marked out 2-hour parking bays on the northern end of Melbourne Grove outside the shops, and unrestricted parking beyond this on Melbourne Grove and Jarvis Road.
83. There would be 46 parking spaces to serve the proposed health centre, 24 of which would be for essential staff users (with access controlled by a barrier) and 22 including 7 accessible spaces which would be for visitors. 20% would be passive and 20% active for electric vehicles which would comply with the London Plan, and there would be a drop-off area in front of the building which could accommodate 4 cars and a further 3 could be accommodated on the eastern boundary of the site for drop-off purposes.
84. Neighbouring residents have raised concerns that there would be insufficient parking to serve the development, and the GLA in its stage 1 report has requested that the proposed level of parking for the health centre be reduced. However, given that there is no CPZ in operation at present officers consider that the proposed level of dedicated off-street parking should not be reduced, but that any overspill parking could be accommodated on-street for the reasons set out below.
85. Parking surveys on the surrounding streets within 300m of the site have been undertaken by the developer and are appended to the TA. Owing to the need to consider the impacts cumulatively with the proposed school, the parking surveys were carried out on 25, 26 and 27 November 2015 covering the hours of 07.00, 15.00 and 07.30 – 09.30 to record parking levels before and after the school day would finish and overnight parking stress. The Lambeth parking survey methodology sets out the way in which parking surveys should be conducted. In relation to how far from a site users should be expected to walk, it advises that 200m would be acceptable for residential uses and 500m for commercial uses. As the proposed school and health centre would not fall within either of these categories, the 300m surveyed in the TA is considered to be an acceptable distance in this instance and

would equate to a three minute walk.



86. The parking survey in the TA included two spaces within a loading bay and a number of accessible spaces as available spaces within the survey area. These have therefore been deducted, together with the two spaces on Jarvis Road which would need to be removed to allow servicing vehicles to manoeuvre. Taking this into account there were on average 102 available spaces in the survey period in the morning half an hour before the start of the school day, and 76 in the afternoon at the end of the school day. Upon completion of the proposed development it is expected that 38 cars associated with the health centre could attempt to park on-street (16 staff and 22 patients) and there would be sufficient space to accommodate this.
87. Upon full occupation of the proposed school in 2027 up to 30 school staff cars and 29 parent/carer cars ('parent' cars) may also attempt to park on-street, equating to 97 cars in total with possible health centre cars included. This would exceed the average number of spaces available in the survey area during the end of school day afternoon period but not all of the spaces would be required at the same time.
88. In general, school staff parking could be needed between 8.00am – 4.00pm and there were 102 spaces available in the survey area when staff would arrive. The 29 parent cars could require spaces for around 5 - 10 minutes between 3.00 - 3.15pm (waiting for pick-ups) at which point there were 76 spaces available, or 46 if possible school staff parking is deducted from the number available. The morning peak parking demand given for the health centre is 11.00am to midday at which time 78 spaces were available (or 48 if all of the teachers were parked). The health centre evening peak is given as 4.00pm to 5.00pm and 76 spaces were available at that time and most teachers would already have departed by then. There would therefore be sufficient on-street parking spaces to accommodate the predicted overspill parking from both the proposed health centre and the proposed school. A condition requiring details of how the on-site spaces would be allocated to health centre staff is recommended, together with a condition to secure the electric vehicle charging points.
89. Neighbouring residents have requested that a CPZ be implemented prior to occupation of the development. The introduction of CPZs is considered by the council's highways network development team following an extensive constitutional and statutory process. The identification of future parking studies is considered on

an annual basis, and is based on where there is public demand and funding. At present there is no active consideration of a CPZ for this area within the programme. Notwithstanding that this would be subject to a separate statutory process, the information included in the TA indicates that there would be sufficient space on-street to accommodate any overspill parking from both the proposed health centre and the proposed school, therefore planning permission could not be refused on the grounds of lack of parking. It is recommended that a condition be imposed preventing health centre staff from being able to obtain a parking permit in the event that a CPZ is designated on the surrounding streets in the future.

Cycle parking

90. 96 cycle parking spaces would be provided which is in excess of the London Plan requirement and is welcomed. A condition to secure the provision of these spaces is recommended.

Travel plan

91. The applicant has submitted a travel plan which sets out the long term strategy for promoting sustainable travel to and from the site. Measures proposed include recording staff and visitor modes of travel, holding travel awareness events and provision of information regarding public transport, car-share schemes and walking and cycling routes, together with the promotion of incentives available to staff including cycle purchase schemes and discounts. The implementation of the travel plan would be overseen by a travel plan co-ordinator and it is recommended that delivery of the travel plan be secured by way of a condition.

Construction traffic

92. A construction environmental management plan (CEMP) has been submitted with the application which describes the anticipated construction sequence for the proposal, together with general timescales. The CEMP has been prepared with regard to the school proposals and a shared construction access would be created off East Dulwich Grove.
93. The report is not sufficiently detailed at this stage and only provides very general information, but it broadly demonstrates how the construction arrangements could potentially work. It is recommended that a condition be imposed requiring a detailed construction management plan to be submitted for approval, and this would need to be prepared in conjunction with the school proposals.

Interim conditions

94. As the associated school proposal would be delivered in two phases, the TA also considers the interim condition. With regard to access, upon full occupation of phase 1 of the proposed school in September 2021 Jarvis Road would be the only access to the school for 1,140 pupils and 139 staff; this would be in addition to 200 health centre visitors meaning that up to 1,479 people could be using this access per day until September 2022. This is considered in full in the officer report for the school application but as it would be for a limited duration and for short, concentrated periods of time at the start and end of the school day, officers raise no objections to this.
95. With regard to parking in the interim condition, upon occupation of phase 1 of the school in September 2021 when the health centre would be operational there would

only be three on-site parking spaces available for the school, and this situation would last until September 2022. During this time there could be demand for short term drop-off spaces for up to 29 parent cars, 38 school staff cars and 38 health centre cars (96 in total). However, these could all be accommodated on-street given that the demand would occur at different times of the day.

96. To conclude in relation to transport, it is not considered that the proposed health centre would result in adverse highway conditions that would warrant refusal of the application. Overall it is anticipated that there would be fewer vehicle trips compared to the existing hospital, as providing less on-site parking would encourage people to travel to and from the site by modes other than the private car. Although there would be increased traffic when considered cumulatively with the school proposals, the scale of the increase would not adversely impact upon the safe operation of the highway network. There could be some overspill parking on the surrounding streets, but there would be sufficient on-street space available to accommodate it, even when considered cumulatively with the school proposals. The proposed access arrangements would be acceptable with all servicing taking place from within the site, and a s106 agreement would secure improvements along Jarvis Road and to the pedestrian crossing on East Dulwich Grove.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

97. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.
98. The nearest residential properties are located along Jarvis Road and Melbourne Grove. Concerns have been raised by neighbouring residents regarding noise and disturbance including from the proposed hours of use and servicing activities, light pollution and overlooking from terraces.

Impact of the proposed use

99. The application site formerly contained ward buildings associated with the hospital. Although these were demolished in 2007 and the site has remained vacant ever since, there would have been hospital activity here in the past. It is not considered that use of the site as a health centre would be significantly different to this, or that it would have any significant adverse impacts upon the amenity of neighbouring occupiers.
100. It is noted that the applicant envisages some use of the centre into the late evening. The council's environmental protection team (EPT) has noted that a noise report submitted with the application does not consider noise from parking and servicing activities associated with the health centre, and has recommended that the hours of use be limited to 7.30am to 9.30pm Mondays to Saturdays by way of a condition.
101. These shorter hours have not been included in the draft recommendation because it would impact upon service delivery. Most of the routine services would operate between 8.00am and 8.00pm, with staff arriving shortly before and after these times

and it is not considered that these hours would result in any undue noise or disturbance to neighbouring occupiers. The two exceptions to this would be renal dialysis and unscheduled/out of hours primary care services for which longer hours are required.

102. Renal dialysis would need to operate from 7.00am to 11.00pm, with staff and patients arriving shortly before this in the morning and leaving shortly after in the evening. This would be exactly the same as the current arrangement at the hospital and would represent no change to the numbers of people coming and going from the site which would be around 30 staff and patients.
103. Regarding unscheduled/out-of-hours services, the existing hospital provides an evening/overnight/early morning GP service and if this were provided in the new building (which has not yet been confirmed) it is not anticipated that there would be significant numbers of people over and above those using the existing facility (currently 9 staff and patients). The centre would also need the ability to operate on Sundays and bank holidays in order to retain flexibility in the event that the way in which services are delivered changes in the future.
104. It is recognised that the activities currently undertaken at the hospital are more remote from any neighbouring residents, but given the low numbers of people expected at these earlier and later times of the day it is not considered that any impacts would result in a significant loss of amenity. The main entrance to the building would be from East Dulwich Grove which is a main road and it is not considered that the proposal would unduly impact upon the amenity of residential occupiers on the opposite side of the road. EPT has also recommended a condition requiring acoustic boundary treatment to be installed along the edge of the car park to prevent noise and disturbance, but this could appear unsightly and impact upon light and outlook to the neighbouring buildings therefore this has not been included in the draft recommendation. Servicing hours could be controlled by way of a condition and this forms part of the draft recommendation, together with a condition to limit plant noise.
105. As set out in the transport section of this report up to 200 people could use the Jarvis Road access to reach the health centre. This would increase to 760 when the school proposals are considered and while the number would be high, it is not considered that this would result in a significant loss of amenity. Health centre staff/visitors would be spread out across the day and pupils would arrive over a relatively short period of time at the start and end of the school day. Staff would be on hand in the interim condition to assist with pupil dispersal when this would be the only access to the school, and vehicular access from Jarvis Road should be restricted to emergency vehicles only by way of a condition.

Impact of the proposed building

Daylight, sunlight and outlook

106. The only properties which would directly face the proposed building are those along Melbourne Grove. The building would not bisect a 25 degree line taken from the centre point of their ground floor windows therefore there would be no loss of light or overshadowing to these properties. There would be a minimum separation distance of 32m to the rear elevations of these properties and 22m to the end of their rear gardens which would be sufficient to maintain good levels of outlook.



107. There would be approximately 25m between the proposed building and 72 East Dulwich Grove which contains a flat and a maisonette. This separation distance, together with the position of the proposed building relative to number 72 is such that no loss of light, overshadowing or loss of outlook would occur. Dwellings on Jarvis Road would be further away again (approximately 40m) and would not experience any loss of amenity as a result of the proposed building.

Privacy and overlooking

108. The Residential Design Standards SPD recommends a minimum 21m window-to-window separation distance in order to maintain privacy, or 12m where buildings face each other across a highway.
109. With regard to Melbourne Grove, the separation distance of at least 32m to the face of these properties would ensure that good levels of privacy would be maintained. Concerns have been raised by a neighbouring resident regarding a roof terrace which is proposed at second floor level. However, this would be approximately 45m away from the properties on Melbourne Grove and would not result in any significant loss of privacy or increase in noise and disturbance.
110. There are windows in the side elevation of 72 East Dulwich Grove facing the site which would have views towards the car park and physic garden, and it is not considered that this would result in any loss of privacy given the separation distance. The dwellings on the opposite side of East Dulwich Grove which would be approximately 40m away would not experience any unacceptable loss of privacy as a result of the proposal.

Secure by design

111. A query has been raised by a neighbouring resident as to what measures would be implemented to ensure that there would be no impact upon the security of properties adjoining the proposed health centre.
112. The plans show that the existing brick boundary wall would be retained and made

good, and the only parking which would be next to the boundary with the Melbourne Grove properties would be for staff. The submission has been reviewed by the Metropolitan Police secure by design advisor who considers that the development should be able to achieve the security requirements of secure by design. A condition requiring the development to achieve this certification has been included in the draft recommendation.

Lighting assessment

113. A lighting assessment has been submitted with the application setting out how it is intended that the exterior of the building and parking areas would be illuminated. It is proposed to install 7m high luminaires to the parking area together with lighting to the servicing area and footpaths. Concerns have been raised by a neighbouring resident regarding the appearance of these and the potential for lighting pollution, but they would be relatively unobtrusive and would comply with the Institute of Lighting Engineers guidance which would prevent light pollution; a condition to secure this is recommended.

Noise and vibration

114. A noise impact assessment has been submitted with the application which considers environmental noise which could affect the proposed health centre, and how noise from the health centre could affect the nearest noise sensitive receptors on Melbourne Grove and on the opposite side of East Dulwich Grove. It identifies traffic noise as the main source of noise near to the site, followed by train noise and noise from aircraft. The report has regard to the relationship with the proposed new school and concludes that no vibration impacts would occur.
115. The report has been reviewed by EPT and the building would be designed to an appropriate standard to ensure that it would not be adversely affected by external noise.
116. Overall, even with the later opening hours proposed it is not considered that the use of the site for a health centre would result in any significant loss of amenity to neighbouring residents. The building would be set well away from the neighbouring properties and would not result in any loss of light, loss of outlook, overshadowing or loss of privacy.

Planning obligations (s106 undertaking or agreement)

117. Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advise that local planning authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the council's adopted planning obligations and Community Infrastructure Levy SPD.
118. The following mitigation would need to be secured by way of a legal agreement, which is currently being drafted:
- Highway/public realm improvements along East Dulwich Grove and Jarvis Road including a new pedestrian crossing on Jarvis Road

- A contribution of £3,200 for replacement tree planting in the vicinity of the site
- Highway signage and road markings in the vicinity of the site
- Relocation of a streetlight on East Dulwich Grove (required in order to construct the proposed vehicular access)
- Future proofing connection to a district heating scheme.

119. The threshold set in the SPD for requiring employment during construction provisions is development schemes providing 5,000sqm or more of new or improved residential or non-residential space (GEA). The proposed development would provide 4,882sqm of floorspace (GEA) which would not meet the threshold therefore no such provisions are required in this instance.

120. In the event that a satisfactory legal agreement has not been entered into by 22 November 2016 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

'The proposal, by failing to provide for appropriate planning obligations secured through the completion of a s106 agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2015) and the Planning Obligations and Community Infrastructure Levy SPD (2015).'

Community infrastructure levy

121. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this case however, health facilities (D1) are exempt from the Southwark CIL and Mayoral CIL.

Sustainable development implications

122. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. Of note is that developments must reduce their carbon dioxide emissions by 40% when compared to the 2010 building regulations requirement (or 35% based on the 2013 building regulations). An energy statement has been submitted in support of the application and in relation to the major's energy hierarchy, and the following is proposed:

Be lean (use less energy)

123. The submission advises that glazing types and window positions have been carefully considered to maximise natural light while avoiding over-heating. The building would be designed to minimise heat loss through high levels of insulation. These measures would reduce CO² emissions by 18.7% when compared to a scheme compliant with

the building regulations.

Be clean (supply energy efficiently)

124. The use of a district heating system to provide combined heat and power (CHP) has been considered in conjunction with the proposed school. The energy statement concludes that CHP would not be feasible in this instance and the GLA has requested further justification for this. A revised energy statement has therefore been submitted which advises that even if combined with the proposed school, it would be unlikely that the development would generate sufficient or a consistent enough demand for heating to allow for an efficient CHP system. Issues particularly related to the school are considered in the officer report for that application. The design of the proposed health centre plant room has nonetheless been amended to allow for potential future connection and this should be secured through the s106 agreement. In light of this no Co2 savings would be delivered under this category.
125. The GLA requested additional information as to how the risk of overheating and cooling demand would be controlled. The applicant has provided some additional information including careful glazing selection and the use of internal blinds, however further information should be secured by way of a condition.

Be green (use renewable energy)

126. Measures proposed under this category would comprise air source heat pumps and photovoltaic panels. These measures would reduce CO² emissions by 16.8% when compared to a scheme compliant with the building regulations.
127. The overall reduction would be 35.5% which would exceed the London Plan target set within policy 5.2, and a condition to secure this is recommended.
128. Southwark's strategic policy 13 of the Core Strategy 'High environmental standards' requires developments to meet the highest possible environmental standards; those relevant to this application are set out below:
129. Community facilities should include at least BREEAM 'very good'. Major development must achieve a reduction in carbon dioxide of 20% from using onsite or local low and zero carbon sources of energy. Major developments must reduce surface water run-off by more than 50%.
130. A BREEAM pre-assessment report has been submitted with the application which advises that the proposed development could achieve an 'excellent' rating which would exceed the policy requirement of 'very good'. It is recommended that a condition be imposed upon any forthcoming permission to secure at least BREEAM 'very good'. With regard to renewables, the development would achieve a 16.8% reduction in carbon dioxide through the use of renewables (PVs), short of the 20% target. However, given that the overall CO² emissions would be reduced in line with the London Plan, officers raise no objections to this. Surface water run-off would be reduced by 50% and this is considered further in the flood risk and drainage section of this report.
131. Saved policy 3.3 of the Southwark Plan advises that planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment.

132. A sustainability appraisal submitted with the application sets out the range of measures that would be incorporated into the scheme to reduce its environmental impacts. These would include the use of air source heat pumps and photovoltaic panels to reduce carbon dioxide emissions, and the provision of green and brown roofs. Social impacts include the provision of modern health facilities to meet the needs of the local population and predicted future demand; this should have a positive effect on the health and wellbeing of residents. The building would be designed to be fully accessible to people with disabilities including level access and accessible parking. With regard to economic impacts the proposal would result in approximately 80 additional jobs within the new health centre over and above those provided at the existing hospital which is welcomed. Although figures have not been provided, jobs would also be created during the construction phase of the development.

Ecology

133. Saved policy 3.28 of the Southwark Plan states that the local planning authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion of features which enhance biodiversity, requiring an ecological assessment where relevant.
134. Various ecology reports including bat surveys and a reptile survey covering the whole of the existing hospital site have been submitted with the application. The site is not located within any statutory or non-statutory designated nature conservation sites, although there are statutory and non-statutory designated sites within a 2km radius of the site including a site of importance for nature conservation (SINC) along the railway corridor. No significant adverse impacts on nearby SINC or other ecologically important areas are anticipated as a result of the proposal.
135. A preliminary ecological survey and bat survey carried out in May this year found the site to have limited habitat provision for bees, butterflies and other insects, habitat provision for nesting birds, reptiles and potential and actual bat roosts. The report recommends that clearance work be undertaken outside the bird nesting season (March to August), and that a reptile survey and further bat survey be undertaken. Mitigation measures recommended in the report include the provision of bat boxes/bricks, bird boxes and green and brown roofs within the development.
136. The reptile survey undertaken found no reptile species present at the site. Notwithstanding this the report recommends that all contractors working to deliver the proposed development be made aware of the legal protection afforded to reptiles under the Wildlife and Countryside Act (1980).
137. A phase 2 bat survey (bat emergence survey) has been undertaken and a bat roost has been found on one of the vacant nurses' accommodation blocks. This is considered in full in the officer report for the concurrent application for a new school. For the site of the proposed health centre it is recommended that bird and bat boxes be incorporated into the development and this could be secured by way of conditions. The proposed development would incorporate green roofs which are welcomed.

Contaminated land

138. A land contamination assessment has been submitted in support of the application. EPT are satisfied with its findings and no further remediation is required. However, given the varied nature of and significant amount of made ground on the site, it is

recommended that a condition be imposed that if any unexpected contamination is discovered during the course of construction, it must be reported to the council together with a remediation strategy. The Environment Agency (EA) has recommended a number of conditions to ensure that there would be no contamination of ground waters.

139. A UXO (unexploded ordnance) report has also been submitted which advises that the site has a high risk level in relation to the likelihood of unexploded devices being present. This is a result of the area sustaining a high level of bombing during world war 2. The report recommends a number of mitigation measures to reduce this risk including a risk management plan, safety briefings and particular surveying methods to check for potential devices. The Health and Safety Executive has been consulted but does not consider that the application needs to be referred to them.

Air quality

140. Policy 7.14 of the London Plan sets out the Mayor's approach to improving air quality and requires developments to be at least air quality neutral.
141. The site is located in an air quality management area. An air quality assessment has been submitted which considers the impact of dust during demolition and construction, the suitability of site air quality for the proposed use as a health centre and air quality impacts arising from traffic associated with the operation of the development. EPT has reviewed the report and it is found to be sound in its conclusions and recommendations. The recommended condition for a construction management plan would ensure that construction impacts on air quality would be minimised.
142. A ventilation statement has also been submitted with the application. It advises that the health centre would be predominantly mechanically ventilated, with some openable windows. Officers are satisfied with the details proposed and it is noted that no kitchen is proposed, only a modest refreshment area at ground floor level.

Flood risk and drainage

143. Policy 5.12 of the London Plan sets out the Mayor's approach to flood risk management, and a flood risk assessment (FRA) and drainage strategy have been submitted in support of the application.
144. The site is situated within flood risk zone 1 which has a low risk of flooding. The FRA has been reviewed by the Environment Agency which has not raised any objections to the application on flood risk grounds.
145. Policy 5.13 of the London Plan advises that developments should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so; developments should seek to achieve greenfield run-off rates and manage surface water run-off as close to its source as possible.
146. The site has a relatively low surface water flood risk, although areas to the immediate north and east are at risk and surface water from the application site could contribute to this risk if it is not appropriately managed.
147. The development has been designed to reduce surface water run-off from the site up to the 1 in 100 year storm by at least 50% through a below ground attenuation tank and a rainwater harvesting system. The GLA has advised that this would be the

minimum acceptable in relation to London Plan policy 5.13 and recommend that the drainage measures be secured by way of a condition. The council's flood and drainage team is satisfied with the details provided and Thames Water has recommended a condition and informative which form part of the draft recommendation.

Statement of community involvement

148. A statement of community involvement (SCI) submitted with the application sets out the consultation undertaken on the proposals by the applicant prior to the submission of this application; the consultation was undertaken jointly for both the school and health centre proposals. It is noted that consultation on the type of health care facility to be provided on the site has been ongoing with residents, clinicians and patient groups since 2012 including:

- Patient representatives
- GPs
- Clinicians
- Southwark Clinical Commissioning Group
- Community Health Partnerships
- Facilities management staff.

149. In relation to the current proposals, a series of stakeholder workshops and meetings were held which involved a number of one-to-one and group meetings with interested and relevant local elected representatives, stakeholders and members of local groups. Two public consultation events were held in March and June 2016 at the United Reform Church opposite the site. The first event was attended by over 60 people and the second by 47. The events were publicised by way of leaflets distributed to properties within a mile radius of the site, social media including Twitter and the East Dulwich Forum, and the South London Press. Feedback forms were provided at the consultation events and an online feedback form provided. Feedback received in relation to the health centre included that an out-of-hours GP service should be provided, the physic garden should be retained, support for and concern regarding the design of the building, traffic concerns and concerns regarding use of the access on Jarvis Road.

150. An informal members' briefing for planning committee members and ward councillors was held on 6 July 2016. This was for jointly for both the health centre and school proposals.

Conclusion on planning issues

151. The provision of a new health centre would comply with the 2005 planning brief for the site, proposal site designation 73P in the saved Southwark Plan and the Dulwich SPD and is welcomed in principle. The existing hospital facilities are no longer suitable for modern day clinical requirements and the proposal would address this through the delivery of a high quality, fit for purpose health care facility on this important site in the borough. With the possible exception of an out-of-hours GP service, all of the clinical services offered at the existing hospital would be relocated

to the new health centre, and additional services provided. The health centre has been designed to meet the needs of the local population, and would be sufficiently flexible to meet potential future demand. The delivery of this facility would also enable the remainder of the existing hospital site to be redeveloped to provide a new secondary school and both of these uses would provide significant public benefits for generations to come.

152. The proposal would be of a good standard of design and would sit comfortably alongside the retained chateau. Attractive landscaping and new tree planting would be provided, and railings along the front of the site on East Dulwich Grove would be adapted and restored. There would be a reduction in vehicle trips associated with the proposed health centre when compared to the existing hospital and although some overspill parking could arise, there would be sufficient space on-street to accommodate it. It is not considered that there would be any undue noise or disturbance as a result of the proposal and although long opening hours are proposed, most appointments would be between 8.00am and 8.00pm with only small numbers of staff and patients present outside of these hours.
153. The development is considered to be sustainable in terms of its social, economic and environmental impacts. It would help to meet the health care needs of the local community and has been designed to be fully accessible. New jobs would be created as a result of the proposal, both during construction and within the completed development, and a number of measures would be incorporated to reduce its carbon dioxide emissions. Overall this is considered to be a very high quality proposal and officers recommend that planning permission be granted, subject to the completion of a s106 agreement and conditions.

Community impact statement

154. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out in the main body of the report.
155. Members should take account of the provisions of the Human Rights Act 1998 as they relate to the planning application and the conflicting interests of the Applicants and any third party opposing the application in reaching their decisions. The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation to civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.
156. In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the local planning authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty, inter alia, when determining all planning applications. In particular Members must pay due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
157. Officers have had regard to the proposals and are satisfied that it would not result in any adverse equality issues. The proposal would provide high a high quality health centre which would serve the local community and has been designed with regard to achieving inclusive access. Accessible lifts would be provided within the buildings and level access provided across the site, and a range of services would be provided including for pregnant women, the elderly and those with chronic and debilitating conditions. A condition for a detailed access strategy is recommended.

Consultations

158. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

159. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

160. Representations have been received from three neighbouring properties **objecting** to the application on the following grounds:
- Poor public transport in the area
 - Lack of parking and inaccurate parking survey as loading bay, accessible spaces and no-return spaces included
 - Traffic generation
 - Harm to highway safety including cyclists
 - CPZ and traffic calming measures required
 - Measures required to prevent Melbourne Grove being used as a 'rat run'
 - Noise and disturbance owing to location of servicing area
 - Excessive opening hours
 - Light pollution and inappropriate height of lighting columns
 - Overlooking and noise from terraces.
161. Two representations have been received in **support** of the application. One requests details of security measures for boundaries with properties on Melbourne

Grove. The other advises that the designs are good, that a travel plan would be implemented, and the health centre and school would be of enormous benefit to the local community for generations to come.

162. Two representations have been received making **comments** on the application. They are generally supportive of the application but make comments regarding:

- Lack of parking
- Traffic generation
- Harm to highway safety including cyclists
- CPZ and traffic calming measures required
- Measures are required to prevent Melbourne Grove being used as a 'rat run'.

Environmental protection team

163. Approval with conditions.

Flood and drainage team

164. No comments. FRA and drainage strategy of a very good standard.

Highways development management

165. Approval subject to amendments, conditions and an s278 agreement.

Ecology officer

166. No further reptile surveys required. Detailed comments provided regarding bat and nesting bird issues which relate to the school proposal.

Local economy team

167. No employment during construction provisions required owing to size of proposal.

Greater London Authority

168. Stage 1 referral response. The application is generally acceptable in strategic planning terms, but that it does not comply with the London Plan for the following reasons:

- Soft landscaping should be increased
- Overheating modelling and district heating network should be explored
- London plan cycle standards should be met and on-site parking reduced or justified.

Environment Agency

169. Raise no objection subject to the imposition of conditions concerning contamination,

infiltration of surface water, and piling methods.

Historic England

170. Do not consider that it is necessary for this application to be notified to Historic England.

Network Rail

171. The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:
- encroach onto Network Rail land
 - affect the safety, operation or integrity of the company's railway and its infrastructure
 - undermine its support zone
 - damage the company's infrastructure
 - place additional load on cuttings
 - adversely affect any railway land or structure
 - over-sail or encroach upon the air-space of any Network Rail land
 - cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future (detailed advice provided).

Metropolitan Police

172. Condition recommended.

Thames Water

173. Condition and informative recommended.

Health and Safety Executive

174. As the proposed development does not lie within the consultation distance of a major hazard site or major accident hazard pipeline, there is no need to consult HSE on this application, and HSE therefore has no comments to make.

Natural England

175. No comments to make. Standing advice issued in relation to protected species.

London Underground

176. No comments but Network Rail should be consulted.

London Fire and Emergency Planning Authority

177. The Brigade has been consulted with regard to the above-mentioned premises and it has been noted and placed on our files.

Human rights implications

178. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
179. This application has the legitimate aim of seeking planning permission for a new health centre. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2120B Application file: 16/AP/2747 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Victoria Lewis, Team Leader	
Version	Final	
Dated	30 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		30 September 2016

APPENDIX 1**Consultation undertaken****Site notice date:** 22/07/2016**Press notice date:** 21/07/2016**Case officer site visit date:** 4 May 2016, 6 September 2016.**Neighbour consultation letters sent:** 19/07/2016**Internal services consulted:**

Ecology Officer
 Economic Development Team
 Environmental Protection Team Formal Consultation [Noise/Air Quality/Land Contamination/Ventilation]
 Flood and Drainage Team
 Highway Licensing
 Highway Development Management
 Waste Management

Statutory and non-statutory organisations consulted:

Greater London Authority
 Health and Safety Executive
 EDF Energy
 Environment Agency
 Historic England
 London Fire and Emergency Planning Authority
 London Underground Limited
 Metropolitan Police Service (Designing out Crime)
 Natural England - London Region and South East Region
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London (referable and non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

57a Glengarry Road London SE22 8QA	13 Nimegan Way London SE22 8TL
39b Glengarry Road London SE22 8QA	6 Nimegan Way London SE22 8TL
53b Glengarry Road London SE22 8QA	5 Nimegan Way London SE22 8TL
53a Glengarry Road London SE22 8QA	8 Nimegan Way London SE22 8TL
63a Glengarry Road London SE22 8QA	7 Nimegan Way London SE22 8TL
69a Glengarry Road London SE22 8QA	Flat 2 43 St Francis Road SE22 8DE
67b Glengarry Road London SE22 8QA	Flat 2 39c Glengarry Road SE22 8QA
75a Glengarry Road London SE22 8QA	Flat 2 95 Glengarry Road SE22 8QA
69b Glengarry Road London SE22 8QA	Flat 2 96 Grove Vale SE22 8DT
65a Glengarry Road London SE22 8QA	36b Tarbert Road London SE22 8QB
63b Glengarry Road London SE22 8QA	16a Lordship Lane London SE22 8HN
67a Glengarry Road London SE22 8QA	44c Derwent Grove London SE22 8EA
65b Glengarry Road London SE22 8QA	25a Melbourne Grove London SE22 8RG
27a Glengarry Road London SE22 8PZ	Second Floor Flat 13 Glengarry Road SE22 8PZ
25b Glengarry Road London SE22 8PZ	Warehouse Railway Rise SE22 8WW

5a Glengarry Road London SE22 8PZ
 27b Glengarry Road London SE22 8PZ
 23a Glengarry Road London SE22 8PZ
 22b Glengarry Road London SE22 8PZ
 25a Glengarry Road London SE22 8PZ
 23b Glengarry Road London SE22 8PZ
 5b Glengarry Road London SE22 8PZ
 49b Glengarry Road London SE22 8QA
 49a Glengarry Road London SE22 8QA
 101 Glengarry Road London SE22 8QA
 7b Glengarry Road London SE22 8PZ
 7a Glengarry Road London SE22 8PZ
 8b Glengarry Road London SE22 8PZ
 8a Glengarry Road London SE22 8PZ
 19 East Dulwich Grove London SE22 8PW
 55a East Dulwich Grove London SE22 8PR
 53 East Dulwich Grove London SE22 8PR
 57a East Dulwich Grove London SE22 8PR
 55 East Dulwich Grove London SE22 8PR
 51a East Dulwich Grove London SE22 8PR
 49 East Dulwich Grove London SE22 8PR
 53a East Dulwich Grove London SE22 8PR
 51 East Dulwich Grove London SE22 8PR
 57 East Dulwich Grove London SE22 8PR
 66 East Dulwich Grove London SE22 8PS
 73 East Dulwich Grove London SE22 8PR
 71a East Dulwich Grove London SE22 8PR
 Upper Flat 93 East Dulwich Grove SE22 8PU
 Second Floor Flat 39 East Dulwich Grove SE22 8PW
 Second Floor Flat 37 East Dulwich Grove SE22 8PW
 Second Floor Flat 83 East Dulwich Grove SE22 8PU
 Second Floor Flat 41 East Dulwich Grove SE22 8PW
 64-66 Lordship Lane London SE22 8HL
 Ground Floor 79 East Dulwich Grove SE22 8PR
 St Olaves And St Saviours Sports Ground Green Dale SE22 8TX
 Flat E 34 Grove Vale SE22 8DY
 Flat D 34 Grove Vale SE22 8DY
 44a Lordship Lane London SE22 8HJ
 Flat A 34 Grove Vale SE22 8DY
 Flat C 34 Grove Vale SE22 8DY
 Flat B 34 Grove Vale SE22 8DY
 121 East Dulwich Grove London SE22 8PU
 Second Floor Flat 35 East Dulwich Grove SE22 8PW
 Ground Floor And First Floor Flat 32 Derwent Grove SE22 8EA
 2a Trossachs Road London SE22 8PY
 Ground Floor Flat 44 St Francis Road SE22 8DE
 Ground Floor Flat 37 St Francis Road SE22 8DE
 First Floor And Second Floor Flat 44 Grove Vale SE22 8DY
 10b Derwent Grove London SE22 8EA
 First Floor And Second Floor Flat 48 East Dulwich Grove SE22 8PP
 First Floor And Second Floor Flat 2a Glengarry Road SE22 8PZ
 Ground Floor Flat 3 Derwent Grove SE22 8DZ
 Ground Floor Flat 23 Melbourne Grove SE22 8RG
 44a Derwent Grove London SE22 8EA
 Ground Flat 29 Melbourne Grove SE22 8RG
 28a Melbourne Grove London SE22 8QZ
 Ground Floor Flat 9 Derwent Grove SE22 8DZ
 Ground Floor Flat 4 Derwent Grove SE22 8EA
 Ground Floor Flat 38 Derwent Grove SE22 8EA
 Ground Floor Flat 36 Derwent Grove SE22 8EA
 Basement Flat 30 Derwent Grove SE22 8EA
 Second Floor Flat B 84-90 Lordship Lane SE22 8HF
 Basement Flat 36 Derwent Grove SE22 8EA
 Basement Flat 32 Derwent Grove SE22 8EA
 Flat B 66 Glengarry Road SE22 8QD
 Flat B 13 Derwent Grove SE22 8DZ
 17b Derwent Grove London SE22 8DZ
 Flat B 42 East Dulwich Grove SE22 8PP
 Basement Flat 38 Derwent Grove SE22 8EA
 81a East Dulwich Grove London SE22 8PU
 Flat 3 95 Glengarry Road SE22 8QA
 Flat 2 39a Glengarry Road SE22 8QA
 121a East Dulwich Grove London SE22 8PU
 Flat 2 38 Grove Vale SE22 8DY
 Cluster Flat 6 Block B Grove Vale SE22 8DT
 Flat 109 Block C 72 Grove Vale SE22 8AU
 Upper Flat 37 Derwent Grove SE22 8DZ
 Lower Flat 37 Derwent Grove SE22 8DZ
 2 Tintagel Crescent London SE22 8HT
 19 Tintagel Crescent London SE22 8HT
 3 Tintagel Crescent London SE22 8HT
 9 Tintagel Crescent London SE22 8HT
 92 Melbourne Grove London SE22 8QY
 11 St Francis Road London SE22 8DE
 10 St Francis Road London SE22 8DE
 13 St Francis Road London SE22 8DE
 12 St Francis Road London SE22 8DE
 7 St Francis Road London SE22 8DE
 6 St Francis Road London SE22 8DE
 9 St Francis Road London SE22 8DE
 8 St Francis Road London SE22 8DE
 14 St Francis Road London SE22 8DE
 20 St Francis Road London SE22 8DE
 19 St Francis Road London SE22 8DE
 22 St Francis Road London SE22 8DE
 21 St Francis Road London SE22 8DE
 16 St Francis Road London SE22 8DE
 15 St Francis Road London SE22 8DE
 18 St Francis Road London SE22 8DE
 17 St Francis Road London SE22 8DE
 Flat 3 40 East Dulwich Grove SE22 8PP
 Flat 2 40 East Dulwich Grove SE22 8PP
 Flat 5 40 East Dulwich Grove SE22 8PP
 Flat 4 40 East Dulwich Grove SE22 8PP
 Flat B 18 Lordship Lane SE22 8HN
 Flat 1 46 Lordship Lane SE22 8HJ
 4 East Dulwich Grove London SE22 8PP
 28b East Dulwich Grove London SE22 8PP
 28a East Dulwich Grove London SE22 8PP
 32 East Dulwich Grove London SE22 8PP
 30 East Dulwich Grove London SE22 8PP
 47a East Dulwich Grove London SE22 8PR
 49a East Dulwich Grove London SE22 8PR
 47 East Dulwich Grove London SE22 8PR
 6 East Dulwich Grove London SE22 8PP
 93 East Dulwich Grove London SE22 8PU
 13 East Dulwich Grove London SE22 8PW
 17 East Dulwich Grove London SE22 8PW
 15 East Dulwich Grove London SE22 8PW
 97 East Dulwich Grove London SE22 8PU
 95 East Dulwich Grove London SE22 8PU
 103b East Dulwich Grove London SE22 8PU
 111 East Dulwich Grove London SE22 8PU
 109 East Dulwich Grove London SE22 8PU
 103a East Dulwich Grove London SE22 8PU
 113a East Dulwich Grove London SE22 8PU
 119 East Dulwich Grove London SE22 8PU
 119a East Dulwich Grove London SE22 8PU
 115 East Dulwich Grove London SE22 8PU
 113b East Dulwich Grove London SE22 8PU
 117 East Dulwich Grove London SE22 8PU
 117a East Dulwich Grove London SE22 8PU
 3 Buxted Road London SE22 8DQ
 82a Lordship Lane London SE22 8HF
 First Floor Flat 64-66 Lordship Lane SE22 8HJ
 First Floor Flat 36 Derwent Grove SE22 8EA
 First Floor Flat 4 Derwent Grove SE22 8EA
 First Floor Flat 37 St Francis Road SE22 8DE
 First Floor Flat 44 St Francis Road SE22 8DE
 First Floor Flat 38 St Francis Road SE22 8DE
 First Floor Flat 38 Derwent Grove SE22 8EA
 First Floor Flat 63 Melbourne Grove SE22 8RJ
 59 Abbotswood Road London SE22 8DJ
 44b East Dulwich Grove London SE22 8PP
 44a East Dulwich Grove London SE22 8PP
 46a East Dulwich Grove London SE22 8PP
 44c East Dulwich Grove London SE22 8PP
 20b Matham Grove London SE22 8PN
 20a Matham Grove London SE22 8PN
 19b Matham Grove London SE22 8PN
 19a Matham Grove London SE22 8PN
 46b East Dulwich Grove London SE22 8PP

Flat 108 Block C 72 Grove Vale SE22 8AU
 Flat 113 Block C 72 Grove Vale SE22 8AU
 Flat 112 Block C 72 Grove Vale SE22 8AU
 Flat 105 Block C 72 Grove Vale SE22 8AU
 Flat 101 Block C 72 Grove Vale SE22 8AU
 Flat 107 Block C 72 Grove Vale SE22 8AU
 Flat 106 Block C 72 Grove Vale SE22 8AU
 Flat 114 Block C 72 Grove Vale SE22 8AU
 Flat 122 Block C 72 Grove Vale SE22 8AU
 Flat 116 Block C 72 Grove Vale SE22 8AU
 Flat 115 Block C 72 Grove Vale SE22 8AU
 Flat 121 Block C 72 Grove Vale SE22 8AU

Flat 117 Block C 72 Grove Vale SE22 8AU
 Flat 84 Block C 72 Grove Vale SE22 8AU
 Flat 83 Block C 72 Grove Vale SE22 8AU
 Flat 89 Block C 72 Grove Vale SE22 8AU
 Flat 85 Block C 72 Grove Vale SE22 8AU
 Flat 80 Block C 72 Grove Vale SE22 8AU
 Flat 78 Block C 72 Grove Vale SE22 8AU
 Flat 82 Block C 72 Grove Vale SE22 8AU
 Flat 81 Block C 72 Grove Vale SE22 8AU
 Flat 90 Block C 72 Grove Vale SE22 8AU
 Flat 98 Block C 72 Grove Vale SE22 8AU
 Flat 97 Block C 72 Grove Vale SE22 8AU
 Flat 100 Block C 72 Grove Vale SE22 8AU
 Flat 99 Block C 72 Grove Vale SE22 8AU
 Flat 92 Block C 72 Grove Vale SE22 8AU
 Flat 91 Block C 72 Grove Vale SE22 8AU
 Flat 96 Block C 72 Grove Vale SE22 8AU
 Flat 93 Block C 72 Grove Vale SE22 8AU
 Flat 2 8 East Dulwich Grove SE22 8PP
 Flat B 4 Melbourne Grove SE22 8QZ
 Flat 4 8 East Dulwich Grove SE22 8PP
 Flat 3 8 East Dulwich Grove SE22 8PP
 Flat C 80 East Dulwich Grove SE22 8TW
 Flat B 80 East Dulwich Grove SE22 8TW
 77b Glengarry Road London SE22 8QA
 77a Glengarry Road London SE22 8QA
 79b Glengarry Road London SE22 8QA
 79a Glengarry Road London SE22 8QA
 97a Glengarry Road London SE22 8QA
 19a Tarbert Road London SE22 8QB
 14b Tarbert Road London SE22 8QB
 21b Tarbert Road London SE22 8QB
 21a Tarbert Road London SE22 8QB
 99a Glengarry Road London SE22 8QA
 97b Glengarry Road London SE22 8QA
 14a Tarbert Road London SE22 8QB

99b Glengarry Road London SE22 8QA
 82a Melbourne Grove London SE22 8QY
 98a Melbourne Grove London SE22 8QY
 96a Melbourne Grove London SE22 8QY
 48e Melbourne Grove London SE22 8QY
 48d Melbourne Grove London SE22 8QY

62b Melbourne Grove London SE22 8QY
 62a Melbourne Grove London SE22 8QY
 98b Melbourne Grove London SE22 8QY
 49a Melbourne Grove London SE22 8RG
 43a Melbourne Grove London SE22 8RG
 77a Melbourne Grove London SE22 8RJ
 49b Melbourne Grove London SE22 8RG
 24b Melbourne Grove London SE22 8QZ
 24a Melbourne Grove London SE22 8QZ
 11a Melbourne Grove London SE22 8RG
 8a Melbourne Grove London SE22 8QZ
 6b Tarbert Road London SE22 8QB
 6a Tarbert Road London SE22 8QB
 8b Tarbert Road London SE22 8QB
 8a Tarbert Road London SE22 8QB
 4b Tarbert Road London SE22 8QB
 4a Tarbert Road London SE22 8QB
 40b Tarbert Road London SE22 8QB
 40a Tarbert Road London SE22 8QB

68c East Dulwich Grove London SE22 8PS
 68b East Dulwich Grove London SE22 8PS
 68e East Dulwich Grove London SE22 8PS
 68d East Dulwich Grove London SE22 8PS
 58a East Dulwich Grove London SE22 8PS
 46c East Dulwich Grove London SE22 8PP
 68a East Dulwich Grove London SE22 8PS
 58b East Dulwich Grove London SE22 8PS
 Ground Floor Flat 7 Zenoria Street SE22 8HP
 Top Floor 6 Zenoria Street SE22 8HP
 17a Zenoria Street London SE22 8HP
 First Floor And Second Floor Flat 7 Zenoria Street SE22 8HP
 80 Lordship Lane London SE22 8HF
 8 St Barnabas Close London SE22 8UA
 Ground Floor Flat 6 Zenoria Street SE22 8HP
 Flat E 70 East Dulwich Grove SE22 8PS
 17b Zenoria Street London SE22 8HP
 2b Matham Grove London SE22 8PN
 2a Matham Grove London SE22 8PN
 12b Matham Grove London SE22 8PN
 12a Matham Grove London SE22 8PN
 19b Zenoria Street London SE22 8HP
 19a Zenoria Street London SE22 8HP
 29b Glengarry Road London SE22 8PZ
 54a Grove Vale London SE22 8DY
 31a Glengarry Road London SE22 8PZ
 35b Glengarry Road London SE22 8PZ
 19a Glengarry Road London SE22 8PZ
 31b Glengarry Road London SE22 8PZ
 26b Trossachs Road London SE22 8PY
 26a Trossachs Road London SE22 8PY
 35a Glengarry Road London SE22 8PZ
 29a Glengarry Road London SE22 8PZ
 19b Glengarry Road London SE22 8PZ
 121b East Dulwich Grove London SE22 8PU
 Ground Floor Flat 78 East Dulwich Grove SE22 8TW
 28a Hambledon Court Burrow Road SE22 8EJ
 2 Nimegan Way London SE22 8TL
 1 Nimegan Way London SE22 8TL
 4 Nimegan Way London SE22 8TL
 3 Nimegan Way London SE22 8TL
 28c Hambledon Court Burrow Road SE22 8EJ
 28b Hambledon Court Burrow Road SE22 8EJ
 35c Hambledon Court Burrow Road SE22 8EJ
 28d Hambledon Court Burrow Road SE22 8EJ
 106c Grove Vale London SE22 8DR
 78a Lordship Lane London SE22 8HF
 First Floor And Second Floor Flat 11 East Dulwich Grove SE22 8PW
 Flat Ground Floor 11 East Dulwich Grove SE22 8PW
 129c East Dulwich Grove London SE22 8PU
 129b East Dulwich Grove London SE22 8PU
 Top Flat 102 Grove Vale SE22 8DR
 Top Flat 9 Melbourne Grove SE22 8RG
 Ground Floor And First Floor Flat 50 Derwent Grove SE22 8EA
 Flat 1 95 Glengarry Road SE22 8QA
 Flat 1 39c Glengarry Road SE22 8QA
 11a Zenoria Street London SE22 8HP
 46a St Francis Road London SE22 8DE
 Flat 1 43 St Francis Road SE22 8DE
 Flat 1 40 East Dulwich Grove SE22 8PP
 24 Lordship Lane London SE22 8HN
 32b Glengarry Road London SE22 8QD
 3 St Francis Road London SE22 8DE
 2 St Francis Road London SE22 8DE
 5 St Francis Road London SE22 8DE
 4 St Francis Road London SE22 8DE
 47b Derwent Grove London SE22 8DZ
 47a Derwent Grove London SE22 8DZ
 1 St Francis Road London SE22 8DE
 21a Derwent Grove London SE22 8DZ
 102 Dog Kennel Hill London SE22 8BE
 47 St Francis Road London SE22 8DE
 54 Ashbourne Grove London SE22 8RL

38a Glengarry Road London SE22 8QD
 1a Hillsboro Road London SE22 8QE
 48b Glengarry Road London SE22 8QD
 48c Melbourne Grove London SE22 8QY
 1b Hillsboro Road London SE22 8QE
 40a Glengarry Road London SE22 8QD
 38b Glengarry Road London SE22 8QD
 77 East Dulwich Grove London SE22 8PR
 Flat C 42 East Dulwich Grove SE22 8PP
 Flat A 4 Melbourne Grove SE22 8QZ
 Flat D 80 East Dulwich Grove SE22 8TW
 Flat 1 56-62 Lordship Lane SE22 8HJ
 First Floor Flat 38 Lordship Lane SE22 8HJ
 Flat 9 56-62 Lordship Lane SE22 8HJ
 1 Glengarry Road London SE22 8PZ
 Second Floor Flat 38 Lordship Lane SE22 8HJ
 Flat 3 56-62 Lordship Lane SE22 8HJ
 Flat 10 56-62 Lordship Lane SE22 8HJ
 Flat 8 56-62 Lordship Lane SE22 8HJ
 Flat 7 56-62 Lordship Lane SE22 8HJ
 27a Derwent Grove London SE22 8DZ
 Basement Flat 23 Derwent Grove SE22 8DZ
 Flat 2 8-10 Lordship Lane SE22 8HN
 Flat 1 8-10 Lordship Lane SE22 8HN
 20a Hambledon Court Burrow Road SE22 8EJ
 Flat 3 8-10 Lordship Lane SE22 8HN
 Flat 4 56-62 Lordship Lane SE22 8HJ
 Flat 6 56-62 Lordship Lane SE22 8HJ
 Flat A 80 East Dulwich Grove SE22 8TW
 Flat 5 56-62 Lordship Lane SE22 8HJ
 First Floor Flat 50 Lordship Lane SE22 8HJ
 Second Floor Flat 50 Lordship Lane SE22 8HJ
 First Floor Flat 104 Dog Kennel Hill SE22 8BE
 Flat 2 56-62 Lordship Lane SE22 8HJ
 Flat 77 Block C 72 Grove Vale SE22 8AU
 5-6 Melbourne Terrace Melbourne Grove SE22 8RE
 Flat B 79 East Dulwich Grove SE22 8PR
 22b Melbourne Grove London SE22 8QZ
 Flat 95 Block C 72 Grove Vale SE22 8AU

 Flat A 79 East Dulwich Grove SE22 8PR

 Flat 1 48 East Dulwich Grove SE22 8PP

 Part Ground And Part First Floor 64 Grove Vale SE22 8DT

 Ground Floor Flat 3 Zenoria Street SE22 8HP
 Ground Floor Flat 42 Melbourne Grove SE22 8QZ

 First Floor Flat 42 Melbourne Grove SE22 8QZ

 Flat 4 48 East Dulwich Grove SE22 8PP

 Flat 3 48 East Dulwich Grove SE22 8PP

 First Floor Flat 3 Zenoria Street SE22 8HP

 Flat 2 48 East Dulwich Grove SE22 8PP

 Flat 71 Block B 72 Grove Vale SE22 8DT

 Flat 70 Block B 72 Grove Vale SE22 8DT

 Flat 73 Block B 72 Grove Vale SE22 8DT

 Flat 72 Block B 72 Grove Vale SE22 8DT

 48a Glengarry Road London SE22 8QD

 40b Glengarry Road London SE22 8QD
 92a Lordship Lane London SE22 8HF
 29 Tell Grove London SE22 8RH
 28 Elsie Road London SE22 8DX
 3 Abbotswood Road London SE22 8DJ
 1 Abbotswood Road London SE22 8DJ
 4 Lordship Lane London SE22 8HN

 42 St Francis Road London SE22 8DE
 41 St Francis Road London SE22 8DE
 45 St Francis Road London SE22 8DE
 40 Trossachs Road London SE22 8PY
 United Reformed Church Tell Grove SE22 8RH
 7 Melbourne Grove London SE22 8RG
 Flat B 70 Lordship Lane SE22 8HF
 Flat A 70 Lordship Lane SE22 8HF
 Flat A 48 Melbourne Grove SE22 8QY
 84-90 Lordship Lane London SE22 8HF
 104-106 Dog Kennel Hill London SE22 8BE
 Flat B 48 Melbourne Grove SE22 8QY
 28 St Francis Road London SE22 8DE
 27 St Francis Road London SE22 8DE
 30 St Francis Road London SE22 8DE
 29 St Francis Road London SE22 8DE
 24 St Francis Road London SE22 8DE
 23 St Francis Road London SE22 8DE
 26 St Francis Road London SE22 8DE
 25 St Francis Road London SE22 8DE
 31 St Francis Road London SE22 8DE
 36 St Francis Road London SE22 8DE
 40 St Francis Road London SE22 8DE
 39 St Francis Road London SE22 8DE
 33 St Francis Road London SE22 8DE
 32 St Francis Road London SE22 8DE
 35 St Francis Road London SE22 8DE
 34 St Francis Road London SE22 8DE
 75b Glengarry Road London SE22 8QA
 45b Derwent Grove London SE22 8DZ
 45a Derwent Grove London SE22 8DZ
 First Floor Flat 61 Melbourne Grove SE22 8RG
 First Floor Flat 52 Glengarry Road SE22 8QD
 First Floor Flat 88 Melbourne Grove SE22 8QY
 First Floor Flat 23 Melbourne Grove SE22 8RG
 Second Floor Flat 46 Derwent Grove SE22 8EA
 43b Melbourne Grove London SE22 8RG
 Top Floor 29 Melbourne Grove SE22 8RG
 First Floor And Second Floor Flat 59 East Dulwich Grove SE22 8PR
 First Floor And Second Floor Flat 10 Tarbert Road SE22 8QB
 First Floor And Second Floor Flat 78 East Dulwich Grove SE22 8TW
 First Floor And Second Floor Flat 72 East Dulwich Grove SE22 8PS
 Upper Flat 28 Melbourne Grove SE22 8QZ
 First Floor And Second Floor Flat 6 Melbourne Grove SE22 8QZ
 First Floor And Second Floor Flat 61 Glengarry Road SE22 8QA
 First Floor And Second Floor Flat 28 Glengarry Road SE22 8QD
 First Floor And Second Floor Flat 77 East Dulwich Grove SE22 8PR
 First Floor And Second Floor 5 Trossachs Road SE22 8PY
 First Floor And Second Floor 37 Tarbert Road SE22 8QB
 First Floor And Second Floor 27 Trossachs Road SE22 8PY
 First Floor And Second Floor 12 Trossachs Road SE22 8PY
 First Floor And Second Floor Flat 84 East Dulwich Grove SE22 8TW
 First Floor And Second Floor Flat 101 East Dulwich Grove SE22 8PU
 First Floor And Second Floor 27 Tarbert Road SE22 8QB
 26b Tarbert Road London SE22 8QB
 Flat 2 32 Grove Vale SE22 8DY
 Flat 2 79a East Dulwich Grove SE22 8PR
 Flat 3 32 Grove Vale SE22 8DY
 Flat 2 100 Grove Vale SE22 8DR
 Flat 1 100 Grove Vale SE22 8DR
 Flat 1 32 Grove Vale SE22 8DY

92 Lordship Lane London SE22 8HF
 42 Lordship Lane London SE22 8HJ
 38 Grove Vale London SE22 8DY
 5 Abbotswood Road London SE22 8DJ
 17 Abbotswood Road London SE22 8DJ
 15 Abbotswood Road London SE22 8DJ
 8 Abbotswood Road London SE22 8DL
 19 Abbotswood Road London SE22 8DJ
 9 Abbotswood Road London SE22 8DJ
 7 Abbotswood Road London SE22 8DJ
 13 Abbotswood Road London SE22 8DJ
 11 Abbotswood Road London SE22 8DJ
 18-22 Grove Vale London SE22 8EF
 14 Lordship Lane London SE22 8HN
 13-15 Melbourne Grove London SE22 8RG
 2 Lordship Lane London SE22 8HN
 4 Melbourne Grove London SE22 8QZ
 33 East Dulwich Grove London SE22 8PW
 46 Lordship Lane London SE22 8HJ
 42 Grove Vale London SE22 8DY
 96 Grove Vale London SE22 8DT
 9 Melbourne Grove London SE22 8RG
 100 Melbourne Grove London SE22 8QY
 72 Lordship Lane London SE22 8HF
 94 Lordship Lane London SE22 8HF
 12 Lordship Lane London SE22 8HN
 50 Lordship Lane London SE22 8HJ
 52 Grove Vale London SE22 8DY
 Flat 53 Block B 72 Grove Vale SE22 8DT
 Cluster Flat 5 Block B Grove Vale SE22 8DT
 Flat 63 Block B 72 Grove Vale SE22 8DT
 Flat 62 Block B 72 Grove Vale SE22 8DT
 Cluster Flat 7 Block C Grove Vale SE22 8DT
 Flat 7 Block A 72 Grove Vale SE22 8DT
 Flat 79 Block C 72 Grove Vale SE22 8AU
 Flat 9 Block A 72 Grove Vale SE22 8DT
 Flat 88 Block C 72 Grove Vale SE22 8AU
 Flat 94 Block C 72 Grove Vale SE22 8AU
 Cluster Flat 9 Block C Grove Vale SE22 8DT
 Cluster Flat 8 Block C Grove Vale SE22 8DT
 Flat 8 Block A 72 Grove Vale SE22 8DT
 Flat 87 Block C 72 Grove Vale SE22 8AU
 Flat 86 Block C 72 Grove Vale SE22 8AU
 Flat 59 Block B 72 Grove Vale SE22 8DT
 Flat 58 Block B 72 Grove Vale SE22 8DT
 Flat 61 Block B 72 Grove Vale SE22 8DT
 Flat 60 Block B 72 Grove Vale SE22 8DT
 Flat 51 Block B 72 Grove Vale SE22 8DT
 Flat 50 Block B 72 Grove Vale SE22 8DT
 Flat 57 Block B 72 Grove Vale SE22 8DT
 Flat 52 Block B 72 Grove Vale SE22 8DT
 Flat 64 Block B 72 Grove Vale SE22 8DT
 Flat 74 Block B 72 Grove Vale SE22 8DT
 Flat 69 Block B 72 Grove Vale SE22 8DT
 Flat 76 Block C 72 Grove Vale SE22 8AU
 Flat 75 Block B 72 Grove Vale SE22 8AU
 Flat 66 Block B 72 Grove Vale SE22 8DT
 Flat 65 Block B 72 Grove Vale SE22 8DT
 Flat 68 Block B 72 Grove Vale SE22 8DT
 Flat 67 Block B 72 Grove Vale SE22 8DT
 Flat 32 Block B 72 Grove Vale SE22 8DT
 Flat 31 Block B 72 Grove Vale SE22 8DT
 Flat 34 Block B 72 Grove Vale SE22 8DT
 Flat 33 Block B 72 Grove Vale SE22 8DT
 Flat 26 Block B 72 Grove Vale SE22 8DT
 Flat 25 Block A 72 Grove Vale SE22 8DT
 Flat 30 Block B 72 Grove Vale SE22 8DT
 Flat 27 Block B 72 Grove Vale SE22 8DT
 Flat 35 Block B 72 Grove Vale SE22 8DT
 Flat 47 Block B 72 Grove Vale SE22 8DT
 Flat 44 Block B 72 Grove Vale SE22 8DT
 Flat 49 Block B 72 Grove Vale SE22 8DT
 Flat 48 Block B 72 Grove Vale SE22 8DT
 17 Oxonian Street London SE22 8HR
 4 Tintagel Gardens London SE22 8HS
 3 Tintagel Gardens London SE22 8HS
 Flat 1 105 East Dulwich Grove SE22 8PU
 107a East Dulwich Grove London SE22 8PU
 Flat 3 100 Grove Vale SE22 8DR
 Flat A 66 Glengarry Road SE22 8QD
 Flat A 13 Derwent Grove SE22 8DZ
 17a Derwent Grove London SE22 8DZ
 Flat A 42 East Dulwich Grove SE22 8PP
 89b Glengarry Road London SE22 8QA
 89a Glengarry Road London SE22 8QA
 59a Glengarry Road London SE22 8QA
 89c Glengarry Road London SE22 8QA
 13b Glengarry Road London SE22 8PZ
 13a Glengarry Road London SE22 8PZ
 71b Glengarry Road London SE22 8QA
 71a Glengarry Road London SE22 8QA
 125c East Dulwich Grove London SE22 8PU
 125b East Dulwich Grove London SE22 8PU
 99b East Dulwich Grove London SE22 8PU
 Flat 2 105 East Dulwich Grove SE22 8PU
 85b East Dulwich Grove London SE22 8PU
 85a East Dulwich Grove London SE22 8PU
 125a East Dulwich Grove London SE22 8PU
 85c East Dulwich Grove London SE22 8PU
 93a East Dulwich Grove London SE22 8PU
 127b East Dulwich Grove London SE22 8PU
 87c East Dulwich Grove London SE22 8PU
 17a Trossachs Road London SE22 8PY
 127c East Dulwich Grove London SE22 8PU
 89b East Dulwich Grove London SE22 8PU
 89a East Dulwich Grove London SE22 8PU
 87b East Dulwich Grove London SE22 8PU
 87a East Dulwich Grove London SE22 8PU
 7 St Barnabas Close London SE22 8UA
 42 Abbotswood Road London SE22 8DL
 40 Abbotswood Road London SE22 8DL
 46 Abbotswood Road London SE22 8DL
 44 Abbotswood Road London SE22 8DL
 34 Abbotswood Road London SE22 8DL
 32 Abbotswood Road London SE22 8DL
 38 Abbotswood Road London SE22 8DL
 36 Abbotswood Road London SE22 8DL
 48 Abbotswood Road London SE22 8DL
 60 Abbotswood Road London SE22 8DL
 58 Abbotswood Road London SE22 8DL
 64 Abbotswood Road London SE22 8DL
 62 Abbotswood Road London SE22 8DL
 52 Abbotswood Road London SE22 8DL
 50 Abbotswood Road London SE22 8DL
 56 Abbotswood Road London SE22 8DL
 54 Abbotswood Road London SE22 8DL
 71 Abbotswood Road London SE22 8DJ
 8 Tintagel Crescent London SE22 8HT
 10 Matham Grove London SE22 8PN
 1 Matham Grove London SE22 8PN
 5 Tintagel Crescent London SE22 8HT
 4 Tintagel Crescent London SE22 8HT
 7 Tintagel Crescent London SE22 8HT
 6 Tintagel Crescent London SE22 8HT
 11 Trossachs Road London SE22 8PY
 10 Trossachs Road London SE22 8PY
 14 Trossachs Road London SE22 8PY
 13 Trossachs Road London SE22 8PY
 25a Thorncombe Road London SE22 8PX
 23 Thorncombe Road London SE22 8PX
 5 Thorncombe Road London SE22 8PX
 3 Thorncombe Road London SE22 8PY
 15 Trossachs Road London SE22 8PY
 20 Trossachs Road London SE22 8PY
 22 Trossachs Road London SE22 8PY
 21 Trossachs Road London SE22 8PY
 17 Trossachs Road London SE22 8PY
 16 Trossachs Road London SE22 8PY
 19 Trossachs Road London SE22 8PY
 18 Trossachs Road London SE22 8PY
 5 Matham Grove London SE22 8PN
 4 Matham Grove London SE22 8PN

11 Tintagel Crescent London SE22 8HT
 1 Tintagel Crescent London SE22 8HT
 9 Oxonian Street London SE22 8HR
 5 Oxonian Street London SE22 8HR
 2 Tintagel Gardens London SE22 8HS
 1 Tintagel Gardens London SE22 8HS
 13 Zenoria Street London SE22 8HP
 12 Zenoria Street London SE22 8HP
 16 Zenoria Street London SE22 8HP
 15 Zenoria Street London SE22 8HP
 8-10 Lordship Lane London SE22 8HN
 Flat A 18 Lordship Lane SE22 8HN
 10 Zenoria Street London SE22 8HP
 22 Zenoria Street London SE22 8HP
 5 Zenoria Street London SE22 8HP
 4 Zenoria Street London SE22 8HP
 18 Zenoria Street London SE22 8HP
 Living Accommodation St Olaves And St Saviours Sports Ground
 SE22 8TX
 86 East Dulwich Grove London SE22 8TW
 20a East Dulwich Grove London SE22 8PP
 20-22 Lordship Lane London SE22 8HN
 76 East Dulwich Grove London SE22 8TW
 82 East Dulwich Grove London SE22 8TW
 61a East Dulwich Grove London SE22 8PR
 Flat C 70 East Dulwich Grove SE22 8PS
 Flat B 70 East Dulwich Grove SE22 8PS
 129a East Dulwich Grove London SE22 8PU
 Flat D 70 East Dulwich Grove SE22 8PS
 61c East Dulwich Grove London SE22 8PR
 61b East Dulwich Grove London SE22 8PR
 Flat A 70 East Dulwich Grove SE22 8PS
 69 East Dulwich Grove London SE22 8PR
 21b Ashbourne Grove London SE22 8RN
 21a Ashbourne Grove London SE22 8RN
 31b Ashbourne Grove London SE22 8RN
 31a Ashbourne Grove London SE22 8RN
 81a Melbourne Grove London SE22 8RJ
 29a Tarbert Road London SE22 8QB
 26 Burrow Road London SE22 8DW
 24 Burrow Road London SE22 8DW
 30 Burrow Road London SE22 8DW
 28 Burrow Road London SE22 8DW
 18 Burrow Road London SE22 8DW
 16 Burrow Road London SE22 8DW
 22 Burrow Road London SE22 8DW
 20 Burrow Road London SE22 8DW
 29 Abbotswood Road London SE22 8DJ
 27 Abbotswood Road London SE22 8DJ
 2 Buxted Road London SE22 8DQ
 1 Buxted Road London SE22 8DQ
 21 Abbotswood Road London SE22 8DJ
 1 Melbourne Grove London SE22 8RG
 25 Abbotswood Road London SE22 8DJ
 23 Abbotswood Road London SE22 8DJ
 3 Burrow Road London SE22 8DU
 1 Burrow Road London SE22 8DU
 7 Burrow Road London SE22 8DU
 5 Burrow Road London SE22 8DU
 12 Abbotswood Road London SE22 8DL
 10 Abbotswood Road London SE22 8DL
 16 Abbotswood Road London SE22 8DL
 14 Abbotswood Road London SE22 8DL
 9 Burrow Road London SE22 8DU
 12 Burrow Road London SE22 8DW
 10 Burrow Road London SE22 8DW
 14 Burrow Road London SE22 8DW
 14a Melbourne Grove London SE22 8QZ
 4 Burrow Road London SE22 8DW
 2 Burrow Road London SE22 8DW
 8 Burrow Road London SE22 8DW
 6 Burrow Road London SE22 8DW
 Flat 41 Block B 72 Grove Vale SE22 8DT
 Flat 40 Block B 72 Grove Vale SE22 8DT
 Flat 43 Block B 72 Grove Vale SE22 8DT
 Flat 42 Block B 72 Grove Vale SE22 8DT
 7 Matham Grove London SE22 8PN
 6 Matham Grove London SE22 8PN
 33 Matham Grove London SE22 8PN
 31 Matham Grove London SE22 8PN
 37 Matham Grove London SE22 8PN
 35 Matham Grove London SE22 8PN
 8 Matham Grove London SE22 8PN
 17 Thorncombe Road London SE22 8PX
 15 Thorncombe Road London SE22 8PX
 25a Derwent Grove London SE22 8DZ
 1b Derwent Grove London SE22 8DZ
 43 Derwent Grove London SE22 8DZ
 20b Derwent Grove London SE22 8EA
 20a Derwent Grove London SE22 8EA
 25b Derwent Grove London SE22 8DZ
 80a Lordship Lane London SE22 8HF
 7a Oxonian Street London SE22 8HR
 24b Lordship Lane London SE22 8HN
 1a Tintagel Crescent London SE22 8HT
 7b Oxonian Street London SE22 8HR
 Flat A 28-30 Lordship Lane SE22 8HJ
 Flat A 26 Lordship Lane SE22 8HJ
 24a Lordship Lane London SE22 8HN
 Flat A 30 Lordship Lane SE22 8HJ
 School House Grove Vale SE22 8DT
 98a Grove Vale London SE22 8DR
 29a Elsie Road London SE22 8DX
 60a Grove Vale London SE22 8DT
 9 Kempis Way London SE22 8TU
 8 Kempis Way London SE22 8TU
 106b Grove Vale London SE22 8DR
 106a Grove Vale London SE22 8DR
 29b Elsie Road London SE22 8DX
 4b Elsie Road London SE22 8DX
 4a Elsie Road London SE22 8DX
 1a Derwent Grove London SE22 8DZ
 40 Elsie Road London SE22 8DX
 2b Elsie Road London SE22 8DX
 2a Elsie Road London SE22 8DX
 36b Elsie Road London SE22 8DX
 36a Elsie Road London SE22 8DX
 27a Matham Grove London SE22 8PN
 22b Matham Grove London SE22 8PN
 39a Matham Grove London SE22 8PN
 27b Matham Grove London SE22 8PN
 14b Matham Grove London SE22 8PN
 14a Matham Grove London SE22 8PN
 22a Matham Grove London SE22 8PN
 15 Matham Grove London SE22 8PN
 39b Matham Grove London SE22 8PN
 18 East Dulwich Grove London SE22 8PP
 24 East Dulwich Grove London SE22 8PP
 22 East Dulwich Grove London SE22 8PP
 12 East Dulwich Grove London SE22 8PP
 10 East Dulwich Grove London SE22 8PP
 Flat 4 100 Grove Vale SE22 8DR
 Flat 3 105 East Dulwich Grove SE22 8PU
 Flat 5 100 Grove Vale SE22 8DR
 Flat 4 105 East Dulwich Grove SE22 8PU
 First Floor Flat 83 East Dulwich Grove SE22 8PU
 First Floor Flat 62 East Dulwich Grove SE22 8PS
 25b Melbourne Grove London SE22 8RG
 First Floor Flat 41 East Dulwich Grove SE22 8PW
 First Floor Flat 37 East Dulwich Grove SE22 8PW
 First Floor Flat 35 East Dulwich Grove SE22 8PW
 First Floor Flat 60 East Dulwich Grove SE22 8PS
 First Floor Flat 39 East Dulwich Grove SE22 8PW
 40a Grove Vale London SE22 8DY
 First Floor Flat 41 Melbourne Grove SE22 8RG
 First Floor Flat 64 East Dulwich Grove SE22 8PS
 First Floor Flat 38 Grove Vale SE22 8DY
 First Floor Flat 18 Elsie Road SE22 8DX
 First Floor Flat 5 Melbourne Grove SE22 8RG
 3b Matham Grove London SE22 8PN
 First Floor Flat 40 Derwent Grove SE22 8EA

68 Grove Vale London SE22 8DT
 32 Melbourne Grove London SE22 8QZ

 30 Melbourne Grove London SE22 8QZ
 38 Melbourne Grove London SE22 8QZ
 36 Melbourne Grove London SE22 8QZ
 20 Melbourne Grove London SE22 8QZ
 26 Melbourne Grove London SE22 8QZ
 40 Melbourne Grove London SE22 8QZ
 19 Melbourne Grove London SE22 8RG
 17 Melbourne Grove London SE22 8RG
 21 Melbourne Grove London SE22 8RG
 46 Melbourne Grove London SE22 8QZ
 8 Melbourne Grove London SE22 8QZ
 6 Melbourne Grove London SE22 8QZ
 76 Melbourne Grove London SE22 8QY
 74 Melbourne Grove London SE22 8QY
 80 Melbourne Grove London SE22 8QY
 78 Melbourne Grove London SE22 8QY
 68 Melbourne Grove London SE22 8QY
 66 Melbourne Grove London SE22 8QY
 72 Melbourne Grove London SE22 8QY
 70 Melbourne Grove London SE22 8QY
 82 Melbourne Grove London SE22 8QY
 10 Melbourne Grove London SE22 8QZ
 16 Melbourne Grove London SE22 8QZ
 86 Melbourne Grove London SE22 8QY
 84 Melbourne Grove London SE22 8QY
 94 Melbourne Grove London SE22 8QY
 90 Melbourne Grove London SE22 8QY
 12 Tell Grove London SE22 8RH
 11 Tell Grove London SE22 8RH
 13 Tell Grove London SE22 8RH
 59 Melbourne Grove London SE22 8RG
 10 Tell Grove London SE22 8RH
 1 Tell Grove London SE22 8RH
 17 Tell Grove London SE22 8RH
 27 Tell Grove London SE22 8RH
 25 Tell Grove London SE22 8RH
 4 Tell Grove London SE22 8RH
 3 Tell Grove London SE22 8RH
 2 Tell Grove London SE22 8RH
 20 Zenoria Street London SE22 8HP
 2 Zenoria Street London SE22 8HP
 28 Derwent Grove London SE22 8EA
 32 Elsie Road London SE22 8DX
 31 Elsie Road London SE22 8DX
 34 Elsie Road London SE22 8DX
 33 Elsie Road London SE22 8DX
 27 Elsie Road London SE22 8DX
 26 Elsie Road London SE22 8DX
 30 Elsie Road London SE22 8DX
 3 Elsie Road London SE22 8DX
 35 Elsie Road London SE22 8DX
 30 Grove Vale London SE22 8DY
 8 Elsie Road London SE22 8DX
 34 Grove Vale London SE22 8DY
 5 Elsie Road London SE22 8DX
 38 Elsie Road London SE22 8DX
 7 Elsie Road London SE22 8DX
 6 Elsie Road London SE22 8DX
 13 Elsie Road London SE22 8DX
 12 Elsie Road London SE22 8DX
 16 Elsie Road London SE22 8DX
 15 Elsie Road London SE22 8DX
 94 Grove Vale London SE22 8DT
 10 Elsie Road London SE22 8DX
 1 Elsie Road London SE22 8DX
 17 Elsie Road London SE22 8DX
 79b Melbourne Grove London SE22 8RJ
 34b Ashbourne Grove London SE22 8RL
 81b Melbourne Grove London SE22 8RJ
 33a Ashbourne Grove London SE22 8RN
 45a Ashbourne Grove London SE22 8RN
 39b Ashbourne Grove London SE22 8RN
 45b Ashbourne Grove London SE22 8RN

 First Floor Flat 27 Ashbourne Grove SE22 8RN
 First Floor And Second Floor Flat 50 Grove Vale SE22 8DY
 Flat 1 8 Ashbourne Grove SE22 8RL
 Flat 3 71 Melbourne Grove SE22 8RJ
 Flat 1 57 Ashbourne Grove SE22 8RN
 Flat 2 8 Ashbourne Grove SE22 8RL
 Flat 2 84a Melbourne Grove SE22 8QY
 Flat 1 84a Melbourne Grove SE22 8QY
 Flat 2 71 Melbourne Grove SE22 8RJ
 Flat 1 71 Melbourne Grove SE22 8RJ
 Flat 2 57 Ashbourne Grove SE22 8RN
 82a East Dulwich Grove London SE22 8TW
 Flat 2 29 Ashbourne Grove SE22 8RN
 The Charter School Red Post Hill SE24 9JH
 Ground Floor Flat 23 Ashbourne Grove SE22 8RN
 Flat 3 57 Ashbourne Grove SE22 8RN
 Flat 1 29 Ashbourne Grove SE22 8RN
 First Floor Flat 23 Ashbourne Grove SE22 8RN
 12b Tarbert Road London SE22 8QB
 12a Tarbert Road London SE22 8QB
 69 Abbotswood Road London SE22 8DJ
 75 Abbotswood Road London SE22 8DJ
 73 Abbotswood Road London SE22 8DJ
 63 Abbotswood Road London SE22 8DJ
 61 Abbotswood Road London SE22 8DJ
 67 Abbotswood Road London SE22 8DJ
 65 Abbotswood Road London SE22 8DJ
 4 Abbotswood Road London SE22 8DL
 26 Abbotswood Road London SE22 8DL
 24 Abbotswood Road London SE22 8DL
 30 Abbotswood Road London SE22 8DL
 28 Abbotswood Road London SE22 8DL
 18 Abbotswood Road London SE22 8DL
 6 Abbotswood Road London SE22 8DL
 22 Abbotswood Road London SE22 8DL
 20 Abbotswood Road London SE22 8DL
 51 St Francis Road London SE22 8DE
 50 St Francis Road London SE22 8DE
 53 St Francis Road London SE22 8DE
 52 St Francis Road London SE22 8DE
 56-60 Lordship Lane London SE22 8HJ
 16 Talbot Road London SE22 8EH
 49 St Francis Road London SE22 8DE
 6 Lordship Lane London SE22 8HN
 11b Thorncombe Road London SE22 8PX
 4 St Barnabas Close London SE22 8UA
 3 St Barnabas Close London SE22 8UA
 6 St Barnabas Close London SE22 8UA
 5 St Barnabas Close London SE22 8UA
 100 Grove Vale London SE22 8DR
 11c Thorncombe Road London SE22 8PX
 2 St Barnabas Close London SE22 8UA
 1 St Barnabas Close London SE22 8UA
 76 Abbotswood Road London SE22 8DL
 74 Abbotswood Road London SE22 8DL
 6 Talbot Road London SE22 8EH
 78 Abbotswood Road London SE22 8DL
 68 Abbotswood Road London SE22 8DL
 66 Abbotswood Road London SE22 8DL
 72 Abbotswood Road London SE22 8DL
 70 Abbotswood Road London SE22 8DL
 7 Talbot Road London SE22 8EH
 13 Talbot Road London SE22 8EH
 12 Talbot Road London SE22 8EH
 15 Talbot Road London SE22 8EH
 16 East Dulwich Grove London SE22 8PP
 14 East Dulwich Grove London SE22 8PP
 2a Tintagel Crescent London SE22 8HT
 19a Tintagel Crescent London SE22 8HT
 23a Tintagel Crescent London SE22 8HT
 21a Tintagel Crescent London SE22 8HT
 13a Tintagel Crescent London SE22 8HT
 11a Tintagel Crescent London SE22 8HT
 17a Tintagel Crescent London SE22 8HT
 15a Tintagel Crescent London SE22 8HT

37a Ashbourne Grove London SE22 8RN
 33b Ashbourne Grove London SE22 8RN
 39a Ashbourne Grove London SE22 8RN
 37b Ashbourne Grove London SE22 8RN
 Flat 4 Upton Court SE22 8PS
 Flat 3 Upton Court SE22 8PS
 Flat 6 Upton Court SE22 8PS
 Flat 5 Upton Court SE22 8PS
 Flat C 67 East Dulwich Grove SE22 8PR
 Flat B 67 East Dulwich Grove SE22 8PR
 Flat 2 Upton Court SE22 8PS
 Flat 1 Upton Court SE22 8PS
 Flat 7 Upton Court SE22 8PS
 2 Jarvis Road London SE22 8RB
 1 Jarvis Road London SE22 8RB
 74a Lordship Lane London SE22 8HF
 East Dulwich Railway Station Grove Vale SE22 8EF
 Flat 9 Upton Court SE22 8PS
 Flat 8 Upton Court SE22 8PS
 Flat 11 Upton Court SE22 8PS
 Flat 10 Upton Court SE22 8PS
 84a East Dulwich Grove London SE22 8TW
 Flat 12 Upton Court SE22 8PS
 Flat A 3 East Dulwich Grove SE22 8PW
 34a Ashbourne Grove London SE22 8RL
 12a Ashbourne Grove London SE22 8RL
 Flat 2 65 East Dulwich Grove SE22 8PR
 Flat 1 65 East Dulwich Grove SE22 8PR
 Flat A 67 East Dulwich Grove SE22 8PR
 Flat 3 65 East Dulwich Grove SE22 8PR
 Flat 1 63 East Dulwich Grove SE22 8PR
 2a Zenoria Street London SE22 8HP
 Flat 3 63 East Dulwich Grove SE22 8PR
 Flat 2 63 East Dulwich Grove SE22 8PR
 79a Melbourne Grove London SE22 8RJ
 25a Tarbert Road London SE22 8QB
 24b Tarbert Road London SE22 8QB
 Flat C 66 Glengarry Road SE22 8QD
 Flat 17 Block A 72 Grove Vale SE22 8DT
 Flat 16 Block A 72 Grove Vale SE22 8DT
 Flat 19 Block A 72 Grove Vale SE22 8DT
 Flat 18 Block A 72 Grove Vale SE22 8DT
 Flat 132 Block C 72 Grove Vale SE22 8AU
 19 Tell Grove London SE22 8RH
 23 Tell Grove London SE22 8RH
 21 Tell Grove London SE22 8RH
 35 Melbourne Grove London SE22 8RG
 33 Melbourne Grove London SE22 8RG
 39 Melbourne Grove London SE22 8RG
 37 Melbourne Grove London SE22 8RG
 27 Melbourne Grove London SE22 8RG
 31 Melbourne Grove London SE22 8RG
 41 Melbourne Grove London SE22 8RG
 53 Melbourne Grove London SE22 8RG

 51 Melbourne Grove London SE22 8RG

 57 Melbourne Grove London SE22 8RG

 55 Melbourne Grove London SE22 8RG

 45 Melbourne Grove London SE22 8RG
 47 Melbourne Grove London SE22 8RG
 64 Melbourne Grove London SE22 8QY
 72 Glengarry Road London SE22 8QD

 70 Glengarry Road London SE22 8QD
 60 Glengarry Road London SE22 8QD
 58 Glengarry Road London SE22 8QD
 64 Glengarry Road London SE22 8QD
 62 Glengarry Road London SE22 8QD
 17 Hillsboro Road London SE22 8QE
 15 Hillsboro Road London SE22 8QE
 21 Hillsboro Road London SE22 8QE
 19 Hillsboro Road London SE22 8QE
 78 Glengarry Road London SE22 8QD

 23 Tintagel Crescent London SE22 8HT
 9a Tintagel Crescent London SE22 8HT
 7a Tintagel Crescent London SE22 8HT
 11b Matham Grove London SE22 8PN
 11a Matham Grove London SE22 8PN
 3a Tintagel Crescent London SE22 8HT
 25a Tintagel Crescent London SE22 8HT
 6a Tintagel Crescent London SE22 8HT
 5a Tintagel Crescent London SE22 8HT
 7 Kempis Way London SE22 8TU
 9 Velde Way London SE22 8TP
 7 Velde Way London SE22 8TP
 2 Terborch Way London SE22 8TQ
 1 Terborch Way London SE22 8TQ
 3 Velde Way London SE22 8TP
 2 Velde Way London SE22 8TP
 5 Velde Way London SE22 8TP
 4 Velde Way London SE22 8TP
 3 Terborch Way London SE22 8TQ
 2 Delft Way London SE22 8TR
 1 Delft Way London SE22 8TR
 4 Delft Way London SE22 8TR
 3 Delft Way London SE22 8TR
 5 Terborch Way London SE22 8TQ
 4 Terborch Way London SE22 8TQ
 8 Terborch Way London SE22 8TQ
 6 Terborch Way London SE22 8TQ
 20 Hilversum Crescent London SE22 8TN
 2 Hilversum Crescent London SE22 8TN
 24 Hilversum Crescent London SE22 8TN
 68b Glengarry Road London SE22 8QD
 68a Glengarry Road London SE22 8QD
 33b Tarbert Road London SE22 8QB
 33a Tarbert Road London SE22 8QB
 37a Tarbert Road London SE22 8QB
 74a Glengarry Road London SE22 8QD
 44b Glengarry Road London SE22 8QD
 44a Glengarry Road London SE22 8QD
 15b Tell Grove London SE22 8RH
 15a Tell Grove London SE22 8RH
 74c Glengarry Road London SE22 8QD
 74b Glengarry Road London SE22 8QD
 56b Glengarry Road London SE22 8QD
 56a Glengarry Road London SE22 8QD
 10b Melbourne Grove London SE22 8QZ
 14 Elsie Road London SE22 8DX
 12b Melbourne Grove London SE22 8QZ
 10a Melbourne Grove London SE22 8QZ
 Roberts House Dulwich Hospital SE22 8PT
 18b Derwent Grove London SE22 8EA
 3 Oxonian Street London SE22 8HR
 44 Melbourne Grove London SE22 8QZ
 12c Melbourne Grove London SE22 8QZ
 First Floor And Second Floor Flat 3 Derwent Grove SE22 8DZ
 First Floor And Second Floor Flat 14 Lordship Lane SE22 8HN
 First Floor And Second Floor Flat 36 Grove Vale SE22 8DY
 First Floor And Second Floor Flat 9 Derwent Grove SE22 8DZ
 12a Melbourne Grove London SE22 8QZ
 4a Lordship Lane London SE22 8HN
 34a Lordship Lane London SE22 8HJ
 First Floor And Second Floor Flat 24 Ashbourne Grove SE22 8RL
 29b Tarbert Road London SE22 8QB
 23a Tarbert Road London SE22 8QB
 14a Zenoria Street London SE22 8HP
 91 Glengarry Road London SE22 8QA
 34 Melbourne Grove London SE22 8QZ
 22a/B Melbourne Grove London SE22 8QZ
 19b Tarbert Road London SE22 8QB
 96b Melbourne Grove London SE22 8QY
 14b Zenoria Street London SE22 8HP
 Dulwich Hospital East Dulwich Grove SE22 8PT

76 Glengarry Road London SE22 8QD
 13 Hillsboro Road London SE22 8QE
 11 Hillsboro Road London SE22 8QE
 9 Tarbert Road London SE22 8QB
 7 Tarbert Road London SE22 8QB
 26 Glengarry Road London SE22 8QD
 24 Glengarry Road London SE22 8QD
 35 Tarbert Road London SE22 8QB
 34 Tarbert Road London SE22 8QB
 5 Tarbert Road London SE22 8QB
 38 Tarbert Road London SE22 8QB
 50 Glengarry Road London SE22 8QD
 54 Glengarry Road London SE22 8QD
 34 Glengarry Road London SE22 8QD
 30 Glengarry Road London SE22 8QD
 42 Glengarry Road London SE22 8QD
 36 Glengarry Road London SE22 8QD
 23 Elsie Road London SE22 8DX
 22 Elsie Road London SE22 8DX
 25 Elsie Road London SE22 8DX
 24 Elsie Road London SE22 8DX
 19 Elsie Road London SE22 8DX
 21 Elsie Road London SE22 8DX
 20 Elsie Road London SE22 8DX
 5 Derwent Grove London SE22 8DZ
 41 Derwent Grove London SE22 8DZ
 7 Derwent Grove London SE22 8DZ
 35 Derwent Grove London SE22 8DZ
 33 Derwent Grove London SE22 8DZ
 39 Derwent Grove London SE22 8DZ
 22 Derwent Grove London SE22 8EA
 2 Derwent Grove London SE22 8EA
 26 Derwent Grove London SE22 8EA
 24 Derwent Grove London SE22 8EA
 14 Derwent Grove London SE22 8EA
 12 Derwent Grove London SE22 8EA
 16 Derwent Grove London SE22 8EA
 50 Grove Vale London SE22 8DY
 48 Grove Vale London SE22 8DY
 11 Derwent Grove London SE22 8DZ
 54 Grove Vale London SE22 8DY
 40 Grove Vale London SE22 8DY
 36 Grove Vale London SE22 8DY
 46 Grove Vale London SE22 8DY
 44 Grove Vale London SE22 8DY
 29 Derwent Grove London SE22 8DZ
 27 Derwent Grove London SE22 8DZ
 31 Derwent Grove London SE22 8DZ
 15 Derwent Grove London SE22 8DZ
 23 Derwent Grove London SE22 8DZ
 13 Tintagel Crescent London SE22 8HT
 16 Glengarry Road London SE22 8PZ
 18 Glengarry Road London SE22 8PZ
 17 Glengarry Road London SE22 8PZ
 10 Glengarry Road London SE22 8PZ
 9 Trossachs Road London SE22 8PY
 12 Glengarry Road London SE22 8PZ
 11 Glengarry Road London SE22 8PZ
 3a Glengarry Road London SE22 8PZ
 33 Glengarry Road London SE22 8PZ
 20 Glengarry Road London SE22 8PZ
 2 Glengarry Road London SE22 8PZ
 21 Glengarry Road London SE22 8PZ
 Flat F 70 East Dulwich Grove SE22 8PS
 Flat D 42 East Dulwich Grove SE22 8PP
 Basement Flat 62 East Dulwich Grove SE22 8PS
 Basement Flat 50 Derwent Grove SE22 8EA
 Basement And Ground Floor Flat 42 Derwent Grove SE22 8EA
 Basement Flat 40 Derwent Grove SE22 8EA
 3a Matham Grove London SE22 8PN
 Ground Floor Flat 27 Ashbourne Grove SE22 8RN
 Ground Floor Flat 8 East Dulwich Grove SE22 8PP
 Ground Floor Flat 5 Melbourne Grove SE22 8RG
 Ground Floor Flat 101 East Dulwich Grove SE22 8PU
 Ground Floor Flat 24 Ashbourne Grove SE22 8RL
 Ground Floor Flat 127 East Dulwich Grove SE22 8PU
 14 Talbot Road London SE22 8EH
 9 Talbot Road London SE22 8EH
 8 Talbot Road London SE22 8EH
 11 Talbot Road London SE22 8EH
 10 Talbot Road London SE22 8EH
 Flat A 64 Glengarry Road SE22 8QD
 14b Melbourne Grove London SE22 8QZ
 Flat C 64 Glengarry Road SE22 8QD
 Flat B 64 Glengarry Road SE22 8QD
 Flat 2 19 Derwent Grove SE22 8DZ
 Flat 1 19 Derwent Grove SE22 8DZ
 46 Glengarry Road London SE22 8QD
 Flat 3 19 Derwent Grove SE22 8DZ
 38d Hambledon Court Burrow Road SE22 8EJ
 40a Lordship Lane London SE22 8HJ
 Basement Flat 40 East Dulwich Grove SE22 8PP
 37a Hambledon Court Burrow Road SE22 8EJ
 Second Floor 6 Lordship Lane SE22 8HN
 First Floor 6 Lordship Lane SE22 8HN
 47 Derwent Grove London SE22 8DZ
 17 Nimegan Way London SE22 8TL
 28-30 Lordship Lane London SE22 8HJ
 Flat B 73 Melbourne Grove SE22 8RJ
 Flat A 73 Melbourne Grove SE22 8RJ
 16 Nimegan Way London SE22 8TL
 Flat C 73 Melbourne Grove SE22 8RJ
 Flat B 30 Lordship Lane SE22 8HJ
 76d East Dulwich Grove London SE22 8TW
 76c East Dulwich Grove London SE22 8TW
 7a Melbourne Grove London SE22 8RG
 44b Derwent Grove London SE22 8EA
 Flat B 26 Lordship Lane SE22 8HJ
 Flat B 28-30 Lordship Lane SE22 8HJ
 76b East Dulwich Grove London SE22 8TW
 76a East Dulwich Grove London SE22 8TW
 1 Zenoria Street London SE22 8HP
 34b Hambledon Court Burrow Road SE22 8EJ
 34a Hambledon Court Burrow Road SE22 8EJ
 34d Hambledon Court Burrow Road SE22 8EJ
 34c Hambledon Court Burrow Road SE22 8EJ
 2a Jarvis Road London SE22 8RB
 Apartment 5 37 Elsie Road SE22 8DX
 2c Jarvis Road London SE22 8RB
 14 Deventer Crescent London SE22 8TJ
 13 Deventer Crescent London SE22 8TJ
 16 Deventer Crescent London SE22 8TJ
 15 Deventer Crescent London SE22 8TJ
 20 Deventer Crescent London SE22 8TJ
 26 Deventer Crescent London SE22 8TJ
 25 Deventer Crescent London SE22 8TJ
 28 Deventer Crescent London SE22 8TJ
 27 Deventer Crescent London SE22 8TJ
 22 Deventer Crescent London SE22 8TJ
 21 Deventer Crescent London SE22 8TJ
 24 Deventer Crescent London SE22 8TJ
 23 Deventer Crescent London SE22 8TJ
 27 Chesterfield Grove London SE22 8RP
 22 Hilversum Crescent London SE22 8TN
 14 Hilversum Crescent London SE22 8TN
 13 Hilversum Crescent London SE22 8TN
 18 Hilversum Crescent London SE22 8TN
 16 Hilversum Crescent London SE22 8TN
 26 Hilversum Crescent London SE22 8TN
 8 Hilversum Crescent London SE22 8TN
 7 Hilversum Crescent London SE22 8TN
 1 Velde Way London SE22 8TP
 9 Hilversum Crescent London SE22 8TN
 4 Hilversum Crescent London SE22 8TN
 3 Hilversum Crescent London SE22 8TN
 6 Hilversum Crescent London SE22 8TN
 5 Hilversum Crescent London SE22 8TN
 5 Isel Way London SE22 8TT
 4 Isel Way London SE22 8TT
 7 Isel Way London SE22 8TT
 6 Isel Way London SE22 8TT
 11 Isel Way London SE22 8TT

10a Derwent Grove London SE22 8EA
 Flat 94 Grove Vale SE22 8DT
 Lower Ground Floor Flat 64 East Dulwich Grove SE22 8PS
 Second Floor Flat 52 Glengarry Road SE22 8QD
 2b Trossachs Road London SE22 8PY
 Ground Floor Flat 41 Melbourne Grove SE22 8RG
 Ground Floor Flat 2a Glengarry Road SE22 8PZ
 Ground Floor Flat 48 East Dulwich Grove SE22 8PP
 Ground Floor Flat 18 Elsie Road SE22 8DX
 Ground Floor Flat 28 Tarbert Road SE22 8QB
 26a Tarbert Road London SE22 8QB
 Ground Floor Flat 37 East Dulwich Grove SE22 8PW
 Ground Floor Flat 35 East Dulwich Grove SE22 8PW
 Ground Floor Flat 63 Melbourne Grove SE22 8RJ
 Ground Floor Flat 61 Melbourne Grove SE22 8RG
 Ground Floor Flat 10 Tarbert Road SE22 8QB
 Ground Floor Flat 28 Glengarry Road SE22 8QD
 Ground Floor Flat 39 East Dulwich Grove SE22 8PW
 Flat 1 79a East Dulwich Grove SE22 8PR
 Ground Floor Flat 72 East Dulwich Grove SE22 8PS
 Ground Floor Flat 99 East Dulwich Grove SE22 8PU
 Ground Floor Flat 83 East Dulwich Grove SE22 8PU
 Ground Floor Flat 59 East Dulwich Grove SE22 8PR
 Ground Floor Flat 41 East Dulwich Grove SE22 8PW
 Ground Floor Flat 62 East Dulwich Grove SE22 8PS
 60b East Dulwich Grove London SE22 8PS
 81a Glengarry Road London SE22 8QA
 35 Abbotswood Road London SE22 8DJ
 33 Abbotswood Road London SE22 8DJ
 20 Lytcott Grove London SE22 8QX
 2 Lytcott Grove London SE22 8QX
 24 Lytcott Grove London SE22 8QX
 22 Lytcott Grove London SE22 8QX
 14 Lytcott Grove London SE22 8QX
 12 Lytcott Grove London SE22 8QX
 18 Lytcott Grove London SE22 8QX
 16 Lytcott Grove London SE22 8QX
 4 Lytcott Grove London SE22 8QX
 56 Melbourne Grove London SE22 8QY
 54 Melbourne Grove London SE22 8QY
 60 Melbourne Grove London SE22 8QY
 58 Melbourne Grove London SE22 8QY
 8 Lytcott Grove London SE22 8QX
 6 Lytcott Grove London SE22 8QX
 52 Melbourne Grove London SE22 8QY
 50 Melbourne Grove London SE22 8QY
 31 Hillsboro Road London SE22 8QE
 3 Hillsboro Road London SE22 8QE
 35 Hillsboro Road London SE22 8QE
 33 Hillsboro Road London SE22 8QE
 25 Hillsboro Road London SE22 8QE
 23 Hillsboro Road London SE22 8QE

 29 Hillsboro Road London SE22 8QE
 27 Hillsboro Road London SE22 8QE
 37 Hillsboro Road London SE22 8QE
 7 Hillsboro Road London SE22 8QE
 5 Hillsboro Road London SE22 8QE
 10 Lytcott Grove London SE22 8QX
 9 Hillsboro Road London SE22 8QE
 39 Hillsboro Road London SE22 8QE
 38 Hillsboro Road London SE22 8QE
 41 Hillsboro Road London SE22 8QE
 40 Hillsboro Road London SE22 8QE
 5 Tell Grove London SE22 8RH
 2 Steen Way London SE22 8TH
 14 Steen Way London SE22 8TH
 4 Steen Way London SE22 8TH
 3 Steen Way London SE22 8TH
 11 Steen Way London SE22 8TH
 10 Steen Way London SE22 8TH
 13 Steen Way London SE22 8TH
 12 Steen Way London SE22 8TH
 5 Steen Way London SE22 8TH
 10 Deventer Crescent London SE22 8TJ
 1 Deventer Crescent London SE22 8TJ

 10 Isel Way London SE22 8TT
 3 Isel Way London SE22 8TT
 2 Isel Way London SE22 8TT
 8 Isel Way London SE22 8TT
 4 Kempis Way London SE22 8TU
 3 Kempis Way London SE22 8TU
 6 Kempis Way London SE22 8TU
 5 Kempis Way London SE22 8TU
 1 Kempis Way London SE22 8TU
 9 Isel Way London SE22 8TT
 2 Kempis Way London SE22 8TU
 11 Kempis Way London SE22 8TU
 1 Arnhem Way London SE22 8TS
 9 Delft Way London SE22 8TR
 11 Arnhem Way London SE22 8TS
 10 Arnhem Way London SE22 8TS
 6 Delft Way London SE22 8TR
 5 Delft Way London SE22 8TR
 8 Delft Way London SE22 8TR
 7 Delft Way London SE22 8TR
 2 Arnhem Way London SE22 8TS
 8 Arnhem Way London SE22 8TS
 7 Arnhem Way London SE22 8TS
 1 Isel Way London SE22 8TT
 9 Arnhem Way London SE22 8TS
 4 Arnhem Way London SE22 8TS
 3 Arnhem Way London SE22 8TS
 6 Arnhem Way London SE22 8TS
 18 Lordship Lane London SE22 8HN
 18a Derwent Grove London SE22 8EA
 34b Lordship Lane London SE22 8HJ
 20b East Dulwich Grove London SE22 8PP
 60a East Dulwich Grove London SE22 8PS
 71 East Dulwich Grove London SE22 8PR
 Second Floor Flat A 84-90 Lordship Lane SE22 8HF
 Rear Of 96-100 Melbourne Grove SE22 8QY
 Rear Of 94 Lordship Lane SE22 8HF
 2b Jarvis Road London SE22 8RB
 Apartment 2 37 Elsie Road SE22 8DX
 Apartment 1 37 Elsie Road SE22 8DX
 Apartment 4 37 Elsie Road SE22 8DX
 Apartment 3 37 Elsie Road SE22 8DX
 Flat 1 11a Melbourne Grove SE22 8RG
 9a Melbourne Grove London SE22 8RG
 11a Hambleton Court Burrow Road SE22 8DE
 Flat 1 52 Lordship Lane SE22 8HJ
 73a East Dulwich Grove London SE22 8PR
 14 Melbourne Grove London SE22 8QZ
 Flat 2 11a Melbourne Grove SE22 8RG
 3b Melbourne Terrace Melbourne Grove SE22 8RE
 3a Melbourne Terrace Melbourne Grove SE22 8RE
 Maisonette First Floor And Second Floor 5 East Dulwich Grove SE22 8PW
 4 Jarvis Road London SE22 8RB
 Ground Floor Flat 5 East Dulwich Grove SE22 8PW
 Flat 2 38 East Dulwich Grove SE22 8PP
 Flat 1 38 East Dulwich Grove SE22 8PP
 Flat 3 38 East Dulwich Grove SE22 8PP
 First Floor Flat 94 Lordship Lane SE22 8HF
 76 Lordship Lane London SE22 8HH
 28 Grove Vale London SE22 8EF
 18 Melbourne Grove London SE22 8RA
 68 Lordship Lane London SE22 8HQ
 2 Abbotswood Road London SE22 8DL
 3 Jarvis Road London SE22 8RB
 98 Grove Vale London SE22 8DS
 103c East Dulwich Grove London SE22 8PU
 102 Grove Vale London SE22 8DR
 62 Grove Vale London SE22 8DT
 66 Grove Vale London SE22 8DT
 106 Grove Vale London SE22 8DR
 104 Grove Vale London SE22 8DR
 58 Grove Vale London SE22 8DT
 56 Grove Vale London SE22 8DT
 Flat 3 74 East Dulwich Grove SE22 8TW
 Flat 2 74 East Dulwich Grove SE22 8TW

30 Trossachs Road London SE22 8PY
 3 Trossachs Road London SE22 8PY
 32 Trossachs Road London SE22 8PY
 31 Trossachs Road London SE22 8PY
 25 Trossachs Road London SE22 8PY
 24 Trossachs Road London SE22 8PY
 28 Trossachs Road London SE22 8PY
 26 Trossachs Road London SE22 8PY
 33 Trossachs Road London SE22 8PY
 6 Trossachs Road London SE22 8PY
 4 Trossachs Road London SE22 8PY
 8 Trossachs Road London SE22 8PY
 7 Trossachs Road London SE22 8PY
 35 Trossachs Road London SE22 8PY
 34 Trossachs Road London SE22 8PY
 38 Trossachs Road London SE22 8PY
 36 Trossachs Road London SE22 8PY
 15 Tarbert Road London SE22 8QB
 13 Tarbert Road London SE22 8QB
 17 Tarbert Road London SE22 8QB
 16 Tarbert Road London SE22 8QB
 1 Tarbert Road London SE22 8QB
 11 Tarbert Road London SE22 8QB
 18 Tarbert Road London SE22 8QB
 30 Tarbert Road London SE22 8QB
 2 Tarbert Road London SE22 8QB
 20 Tarbert Road London SE22 8QB
 41 Glengarry Road London SE22 8QA
 39 Glengarry Road London SE22 8QA
 45 Glengarry Road London SE22 8QA
 43 Glengarry Road London SE22 8QA
 6 Glengarry Road London SE22 8PZ
 4 Glengarry Road London SE22 8PZ
 37 Glengarry Road London SE22 8QA
 9 Glengarry Road London SE22 8PZ
 47 Glengarry Road London SE22 8QA
 87 Glengarry Road London SE22 8QA
 93 Glengarry Road London SE22 8QA
 59 Glengarry Road London SE22 8QA
 51 Glengarry Road London SE22 8QA
 73 Glengarry Road London SE22 8QA
 23 Trossachs Road London SE22 8PY
 18 Matham Grove London SE22 8PN
 13 Matham Grove London SE22 8PN
 39 Abbotswood Road London SE22 8DJ
 37 Abbotswood Road London SE22 8DJ
 39 Hambledon Court Burrow Road SE22 8EJ
 38 Hambledon Court Burrow Road SE22 8EJ
 31 Abbotswood Road London SE22 8DJ

 40 Hambledon Court Burrow Road SE22 8EJ
 41 Abbotswood Road London SE22 8DJ
 53 Abbotswood Road London SE22 8DJ
 51 Abbotswood Road London SE22 8DJ
 60b Grove Vale London SE22 8DT

 55 Abbotswood Road London SE22 8DJ
 45 Abbotswood Road London SE22 8DJ
 43 Abbotswood Road London SE22 8DJ
 49 Abbotswood Road London SE22 8DJ
 47 Abbotswood Road London SE22 8DJ
 26 Hambledon Court Burrow Road SE22 8EJ
 25 Hambledon Court Burrow Road SE22 8EJ
 28 Hambledon Court Burrow Road SE22 8EJ
 27 Hambledon Court Burrow Road SE22 8EJ
 22 Hambledon Court Burrow Road SE22 8EJ
 21 Hambledon Court Burrow Road SE22 8EJ
 24 Hambledon Court Burrow Road SE22 8EJ
 23 Hambledon Court Burrow Road SE22 8EJ
 29 Hambledon Court Burrow Road SE22 8EJ

 35 Hambledon Court Burrow Road SE22 8EJ
 34 Hambledon Court Burrow Road SE22 8EJ
 37 Hambledon Court Burrow Road SE22 8EJ
 36 Hambledon Court Burrow Road SE22 8EJ

 Flat 2 1 East Dulwich Grove SE22 8PW
 Flat 1 1 East Dulwich Grove SE22 8PW
 Flat 1 107 East Dulwich Grove SE22 8PU
 Flat 2 52 Lordship Lane SE22 8HJ
 Flat 1 74 East Dulwich Grove SE22 8TW
 Flat 2 107 East Dulwich Grove SE22 8PU
 Flat 3 1 East Dulwich Grove SE22 8PW
 30 Ashbourne Grove London SE22 8RL
 28 Ashbourne Grove London SE22 8RL
 36 Ashbourne Grove London SE22 8RL
 32 Ashbourne Grove London SE22 8RL
 5 Arnhem Way London SE22 8TS
 26 East Dulwich Grove London SE22 8PP
 12a Trossachs Road London SE22 8PY
 27a Trossachs Road London SE22 8PY
 16a Trossachs Road London SE22 8PY
 9b Thorncombe Road London SE22 8PX
 9a Thorncombe Road London SE22 8PX
 1b Trossachs Road London SE22 8PY
 1a Trossachs Road London SE22 8PY
 15a Glengarry Road London SE22 8PZ
 14b Glengarry Road London SE22 8PZ
 22a Glengarry Road London SE22 8PZ
 15b Glengarry Road London SE22 8PZ
 5a Trossachs Road London SE22 8PY
 29a Trossachs Road London SE22 8PY
 14a Glengarry Road London SE22 8PZ
 43a East Dulwich Grove London SE22 8PW
 29 East Dulwich Grove London SE22 8PW
 43c East Dulwich Grove London SE22 8PW
 43b East Dulwich Grove London SE22 8PW
 23 East Dulwich Grove London SE22 8PW
 21 East Dulwich Grove London SE22 8PW
 27 East Dulwich Grove London SE22 8PW
 25 East Dulwich Grove London SE22 8PW
 45a East Dulwich Grove London SE22 8PW
 9b East Dulwich Grove London SE22 8PW
 9a East Dulwich Grove London SE22 8PW
 7b Thorncombe Road London SE22 8PX
 7a Thorncombe Road London SE22 8PX
 45c East Dulwich Grove London SE22 8PW
 45b East Dulwich Grove London SE22 8PW
 7 East Dulwich Grove London SE22 8PW
 55b Glengarry Road London SE22 8QA
 55a Glengarry Road London SE22 8QA
 57b Glengarry Road London SE22 8QA
 31 East Dulwich Grove London SE22 8PW
 Flat B 16 Melbourne Grove SE22 8QZ
 Goose Green Primary School Tintagel Crescent SE22 8HG
 Jags Sports Club Red Post Hill SE24 9JN
 Flat Above 46 Grove Vale SE22 8DY
 Flat A 16 Melbourne Grove SE22 8QZ
 2a Melbourne Grove London SE22 8PL
 Cluster Flat 112 To117 Block B 72 Grove Vale SE22 8DT
 Ground Floor Front 123 East Dulwich Grove SE22 8PU
 Second Floor Flat 123 East Dulwich Grove SE22 8PU
 First Floor Front 123 East Dulwich Grove SE22 8PU
 Ground Floor Rear 123 East Dulwich Grove SE22 8PU
 Flat 8 36 East Dulwich Grove SE22 8PP
 Flat 7 36 East Dulwich Grove SE22 8PP
 Flat 56 Grove Vale SE22 8DT
 1-3 Melbourne Terrace Melbourne Grove SE22 8RE
 First Floor Rear 123 East Dulwich Grove SE22 8PU
 Mezzanine Unit 6 1 Zenoria Street SE22 8HP
 Ground Floor Rear Unit 5 1 Zenoria Street SE22 8HP
 14c Melbourne Grove London SE22 8QZ
 Flat A 6 Ashbourne Grove SE22 8RL
 Ground Floor Trading Hall Unit 2 1 Zenoria Street SE22 8HP
 Ground Floor Front Unit 1 1 Zenoria Street SE22 8HP
 Ground Floor Rear Unit 4 1 Zenoria Street SE22 8HP
 Ground Floor Rear Unit 3 1 Zenoria Street SE22 8HP
 Living Accommodation 33 East Dulwich Grove SE22 8PW

31 Hambledon Court Burrow Road SE22 8EJ
 30 Hambledon Court Burrow Road SE22 8EJ
 33 Hambledon Court Burrow Road SE22 8EJ
 32 Hambledon Court Burrow Road SE22 8EJ
 8 Shaw Road London SE22 8DP
 7 Shaw Road London SE22 8DP
 10 Shaw Road London SE22 8DP
 9 Shaw Road London SE22 8DP
 4 Shaw Road London SE22 8DP
 3 Shaw Road London SE22 8DP
 6 Shaw Road London SE22 8DP
 5 Shaw Road London SE22 8DP
 11 Shaw Road London SE22 8DP
 17 Shaw Road London SE22 8DP
 16 Shaw Road London SE22 8DP
 57 Abbotswood Road London SE22 8DJ
 12 Deventer Crescent London SE22 8TJ
 11 Deventer Crescent London SE22 8TJ
 7 Steen Way London SE22 8TH
 6 Steen Way London SE22 8TH
 9 Steen Way London SE22 8TH
 8 Steen Way London SE22 8TH
 37 Chesterfield Grove London SE22 8RP
 35 Chesterfield Grove London SE22 8RP
 41 Chesterfield Grove London SE22 8RP
 39 Chesterfield Grove London SE22 8RP
 3 Chesterfield Grove London SE22 8RP
 29 Chesterfield Grove London SE22 8RP
 33 Chesterfield Grove London SE22 8RP
 31 Chesterfield Grove London SE22 8RP
 43 Chesterfield Grove London SE22 8RP
 7 Chesterfield Grove London SE22 8RP
 51 Chesterfield Grove London SE22 8RP
 1 Steen Way London SE22 8TH
 9 Chesterfield Grove London SE22 8RP
 47 Chesterfield Grove London SE22 8RP
 45 Chesterfield Grove London SE22 8RP
 5 Chesterfield Grove London SE22 8RP
 49 Chesterfield Grove London SE22 8RP
 38 Deventer Crescent London SE22 8TJ
 36 Deventer Crescent London SE22 8TJ
 40 Deventer Crescent London SE22 8TJ
 4 Deventer Crescent London SE22 8TJ
 30 Deventer Crescent London SE22 8TJ
 3 Deventer Crescent London SE22 8TJ
 34 Deventer Crescent London SE22 8TJ
 32 Deventer Crescent London SE22 8TJ
 5 Deventer Crescent London SE22 8TJ
 10 Hilversum Crescent London SE22 8TN
 1 Hilversum Crescent London SE22 8TN
 12 Hilversum Crescent London SE22 8TN
 11 Hilversum Crescent London SE22 8TN
 7 Deventer Crescent London SE22 8TJ
 6 Deventer Crescent London SE22 8TJ
 9 Deventer Crescent London SE22 8TJ
 8 Deventer Crescent London SE22 8TJ
 18 Deventer Crescent London SE22 8TJ
 17 Deventer Crescent London SE22 8TJ
 2 Deventer Crescent London SE22 8TJ
 19 Deventer Crescent London SE22 8TJ
 17 Matham Grove London SE22 8PN
 16 Matham Grove London SE22 8PN
 21 Matham Grove London SE22 8PN
 29 Matham Grove London SE22 8PN
 28 Matham Grove London SE22 8PN
 30 Matham Grove London SE22 8PN
 24 Matham Grove London SE22 8PN
 23 Matham Grove London SE22 8PN
 26 Matham Grove London SE22 8PN
 25 Matham Grove London SE22 8PN
 25 Tintagel Crescent London SE22 8HT
 21 Tintagel Crescent London SE22 8HT
 29 Tintagel Crescent London SE22 8HT
 27 Tintagel Crescent London SE22 8HT
 17 Tintagel Crescent London SE22 8HT
 15 Tintagel Crescent London SE22 8HT
 First Floor Flat 75 East Dulwich Grove SE22 8PR
 Flat 4 36 East Dulwich Grove SE22 8PP
 Flat 3 36 East Dulwich Grove SE22 8PP
 Flat 6 36 East Dulwich Grove SE22 8PP
 Flat 5 36 East Dulwich Grove SE22 8PP
 44b Lordship Lane London SE22 8HJ
 Second Floor Flat 75 East Dulwich Grove SE22 8PR
 Flat 2 36 East Dulwich Grove SE22 8PP
 Flat 1 36 East Dulwich Grove SE22 8PP
 Flat 12 Block A 72 Grove Vale SE22 8DT
 Flat 119 Block C 72 Grove Vale SE22 8AU
 Flat 120 Block C 72 Grove Vale SE22 8AU
 Cluster Flat 12 Block C Grove Vale SE22 8DT
 Flat 110 Block C 72 Grove Vale SE22 8AU
 Cluster Flat 11 Block C Grove Vale SE22 8DT
 Flat 118 Block C 72 Grove Vale SE22 8AU
 20 Ashbourne Grove London SE22 8RL
 2 Ashbourne Grove London SE22 8RL
 26 Ashbourne Grove London SE22 8RL
 38 Ashbourne Grove London SE22 8RL
 48 Ashbourne Grove London SE22 8RL
 46 Ashbourne Grove London SE22 8RL
 52 Ashbourne Grove London SE22 8RL
 50 Ashbourne Grove London SE22 8RL
 40 Ashbourne Grove London SE22 8RL
 4 Ashbourne Grove London SE22 8RL
 44 Ashbourne Grove London SE22 8RL
 42 Ashbourne Grove London SE22 8RL
 65 Melbourne Grove London SE22 8RJ
 Flat A 69 Melbourne Grove SE22 8RJ
 67 Melbourne Grove London SE22 8RJ
 7 Tell Grove London SE22 8RH
 6 Tell Grove London SE22 8RH
 9 Tell Grove London SE22 8RH
 8 Tell Grove London SE22 8RH
 14 Ashbourne Grove London SE22 8RL
 12b Ashbourne Grove London SE22 8RL
 18 Ashbourne Grove London SE22 8RL
 16 Ashbourne Grove London SE22 8RL
 77 Melbourne Grove London SE22 8RJ
 75 Melbourne Grove London SE22 8RJ
 10 Ashbourne Grove London SE22 8RL
 83 Melbourne Grove London SE22 8RJ
 55 Ashbourne Grove London SE22 8RN
 9 Ashbourne Grove London SE22 8RN
 7 Ashbourne Grove London SE22 8RN
 5 Ashbourne Grove London SE22 8RN
 Flat A 49 Ashbourne Grove SE22 8RN
 53 Ashbourne Grove London SE22 8RN
 51 Ashbourne Grove London SE22 8RN
 1 Chesterfield Grove London SE22 8RP
 21 Chesterfield Grove London SE22 8RP
 19 Chesterfield Grove London SE22 8RP
 25 Chesterfield Grove London SE22 8RP
 23 Chesterfield Grove London SE22 8RP
 13 Chesterfield Grove London SE22 8RP
 11 Chesterfield Grove London SE22 8RP
 17 Chesterfield Grove London SE22 8RP
 15 Chesterfield Grove London SE22 8RP
 15 Ashbourne Grove London SE22 8RN
 13 Ashbourne Grove London SE22 8RN
 27a Tarbert Road London SE22 8QB
 25b Tarbert Road London SE22 8QB
 22b Tarbert Road London SE22 8QB
 22a Tarbert Road London SE22 8QB
 24a Tarbert Road London SE22 8QB
 23b Tarbert Road London SE22 8QB
 32a Tarbert Road London SE22 8QB
 31b Tarbert Road London SE22 8QB
 36a Tarbert Road London SE22 8QB
 32b Tarbert Road London SE22 8QB
 3b Tarbert Road London SE22 8QB
 3a Tarbert Road London SE22 8QB
 31a Tarbert Road London SE22 8QB
 3c Tarbert Road London SE22 8QB
 83b Glengarry Road London SE22 8QA

18 Shaw Road London SE22 8DP
 13 Shaw Road London SE22 8DP
 12 Shaw Road London SE22 8DP
 15 Shaw Road London SE22 8DP

14 Shaw Road London SE22 8DP
 83 Abbotswood Road London SE22 8DN
 82 Abbotswood Road London SE22 8DN
 85 Abbotswood Road London SE22 8DN

84 Abbotswood Road London SE22 8DN
 12b Lordship Lane London SE22 8HN
 12a Lordship Lane London SE22 8HN
 81 Abbotswood Road London SE22 8DN
 80 Abbotswood Road London SE22 8DN
 86 Abbotswood Road London SE22 8DN
 92 Abbotswood Road London SE22 8DN
 91 Abbotswood Road London SE22 8DN
 2 Shaw Road London SE22 8DP
 1 Shaw Road London SE22 8DP
 88 Abbotswood Road London SE22 8DN

87 Abbotswood Road London SE22 8DN
 90 Abbotswood Road London SE22 8DN
 89 Abbotswood Road London SE22 8DN
 20 Hambledon Court Burrow Road SE22 8EJ
 15 Burrow Road London SE22 8DU
 13 Burrow Road London SE22 8DU
 19 Burrow Road London SE22 8DU
 17 Burrow Road London SE22 8DU

4 Melbourne Terrace Melbourne Grove SE22 8RE
 The Melbourne Grove Medical Practice Melbourne Grove SE22 8QN
 11 Burrow Road London SE22 8DU
 3b Glengarry Road London SE22 8PZ
 21 Burrow Road London SE22 8DU
 33 Burrow Road London SE22 8DU
 31 Burrow Road London SE22 8DU
 37 Burrow Road London SE22 8DU
 35 Burrow Road London SE22 8DU
 25 Burrow Road London SE22 8DU
 23 Burrow Road London SE22 8DU
 29 Burrow Road London SE22 8DU
 27 Burrow Road London SE22 8DU
 9 Buxted Road London SE22 8DQ
 8 Buxted Road London SE22 8DQ
 11 Buxted Road London SE22 8DQ
 10 Buxted Road London SE22 8DQ
 5 Buxted Road London SE22 8DQ
 4 Buxted Road London SE22 8DQ
 Flat 131 Block C 72 Grove Vale SE22 8AU
 Flat 15 Block A 72 Grove Vale SE22 8DT
 Flat 14 Block A 72 Grove Vale SE22 8DT
 Flat 2 Block A 72 Grove Vale SE22 8DT
 Flat 24 Block A 72 Grove Vale SE22 8DT
 Flat 23 Block A 72 Grove Vale SE22 8DT
 Flat 29 Block B 72 Grove Vale SE22 8DT
 Flat 28 Block B 72 Grove Vale SE22 8DT
 Flat 20 Block A 72 Grove Vale SE22 8DT
 Cluster Flat 2 Block B Grove Vale SE22 8DT

75 East Dulwich Grove London SE22 8PR
 40 East Dulwich Grove London SE22 8PP
 7 Buxted Road London SE22 8DQ
 6 Buxted Road London SE22 8DQ
 12 Buxted Road London SE22 8DQ
 3 Talbot Road London SE22 8EH
 2 Talbot Road London SE22 8EH
 5 Talbot Road London SE22 8EH
 4 Talbot Road London SE22 8EH
 11b Zenoria Street London SE22 8HP
 13 Buxted Road London SE22 8DQ
 1 Talbot Road London SE22 8EH
 2 Melbourne Grove London SE22 8QZ
 8 Hambledon Court Burrow Road SE22 8EJ
 7 Hambledon Court Burrow Road SE22 8EJ

83a Glengarry Road London SE22 8QA
 85b Glengarry Road London SE22 8QA
 85a Glengarry Road London SE22 8QA
 First Floor And Part Second Floor 84-90 Lordship Lane SE22 8HF

1b-1c Melbourne Grove London SE22 8RG
 Second Floor Flat 63 Melbourne Grove SE22 8RJ
 Top Flat 5 Melbourne Grove SE22 8RG
 Upper Ground Floor Flat 64 East Dulwich Grove SE22 8PS

Flat 111 Block C 72 Grove Vale SE22 8AU
 Flat 123 Block C 72 Grove Vale SE22 8AU
 Flat 129 Block C 72 Grove Vale SE22 8AU
 Flat 128 Block C 72 Grove Vale SE22 8AU
 Flat 130 Block C 72 Grove Vale SE22 8AU
 Flat 13 Block A 72 Grove Vale SE22 8DT
 Flat 125 Block C 72 Grove Vale SE22 8AU
 Flat 124 Block C 72 Grove Vale SE22 8AU
 Flat 127 Block C 72 Grove Vale SE22 8AU
 Flat 126 Block C 72 Grove Vale SE22 8AU
 Ground Floor And First Floor Flat 42 Derwent Grove SE22 8EA

Ground Floor Flat 40 Derwent Grove SE22 8EA
 Mezzanine Flat 3 East Dulwich Grove SE22 8PW
 3c East Dulwich Grove London SE22 8PW
 Ground Floor Flat 88 Melbourne Grove SE22 8QY
 Ground Floor Flat 38 St Francis Road SE22 8DE
 Ground Floor Flat 61 Glengarry Road SE22 8QA
 Ground Floor Flat 52 Glengarry Road SE22 8QD
 Ground And Part First To Second Floor 64 Grove Vale SE22 8DT

Flat 103 Block C 72 Grove Vale SE22 8AU
 Flat 102 Block C 72 Grove Vale SE22 8AU
 Flat 11 Block A 72 Grove Vale SE22 8DT
 Flat 104 Block C 72 Grove Vale SE22 8AU
 Cluster Flat 1 Block B Grove Vale SE22 8DT
 Flat 1 Block A 72 Grove Vale SE22 8DT
 Cluster Flat 10 Block C Grove Vale SE22 8DT
 Flat 10 Block A 72 Grove Vale SE22 8DT
 Flat 39 Block B 72 Grove Vale SE22 8DT
 Flat 38 Block B 72 Grove Vale SE22 8DT
 Cluster Flat 4 Block B Grove Vale SE22 8DT
 Flat 4 Block A 72 Grove Vale SE22 8DT
 Cluster Flat 3 Block B Grove Vale SE22 8DT
 Flat 3 Block A 72 Grove Vale SE22 8DT
 Flat 37 Block B 72 Grove Vale SE22 8DT
 Flat 36 Block B 72 Grove Vale SE22 8DT
 Flat 45 Block B 72 Grove Vale SE22 8DT
 Flat 55 Block B 72 Grove Vale SE22 8DT
 Flat 54 Block B 72 Grove Vale SE22 8DT
 Flat 6 Block A 72 Grove Vale SE22 8DT
 Flat 56 Block B 72 Grove Vale SE22 8DT
 Flat 5 Block A 72 Grove Vale SE22 8DT
 Flat 46 Block B 72 Grove Vale SE22 8DT
 46b St Francis Road London SE22 8DE
 Flat 1 39a Glengarry Road SE22 8QA
 32 Glengarry Road London SE22 8QD
 Flat 1 96 Grove Vale SE22 8DT
 First To Second Floor 29b Trossachs Road SE22 8PY
 First Floor And Second Floor 28 Tarbert Road SE22 8QB

81b East Dulwich Grove London SE22 8PU
 19 Ashbourne Grove London SE22 8RN
 17 Ashbourne Grove London SE22 8RN
 6 Ashbourne Grove London SE22 8RL
 11 Ashbourne Grove London SE22 8RN
 1 Ashbourne Grove London SE22 8RN
 41 Ashbourne Grove London SE22 8RN
 35 Ashbourne Grove London SE22 8RN
 47 Ashbourne Grove London SE22 8RN
 43 Ashbourne Grove London SE22 8RN
 25 Ashbourne Grove London SE22 8RN
 3 Ashbourne Grove London SE22 8RN
 82 Lordship Lane London SE22 8HF
 78 Lordship Lane London SE22 8HF
 32 Lordship Lane London SE22 8HJ

10 Hambledon Court Burrow Road SE22 8EJ
 9 Hambledon Court Burrow Road SE22 8EJ
 4 Hambledon Court Burrow Road SE22 8EJ
 3 Hambledon Court Burrow Road SE22 8EJ
 6 Hambledon Court Burrow Road SE22 8EJ
 5 Hambledon Court Burrow Road SE22 8EJ
 11 Hambledon Court Burrow Road SE22 8EJ
 17 Hambledon Court Burrow Road SE22 8EJ
 16 Hambledon Court Burrow Road SE22 8EJ
 19 Hambledon Court Burrow Road SE22 8EJ
 18 Hambledon Court Burrow Road SE22 8EJ
 13 Hambledon Court Burrow Road SE22 8EJ
 12 Hambledon Court Burrow Road SE22 8EJ
 15 Hambledon Court Burrow Road SE22 8EJ
 14 Hambledon Court Burrow Road SE22 8EJ
 49 Burrow Road London SE22 8DU
 47 Burrow Road London SE22 8DU
 53 Burrow Road London SE22 8DU
 51 Burrow Road London SE22 8DU
 41 Burrow Road London SE22 8DU
 39 Burrow Road London SE22 8DU
 45 Burrow Road London SE22 8DU
 43 Burrow Road London SE22 8DU
 55 Burrow Road London SE22 8DU
 21b Derwent Grove London SE22 8DZ
 Flat B 49 Ashbourne Grove SE22 8RN
 2 Hambledon Court Burrow Road SE22 8EJ
 1 Hambledon Court Burrow Road SE22 8EJ
 Flat B 69 Melbourne Grove SE22 8RJ
 57 Burrow Road London SE22 8DU
 22 Ashbourne Grove London SE22 8RL
 Flat C 69 Melbourne Grove SE22 8RJ
 Flat 22 Block A 72 Grove Vale SE22 8DT
 Flat 21 Block A 72 Grove Vale SE22 8DT
 Ground Floor And First Floor Flat 30 Derwent Grove SE22 8EA
 11 Nimegan Way London SE22 8TL
 9 Nimegan Way London SE22 8TL
 15 Nimegan Way London SE22 8TL
 26 Lordship Lane London SE22 8HJ
 6 Grove Vale London SE22 8EF
 4 Grove Vale London SE22 8EF
 74 Lordship Lane London SE22 8HF
 8-16 Grove Vale London SE22 8EF
 34 Lordship Lane London SE22 8HJ
 52 Lordship Lane London SE22 8HJ
 48 Lordship Lane London SE22 8HJ
 16 Lordship Lane London SE22 8HN
 54 Lordship Lane London SE22 8HJ
 36-38 Lordship Lane London SE22 8HJ
 36a Lordship Lane London SE22 8HJ
 44 Lordship Lane London SE22 8HJ
 40 Lordship Lane London SE22 8HJ
 48 Derwent Grove London SE22 8EA
 46 Derwent Grove London SE22 8EA
 34 Derwent Grove London SE22 8EA
 52 Derwent Grove London SE22 8EA
 2 Grove Vale London SE22 8EF
 3 Railway Rise London SE22 8EE
 26 Grove Vale London SE22 8EF
 24 Grove Vale London SE22 8EF
 8 Derwent Grove London SE22 8EA
 6 Derwent Grove London SE22 8EA
 2 Railway Rise London SE22 8EE
 1 Railway Rise London SE22 8EE
 11 Oxonian Street London SE22 8HR
 1 Oxonian Street London SE22 8HR
 15 Oxonian Street London SE22 8HR
 13 Oxonian Street London SE22 8HR
 9 Zenoria Street London SE22 8HP
 8 Zenoria Street London SE22 8HP
 21 Thorncombe Road London SE22 8PX
 19 Thorncombe Road London SE22 8PX
 1 Thorncombe Road London SE22 8PX
 9 Matham Grove London SE22 8PN
 13 Thorncombe Road London SE22 8PX
 11a Thorncombe Road London SE22 8PX
 By Email

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

Flood and Drainage Team

Statutory and non-statutory organisations

Environment Agency

Historic England

London Fire and Emergency Planning Authority

London Underground Limited

Metropolitan Police Service (Designing out Crime)

Natural England - London Region and South East Region

Network Rail (Planning)

Thames Water - Development Planning

Neighbours and local groups

By Email

22a/B Melbourne Grove London SE22 8QZ

30 Melbourne Grove London SE22 8QZ

38 Melbourne Grove London SE22 8QZ

50 Glengarry Road London SE22 8QD

6 St Barnabas Close London SE22 8UA

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr. Mark Tribe Lift Co.	Reg. Number	16/AP/2747
Application Type	Full Planning Permission	Case Number	TP/2120-B
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a health centre within a part 2, part 3-storey building to accommodate medical services and related uses (Use Class D1), access, parking and servicing areas, hard and soft landscaping and associated groundworks.

At: DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON, SE22 8PT

In accordance with application received on 05/07/2016

and Applicant's Drawing Nos.

Site Location Plan:

2648-MPA-00-XX-DR-AR-00001 Rev A

Existing Plans:

2648-MPA-00-XX-DR-AR-00050 and 02059P_TCP_01 Rev A

Proposed Plans:

2648-MPA-00-XX-DR-AR-01000, 2648-MPA-00-ZZ-DR-AR-04001, 2648-MPA-00-ZZ-DR-AR-04002 Rev A, 2648-MPA-00-ZZ-DR-AR-05100, 2648-MPA-00-ZZ-DR-AR-05101, 2648-MPA-00-ZZ-DR-AR-05102, 2648-MPA-00-ZZ-DR-AR-05103, 2648-MPA-00-ZZ-DR-AR-06101, D2393 L.001 Rev C, D2393 L.100 Rev E, D2393 L.101 Rev F, D2393 L.102 Rev C, D2393 L.300 Rev C, D2393 L.400 Rev B, D2393 L.401 Rev B, D2393 L.410 Rev B, D2393 L.411 Rev B and D2393 L.600 Rev C

Other Documents:

BS5837 Arboricultural Impact Assessment 02059Rv2 June 2016

Transport Assessment 617191 – 2016.901 Rev Final-V1 29 June 2016

Travel Plan 617191 - 2016.902 Rev Final V0 June 2016

Ecological Appraisal June 2016

Environmental Noise Report 1012345-RPT-AS-002 Rev C 14/09/2016

Energy and Sustainability Statement 1012345-RPT-002 rev C 14/09/3016

BRUKL Output Document Thu Jun 09 09:52:52 2016

BRUKL Output Document Wed Jun 08 18:23:15 2016

Ventilation & Extract Statement 1012345-RPT-00006 23/06/2016

Statement of Community Engagement June 2016

Flood Risk Assessment and Drainage Statement 16428 Version 2 June 2016

UXO Desktop Survey July 2016

Construction Management Plan Issue 01 23/06/16

Servicing and Refuse Management Plan July 2016

BREEAM 2014 UK New Construction Pre-Assessment Project Number: 60485157 June 2016

Lighting Assessment Report 1012345-RPT-009 30/06/2016

DESK STUDY & GROUND INVESTIGATION REPORT J15081 May 2016

Landscape Outline Specification D2393-SP001 B 29.06.16

Planning, Design and Access Statement July 2016

Reptile Survey July 2016

Bat Emergence Survey (Phase 2 Survey) July 2016

Air Quality Assessment J2622/1/F1 24 August 2016
 District Heating Feasibility 2016/09/20
 Sustainability statement dated September 23rd 2016.

Subject to the following thirty-five conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

2648-MPA-00-XX-DR-AR-01000, 2648-MPA-00-ZZ-DR-AR-04001, 2648-MPA-00-ZZ-DR-AR-04002 Rev A, 2648-MPA-00-ZZ-DR-AR-05100, 2648-MPA-00-ZZ-DR-AR-05101, 2648-MPA-00-ZZ-DR-AR-05102, 2648-MPA-00-ZZ-DR-AR-05103, 2648-MPA-00-ZZ-DR-AR-06101, D2393 L.001 Rev C, D2393 L.100 Rev E, D2393 L.101 Rev F, D2393 L.102 Rev C, D2393 L.300 Rev C, D2393 L.400 Rev B, D2393 L.401 Rev B, D2393 L.410 Rev B, D2393 L.411 Rev B and D2393 L.600 Rev C

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

3 Tree Planting

Prior to works commencing, full details of all proposed planting of 27 trees shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

4 Sustainable Drainage Systems

No below grade works shall commence until details of a surface water drainage scheme that achieves a reduction in surface water run-off of a minimum of 50% of the existing brownfield run-off rates for storm events up to a 1% Annual Exceedance Probability (AEP), has been submitted to and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (SFRA), the London Plan (2011). The SuDS hierarchy within the London Plan should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source. The development shall be carried out in accordance with the details thereby approved, and no infiltration works shall be carried out until permeability tests have been undertaken to demonstrate that this would be suitable for the site,

including with regard to contamination.

Reason

To minimise the potential for the site to contribute to surface water flooding in accordance with The National Planning Policy Framework 2012, policy 5.13 'Sustainable drainage' of the London Plan (2016), Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

5 Construction Environmental Management Plan (CEMP)

No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be designed with regard to proposals for a school on the adjoining site and oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter automated noise and dust monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- To follow current best construction practice, including the following:-
- Southwark Council's Technical Guide for Demolition & Construction at <http://beta.southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
- S61 of Control of Pollution Act 1974,
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended,
- The Party Wall Act 1996
- Relevant CIRIA practice notes, and
- BRE practice notes.
- Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

6 Arboricultural Impacts Assessment

Prior to works commencing, including any demolition, an Arboricultural Impacts Assessment including an Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any

demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which all retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

7 Overheating

Prior to any works above grade, the developer will submit to the local planning authority for approval in writing (in consultation with the GLA) an overheating assessment using dynamic thermal modelling to demonstrate compliance with the CIBSE overheating criteria. Details will be provided of any mitigation measures that will be installed in order to reduce the risk of overheating to residential units to an acceptable level. The development shall be carried out in accordance with the approved details.'

Reason

In order to ensure that residential accommodation is of sufficient quality and that the risk of overheating is satisfactorily addressed in accordance with London Plan Policies 5.2 and 5.9, Core Strategy Strategic Policy 12 and saved Southwark Plan policy 4.2 and guidance in the National Planning Policy Framework.

8 Notwithstanding the details shown on the approved plans, revised tracking diagrams showing how the MRI scanner would manoeuvre within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that there would be adequate on-site manoeuvring space, in accordance with saved policy 5.2 'Transport impacts' of the Southwark Plan (2007).

9 Prior to the commencement of above grade works detailed drawings (scale 1:5) through the following shall be submitted to and approved in writing by the Local Planning Authority.

a) Parapets and roof edges;

- b) Heads, cills and jambs of all openings;
- c) Elevations of the substation (scale 1:100);
- d) Details of the works to the retained railings along East Dulwich Grove

The development shall be carried out in accordance with the details thereby approved.

Reason

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with saved Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 10 Prior to the commencement of above grade works, a detailed access strategy for the health centre including routes to local bus stops and shops / services would be accessible to staff and patients with disabilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved prior to the first use of the space.

Reason:

To ensure that the site would be accessible for staff and pupils with disabilities, in accordance with policy 7.2 'An inclusive environment' of the London Plan (2016).

- 11 **Bird and Bat Nesting Features**

Details of bird and bat nesting boxes/bricks/tubes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works.

No less than 5 bird nesting boxes/bricks, and 5 bat nesting boxes/brick/tubes shall be provided and the details shall include the exact location, specification and design of the habitats. They shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and strictly in accordance with the details so approved. They shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2016, saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 12 **Visibility Splays**

Prior to the commencement of above grade works, detailed drawings of the visibility splays at the vehicular access into the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason:

In the interests of highway safety, including pedestrians and cyclists, in accordance with saved policy 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan (2007).

- 13 **Hard and Soft Landscaping**

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping) and including the physic garden shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance

Recommendations for maintenance of soft landscape (other than amenity turf).

New tree planting in hard surfacing including car parking must provide sufficient soil volumes via Silvacell/Stratacell systems combined with SUDs where appropriate;
 A revised planting schedule with confirmed total stem girths, container stock including species such as Platanus, Tilia, Quercus, Ligustrum, Alnus, Celtis, Sophora and Paulownia shall be provided;
 Maintenance details to ensure successful establishment over 24-36 months shall be provided;
 Sample details of surface materials and boundary treatments shall be provided; and
 Planting cross sections (avoiding the use of grills) shall be provided.
 For the physic garden the following shall be provided: Details of planters,- Cross sections,- Surfacing materials of any hard landscaped areas,- Maintenance regime.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

14 Materials

Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

15 BREEAM

a) Before any fit out works begin, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

b) Within 3 months of occupation a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

16 Biodiverse Roof

Before any above grade work hereby authorised begins, details of a biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with agreed plans; and

planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark

Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2016, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

17 a) Prior to the occupation of the development, details to demonstrate that it has achieved or is on course to achieve secure by design certification shall be submitted to and approved in writing by the Local Planning Authority.

b) Within three months of the occupation of the development details of Secure by Design for the development shall be submitted to the Local Planning Authority for approval in writing.

Reason

To ensure a safe and secure development, in accordance with saved policy 3.14 'Designing out crime' of the Southwark Plan (2007).

18 **Community Use**

Within 3 months of occupation of the development, details of a community use agreement setting out which facilities would be available for public use, details of pricing policy, hours of use, access by non-health care establishment users, management responsibilities and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. The centre shall thereafter be used in accordance with the details thereby approved.

Reason

To secure well managed, safe community access to the building, in accordance with saved policy 2.2 'Provision of New Community Facilities' of the Southwark Plan (2007).

19 **Travel Plan**

a) Before the first occupation of the Health Centre hereby permitted commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including patients, staff and visitors.

b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

20 **Car Parking**

Before the first occupation of the development the car parking shown on the drawings hereby approved, or approved subsequently in accordance with any condition of this permission, shall be made available, and retained for the purposes of car parking for the users of the Health Centre. 20% of the parking spaces will have electric vehicle charging points and 20% will have passive, electric vehicle charging points.

Reason

To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies

3.2 Protection of Amenity, Policy 5.2 Transport Impacts and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

21 Cycle Storage

Before the first occupation of the Health Centre the cycle storage facilities as shown on the approved drawings shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

22 Refuse Storage

Before the first occupation of the Health Centre hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

23 Servicing and Parking Management Plan

Before the first occupation of the development hereby permitted a Servicing and Parking Management Plan detailing how all elements of the site are to be trafficked and serviced shall be submitted to and approved by the LPA. The servicing and traffic management of the development shall be carried out in accordance with the approval given and the Management Plan shall remain extant for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 24 In the event that a controlled parking zone is implemented in the area, no employees at the health centre, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit to park within the controlled parking zone.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 25 Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012).

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

26 Carbon Dioxide Reduction

The development hereby permitted shall be constructed to achieve at least a 35% carbon saving against the 2013 Building Regulations.

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2016 (Minimising carbon dioxide emissions).

27 Servicing Hours

Any deliveries or collections, including waste collections to the health centre shall only be made between the following hours: 0800-2000 Monday - Friday and 0900-1300 on Saturdays. The Jarvis Road vehicular access shall be for emergency vehicles only and no servicing vehicles shall use this access.

Reason

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

28 Plant Noise

The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, .Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

29 Hours of Use

The use hereby permitted for a Health Centre (with the exception of any out-of-hours GP service) shall not be carried on outside of the hours of 6.30am to 11.30pm daily.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

30 Restriction on Use

Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the use hereby permitted shall only be as a Health Centre.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

31 Ecology and Biodiversity

The development shall be carried out in accordance with the recommendations in the Biodiversity survey and report dated July 2016, Reptile survey dated July 2016 and Bat emergence survey dated July 2016.

Reason:

In the interests of biodiversity and protecting wildlife, in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan (2007).

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 32 The development shall be carried out in accordance with the recommendations of the Land Contamination Assessment dated July 2016. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority (LPA) for a remediation strategy detailing how the unsuspected contamination shall be addressed. The remediation strategy shall be implemented as approved,

verified and reported to the satisfaction of the LPA.

Reason

There is always the potential for unexpected contamination to be identified during development ground works. The Environment Agency and Environmental Protection Team shall be consulted should any further contamination be identified.

- 33 No accident or emergency facility shall be operated from the health centre hereby permitted.

Reason:

The use of the building for accident and emergency purposes could have amenity and transport impacts which would require detailed consideration and a new planning application.

- 34 Infiltration of Surface Water

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

- 35 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise any risk to ground water, the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

To prevent any contamination of ground water or damage to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. You are advised to contact the Environment Agency and Thames Water Developer Services (on 0800 3921) to discuss these requirements.

Statement of positive and proactive action in dealing with the application

The applicant has engaged in pre-application discussions. The application was determined in a timely manner.

Informatives

1 Environmental parameters for construction - informative

Parameter	Trigger (Amber)	Action (Red)
Environmental Noise Unit - dB(A)	75 dB(A) Laeq 5min (short term) 70 dB(A) Laeq 10hr (daily)	80 dB(A) Laeq 5min (short term) 75 dB(A) Laeq 10hr (daily)
Environmental Dust Units - PM10	200ug/m-3 15 min	250ug/m-3 15min
Vibration	1mm/sPPV for occupied residential and educational buildings 3mm/sPPV for occupied commercial premises where work is not of a especially vibration sensitive nature or for potentially vulnerable unoccupied buildings 5mm/sPPV for other unoccupied buildings	
Hoardings	Min height 2.3m Min density 7kg/m2	

2 Air Quality - informative

The air quality at this location is below current legal guidance for parts of the site. It is recommended that any external doors are fitted with automatic closers and that any air being brought into the building for ventilation purposes is pulled from the rear of the building, not the facade facing East Dulwich Grove.

Vegetation works (tree or hedge cutting) should avoid the bird nesting season which is between February and August.

4 Thames Water informative:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.



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Item No. 11.2	Classification: Open	Date: 11 October 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Council's own development Application 16/AP/2740 for: Full Planning Permission Address: DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON SE22 8PT Proposal: Demolition of existing ward buildings and nurses accommodation and development of site to provide a new secondary school within the retained and refurbished 'chateau' building fronting East Dulwich Grove and in a series of new buildings and extensions up to 5 storeys high, comprising teaching and administration spaces, dining and indoor sports hall, multi-use games area, accesses, car parking and servicing areas and landscaping (Use Class D1).		
Ward(s) or groups affected:	East Dulwich		
From:	Director of Planning		
Application Start Date 12/07/2016		Application Expiry Date 11/10/2016	
Earliest Decision Date 18/08/2016		Planning Performance Agreement Date: 31/10/2016	

RECOMMENDATION

1. That planning permission be granted subject to conditions and following referral of the application to the Greater London Authority (GLA).

BACKGROUND INFORMATION

Site location and description

2. This application relates to 2.1 hectares (ha) of the Dulwich Hospital site. Dulwich Hospital is located on East Dulwich Grove and occupies a total area of 2.8 ha. It comprises hospital buildings constructed during the 1880s centred around the 'chateau', with 3-storey wings (formerly used as wards) adjoining it to the south-west. The ward buildings used to be mirrored on the north-eastern part of the site but were demolished in 2007 when some of the hospital services relocated to Kings College Hospital in Denmark Hill. There are two buildings on the south-western most part of the site which were formerly used as nurses' accommodation and are also vacant and boarded up, and a porter's lodge in front of the Chateau. There are many trees on the site including along the East Dulwich Grove frontage, most of which are covered by Tree Preservation Order (TPO) number 216.
3. The hospital offers a range of services and can accommodate up to 85 patients, although no patients stay overnight. There are currently 300 staff at the hospital, 200

of which are peripatetic clinical and support staff who use the site as a touch down space for their administration work.

4. Vehicular and pedestrian access to the hospital is from East Dulwich Grove, next to the porter's lodge. There are two further vehicular access points from this road either side of the chateau, although they have not been used for some time. There is another access from Jarvis Road which is a very short road of approximately 34m in length leading off Melbourne Grove, and this access has also been disused for some time.
5. The surrounding area is predominantly residential, consisting of 2 to 3 storey dwellings. There is a railway line and builders' merchants to the north-east and north-west of the site, Melbourne Grove and Jarvis Road are to the east, and East Dulwich Grove and St Barnabas Close are to the south and west. There are shops and other commercial/community uses along the northern part of Melbourne Grove and on the opposite side of East Dulwich Grove.
6. This report should be read in conjunction with an associated application for the erection of a new health centre on the eastern side of the wider hospital site, which appears as item 11.1 on the committee agenda (reference: 16/AP/2747).

Details of proposal

7. The redevelopment of the entire Dulwich Hospital site is subject to two separate planning applications, one for a new secondary school and the other for a new health centre. The redevelopment has been considered holistically however, and although different architects are working on each of the applications, they have worked collaboratively within an overall master plan for the wider site which has been developed by an urban designer/landscape architect. The transport and environmental impacts have predominantly been assessed by joint consultants, in order to understand the cumulative impacts of both proposals.
8. This application has been submitted by the council's regeneration division which sits in the chief executive's department, and is for the erection of a new secondary school and associated facilities. It would be a co-educational school which would accommodate up to 1,680 pupils aged 11 to 18 including a sixth form of up to 480 pupils, together with 183 staff. It would be the sister school to the existing Charter School in Red Post Hill and would serve children from East Dulwich and South Camberwell; the school would be known as The Charter School East Dulwich and would be operated by the Charter Schools Educational Trust.
9. Under the government's free school programme the Education Funding Agency (EFA) purchased three land parcels within the site from the NHS in order to accommodate the new school; the council has been appointed by the EFA to project manage the delivery of the school and would contribute £5m towards it. Land parcel 1 is located on the north-eastern part of the site next to Jarvis Road and is currently vacant; parcel 2 is located on the western part of the site fronting East Dulwich Grove and adjoining St Barnabas Close and contains the two vacant blocks of nurses' accommodation; parcel 3 contains the chateau and ward buildings. These land parcels would be leased to the Charter School East Dulwich and the remaining parcel (parcel 4) which is vacant and located on the north-eastern part of the site has been retained by the NHS in order to deliver a new health centre; this is subject to a separate planning application which appears as item 11.1 on the committee agenda (reference: 16/AP/2747).



10. The Charter School East Dulwich opened in September this year, in temporary accommodation on Southampton Way. It opened as a four-form entry (4FE) school comprising 120 year 7 pupils and will operate from that site for a period of two years. After this in September 2018 and subject to planning permission being granted, the pupils would relocate to the new school at the application site and the projected pupil enrolment is set out below. The school would reach full capacity by September 2027.

Year Group	Sept 2016	Sept 2017	Sept 2018	Sept 2019	Sept 2020	Sept 2021	Sept 2022	Sept 2023	Sept 2024	Sept 2025	Sept 2026	Sept 2027
	At LeSoCo site		At Dulwich Hospital Site									
Year 7	120	120	180	180	180	240	240	240	240	240	240	240
Year 8		120	120	180	180	180	240	240	240	240	240	240
Year 9			120	120	180	180	180	240	240	240	240	240
Year 10				120	120	180	180	180	240	240	240	240
Year 11					120	120	180	180	180	240	240	240
Year 12*			60	60	120*	120*	120*	180*	180*	180*	240*	240*
Year 13*				60	60	120*	120*	120*	180*	180*	180*	240*
Total	120	240	480	720	960	1140	1260	1380	1500	1560	1620	1680
Yearly Increase	120	120	240	240	240	180	120	120	120	60	60	60
Staff Nos	18	35	55	91	128	139	150	161	171	175	179	183

*Assumes 100% of pupils will continue through to Sixth Form. Current rate at existing TCS = 70%

11. The chateau, porter's lodge, gates and railings to the front of the site and a war memorial in front of the chateau would be retained, and the ward buildings, access galleries and two blocks of nurses' accommodation would be demolished. The school would comprise four buildings, three of which would be new buildings and the fourth the retained chateau.

The chateau and block D

12. The chateau would be the main point of arrival for staff and visitors to the school and would be converted to provide a reception and administrative area, staff room, music classrooms, a learning resource centre and a 6th form study area. The existing vehicular access would be retained and would lead to 20 staff parking spaces, and the

existing pedestrian gate widened to provide pupil access either into the chateau, or to the other school buildings via a pathway to the east of the chateau.

13. Block D would be an extension to the chateau, attached to its north-western corner. It would measure 8.8m high adjoining the chateau, increasing to 10m high on account of a change in ground levels. It would be constructed of red brick at ground floor level and 'feathered' brickwork above, with aluminium windows and doors. It would provide a double height school hall, a drama studio, 6th form social space and storage at ground floor level, with a small area of additional storage at mezzanine level. The rear of the chateau and the eastern elevation of block D would open out onto an external landscaped square which would become the heart of the new school. Three multi-use games areas (MUGAs) would be provided to the west of the chateau and block D and would be enclosed by 3m high mesh fencing.

Block AB

14. This would be the main teaching block for the school and would be located along the north-eastern boundary of the site next to the railway line and builder's merchants. It would be approximately 100m in length and predominantly 4-storeys high, with a 5th storey element at its western end furthest away from Jarvis Road. It would have a flat roof and would measure a maximum of 22m high. The building would be constructed of red brick and render, with aluminium windows and doors and it would provide design technology studios, a seminar room, 6th form room and ancillary facilities at ground floor level, and classrooms and science laboratories on the upper floors which would be accessible by lift. There would be two accessible parking spaces outside this block next to the Jarvis Road access. This access would be for pedestrians, cyclists and servicing, and would also provide pedestrian, cyclist and emergency vehicle access to the proposed health centre.

Block C

15. This would be the sports and dining hall for the school and would be located on the south-western part of the site next to St Barnabas Close. It would comprise a reception area, changing rooms, plant area, school kitchen and canteen at ground floor level, with the dining area facing onto a landscaped area and MUGAs beyond. At first floor level there would be a double height sports hall, activity studio and storage areas, all accessible by lift. This building would measure 52.7m long facing St Barnabas Close and the central section of the building above the sports hall would be higher than the sections at either end. It would have a flat roof and would measure a minimum of 12.3m and a maximum of 14.3m high from St Barnabas Close. The building would be constructed of red brick and render, with aluminium windows and doors. There would be a servicing area in front of this building fronting East Dulwich Grove and one accessible parking space outside the block.



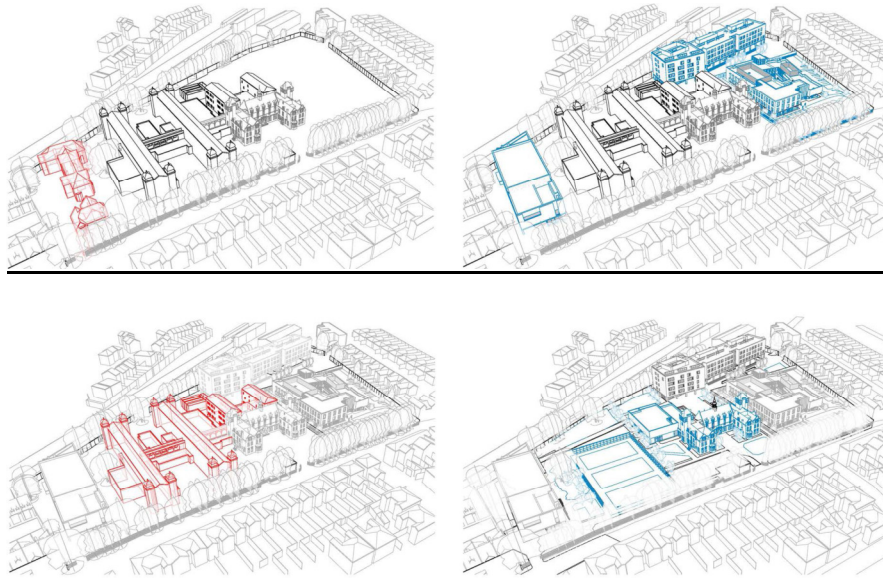
16. The new school would be delivered in two phases as follows:

Phase 1

17. Demolition of the existing nurses' accommodation would take place in April 2017, followed by the construction of blocks AB and C which would be completed by September 2018. This would be carried out in tandem with the construction of the proposed health centre on land parcel 4 which would be completed by 2018.

Phase 2

18. Demolition of the ward buildings adjoining the chateau would take place post April 2020 when the replacement health centre would be operational. Refurbishment of the chateau and construction of the parking in front of it, together with block D, the MUGAs and the provision of landscaping would then commence and would be completed by September 2022.



Planning history

19. 02/AP/0225 - Construction of a single-storey front extension to create a new reception area and waiting room for Dulwich Primary Care Centre. Planning permission was GRANTED in 2002.

20. 03/AP/2399 – The erection of a part two, part three-storey building to provide accommodation for the Dulwich Primary Care Centre, out of hours facilities for doctors on call, nursing and social work, GP diagnostic and treatment services, dental facilities, dialysis unit and office accommodation together with the reorganisation of the car parking area, widening of existing vehicular access and provision of a new pedestrian access. Planning permission was GRANTED in May 2003.
21. 05-AP-1410 – Demolition of 'West Home and 'Roberts House' building, and construction of a new temporary satellite dialysis unit building and associated car parking and landscaping, and 3 temporary plant units within existing hospital buildings. Planning permission was GRANTED in 2006.
22. 06-AP-1286 - Use of vacant staff therapy building to provide new renal dialysis unit on the ground floor with ancillary offices on the first floor, enclosure of gap at ground and first floors between the buildings to provide internal link together with elevational alterations and new access ramp. Planning permission was GRANTED on 07/09/2006.
23. 09/AP/1696 Application type: Full Planning Permission (FUL) Widening of an existing pedestrian access and construction of a new pedestrian access at hospital entrance with new access ramps and associated railings at both pedestrian entrances. Decision date 05/11/2009 Decision: Granted (GRA)
24. 09/AP/2137 Application type: Full Planning Permission (FUL) Erection of war memorial. Decision date 01/12/2009 Decision: Granted (GRA)
25. 16/AP/1828 Application type: Screening Opinion (EIA) (SCR) EIA screening opinion for demolition of some of the existing buildings and redevelopment of the site to provide a new secondary school and health centre. Decision date Decision: Screening Opinion - EIA Regs (SCR)
26. 16/A/2047 - Erection of a health centre within a part 2, part 3-storey building to accommodate medical services and related uses (Use Class D1), access, parking and servicing areas, hard and soft landscaping and associated groundworks. Decision pending – recommended for approval, subject to completion of a s106 agreement, conditions and referral to the GLA.
27. Pre-application discussions were held with the applicant prior to the submission of this application. Discussions centred around the design of the proposal including demolition of existing structures, transport impacts, phasing of the development and impact upon the amenity of neighbouring occupiers. Details are held electronically by the local planning authority.

Planning history of adjoining sites

28. There have been a number of householder applications approved for alterations and extensions to the rear of properties on Melbourne Grove. Change of use of 74 East Dulwich Grove which adjoins the site from car sales to flats together with extensions was granted in March 2013 and has been implemented (reference: 12/AP/3693). There have also been permissions granted for change of use and extensions at 2 Jarvis Road.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

29. The main issues to be considered in respect of this application are:
- a) principle of the proposed development in terms of land use
 - b) environmental impact assessment (EIA)
 - c) Design and impact upon the setting of adjacent listed building
 - d) Trees and landscaping
 - e) Transport issues
 - f) Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - g) Noise and vibration
 - h) Planning obligations (s106 undertaking or agreement)
 - i) Mayoral Community Infrastructure levy
 - j) Sustainable development implications
 - k) Ecology
 - l) Contaminated land
 - m) Air quality
 - n) Flood risk and drainage
 - o) Statement of community involvement.

Planning policy designations

30. These designations cover the entire hospital site, not just the area subject to this application:
- Air quality management area
 - Suburban density zone
 - Public transport accessibility level (PTAL) 3-4 (moderate to good)
 - Proposal site 73P in the Southwark Plan and a development site in the Dulwich SPD.
31. A 2005 planning brief for the entire hospital site required the provision of a community hospital; it lists community and business uses ancillary to the hospital

which could include childcare facilities and community meeting spaces as other acceptable uses, together with residential. This was repeated in the subsequent 2007 Southwark Plan (proposal site 73P) which lists a community hospital as a required use and ancillary D (community use) and B1 (office) use class and residential as other acceptable uses. This is again repeated in the 2013 Dulwich SPD which also advises that use of part of the site as a school would be acceptable.

32. All but five of the existing trees on the site are covered by TPO number 216. Part of the railway corridor which adjoins the north-west of the site is designated borough open land and a site of importance for nature conservation (SINC). The nearest listed building is the Dulwich Grove United Reform Church and hall which is to the south-east of the site on the opposite side of East Dulwich Grove (Grade II).

Planning policy

33. National Planning Policy Framework (the Framework):

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment.

34. National Planning Practice Guidance (2014)

35. London Plan July 2016:

Policy 3.1 - Ensuring equal life chances for all

Policy 3.2 – Improving health and addressing health inequalities

Policy 3.16 - Protection and enhancement of social infrastructure

Policy 3.17 – Health and social care facilities

Policy 3.18 – Education facilities

Policy 5.1 - Climate change mitigation

Policy 5.2 - Minimising carbon dioxide emissions

Policy 5.3 - Sustainable design and construction

Policy 5.5 - Decentralised energy networks

Policy 5.6 - Decentralised energy in development proposals

Policy 5.7 - Renewable energy

Policy 5.8 - Innovative energy technologies

Policy 5.9 – Overheating and cooling

Policy 5.10 - Urban greening

Policy 5.11 - Green roofs and development site environs

Policy 5.12 - Flood risk management

Policy 5.13 - Sustainable drainage

Policy 5.14 - Water quality and wastewater infrastructure

Policy 5.15 - Water use and supplies

Policy 5.21 - Contaminated land

Policy 6.3 – Assessing effects of development on transport capacity

Policy 6.9 – Cycling

Policy 6.10 – Walking

Policy 6.13 – Parking

Policy 7.1 - Building London's neighbourhoods and communities

Policy 7.2 - An inclusive environment

Policy 7.3 - Designing out crime

Policy 7.4 - Local character

Policy 7.6 – Architecture

Policy 7.8 - Heritage assets and archaeology

Policy 7.14 - Improving air quality

Policy 7.15 – Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Policy 7.19 - Biodiversity and access to nature

Policy 7.21 - Trees and woodlands

Policy 8.2 - Planning obligations.

36. Core Strategy 2011:

Strategic policy 1 - Sustainable development

Strategic policy 2 - Sustainable transport

Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles

Strategic policy 11 - Open spaces and wildlife

Strategic policy 12 - Design and conservation

Strategic policy 13 - High environmental standards

Strategic policy 14 - Implementation and delivery.

Southwark Plan 2007 (July) – saved policies:

37. The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

1.1 - Access to employment opportunities

2.1 – Enhancement of community facilities

2.2 - Provision of new community facilities

2.4 – Educational deficiency – provision of new educational establishments

2.5 - Planning obligations

3.1 – Environmental effects

3.2 - Protection of amenity

3.3 - Sustainability assessment

3.4 - Energy efficiency

3.6 - Air quality

3.7 - Waste reduction

3.9 – Water

3.11 - Efficient use of land

3.12 - Quality in design

3.13 - Urban design

3.14 - Designing out crime

3.15 - Conservation of the historic environment

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

3.28 – Biodiversity

5.1 – Locating developments

5.2 - Transport impacts

5.3 - Walking and cycling

5.6 - Car parking

5.7 - Parking standards for disabled people and the mobility impaired.

38. Supplementary Planning Documents (SPD):

East Dulwich Hospital Planning Brief (2005)

Sustainable design and construction SPD (2009)

Sustainability assessments SPD (2009)

Sustainable Transport SPD (2010)

Residential Design Standards SPD (2011) and Technical Update (2015)

Dulwich SPD (2013)

Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015).

Principle of development

39. The National Planning Policy Framework (2012) states that development that is sustainable should go ahead, without delay; a presumption in favour of sustainable development is the basis for every plan and every decision. Section 8 of the NPPF 'Promoting healthy communities' requires local authorities to plan positively for the provision of community facilities and other local services, to enhance the sustainability of communities, and to ensure that established facilities and services are able to develop and modernise in a sustainable way.
40. The land use designations for the wider hospital site require the provision of a community hospital, and the Dulwich SPD advises that the provision of a school on the site would be acceptable. It has been demonstrated through the submission of this application and the concurrent application for a health centre that the provision

of a secondary school on part of the site would not impact upon the ability to provide a high quality new health centre. Both uses could be accommodated satisfactorily, and the provision of a new school which is the subject of this application would be fully acceptable in principle and compliant with the land use policies of the development plan.

Replacement of existing healthcare facilities

41. Policy 3.17 of the London Plan (Health and Social Care facilities) states that '*Where local health services are being changed, the Mayor will expect to see replacement services operational before the facilities they replace are closed, unless there is adequate justification for the change*'. Saved policy 2.1 of the Southwark Plan advises change of use from D class community facilities (which would include health centres) will not be granted unless another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community.
42. The concurrent planning application for the erection of a new health centre on the north-eastern part of the hospital site is before members and appears as item 11.1 on the committee agenda. The provision of a school on the site is contingent on permission first having been granted for the replacement health centre and the health centre being built out. For the reasons set out in full in the officer report for that application, officers recommend that permission for the health centre be granted, subject to the completion of a s106 agreement and conditions.
43. The existing hospital buildings present issues which make them unsuitable for modern health service requirements. These constraints are such that of the 13,300sqm of floor-space within the hospital, only 4,256sqm are currently in use which equates to 32%. The proposed new health centre would be capable of treating a greater number of patients each day, across a wider range of services, and in more efficient, comfortable and attractive surroundings.
44. The phasing of the development has been devised to ensure that there would be continuity of health care provision. To ensure that there would be no break in services, if permission is granted for the new school it is recommended that it be subject to a condition preventing the existing operational hospital buildings from being demolished until such a time that the replacement health centre is operational.

Provision of a new school

45. Paragraph 72 of the NPPF relates to schools and advises that the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It requires local planning authorities (LPAs) to take a proactive, positive and collaborative approach to meeting this requirement. LPAs are required to give great weight to the need to create, expand or alter schools, and to work with school promoters to identify and resolve key planning issues before applications are submitted.
46. This is reinforced through London Plan policy 3.18 'Education facilities', which offers strong support for the establishment of new schools. The policy states that development proposals which enhance education provision will be supported, including new build or change of use to educational purposes. Proposals which address the projected shortfall of primary and secondary school places will be

particularly encouraged. The policy states that *'In particular, proposals for new schools, including free schools, should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the use of planning conditions or obligations'*. The Mayor's 'Social infrastructure' SPD states that new sites for schools should be secured to meet additional educational demand.

47. Strategic policy 4 of the Core Strategy 'Places for learning, enjoyment and healthy lifestyles' advises that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas. Part 4 of the policy states that the council will do this by building new schools and improving existing schools to provide improved education opportunities. Saved policy 2.4 of the Southwark Plan states that planning permission will be granted for new educational establishments, especially in areas of demonstrated educational deficiency, provided opportunities are taken wherever possible to ensure that provision is made to enable the facility to be used by all members of the community.
48. The planning policy designations would support the provision of a school on this site. A 2005 planning brief for the entire hospital site requires the provision of a community hospital; it lists community and business uses ancillary to the hospital which could include childcare facilities and community meeting spaces as other acceptable uses, together with residential. This was repeated in the subsequent 2007 Southwark Plan which identified the site as proposal site 73P and this designation has been saved. More recently, the adopted Dulwich SPD (2013) identifies the entire hospital site as a development site. It too repeats the land use requirements of the 2005 planning brief, and also advises that the use of part of the site for a school would help to meet the requirements of the planning brief. In light of this, the provision of a school on this particular site would be acceptable in land use terms.
49. Concerns have been raised on behalf of neighbouring residents that the area between the existing nurses' accommodation blocks and St Barbabas Close has not previously been developed and is greenfield land. However, no part of the site is designated metropolitan open land or borough open land, and the entire site is designated for redevelopment within the development plan. Concerns have also been raised by a neighbouring resident that there are already many schools in the area and an additional school is not required. However, the submission advises that the existing Charter School is nine times oversubscribed, and officers note that all of the year 7 places at the Charter School East Dulwich were taken up this September, despite the school being in temporary accommodation at a site on Southampton Way.
50. On 21 July 2015 a report entitled 'Primary and secondary school place planning strategy update' was presented to and agreed by the council's cabinet. The report advised that while there was a surplus of secondary school places in the borough at that time, the need for improved access for families to places in their preferred schools and the need to prepare for a steep rise in forecast demand starting in September 2018 were issues to be addressed. The 2015 projections took account of additional provision being in place, and anticipated a shortfall in secondary school places from 2020 - 21 onwards even if the proposed secondary school on the application site were delivered. An updated report is being prepared and will be presented to cabinet in November this year. It is not yet publically available, but it

will report a continued need for secondary school places in the borough over and above the planned additional provision. The proposed school would deliver 1,680 new secondary school places and even with these, it is predicted that 130 additional year 7 secondary places would still be needed by 2023-24.

Community use of facilities

51. Both London Plan policy 3.18 and saved policy 2.4 of the Southwark Plan require consideration be given to allowing community use of school facilities. The submission advises that the sports facilities and dining hall would be considered for community use, although no details of the proposed hours have been provided to date. It is therefore recommended that a condition be attached to any forthcoming planning permission requiring details of community use to be submitted for approval.
52. In terms of physical accessibility, there would be level access throughout the buildings and circulation spaces, and accessible lifts to all floors. The GLA in its stage 1 report recommends a condition for a detailed access strategy including drop-off arrangements for pupils with disabilities, and this forms part of the draft recommendation. This would be necessary in relation to policy 7.2 of the London Plan 'An inclusive environment' of the London Plan.
53. To conclude in relation to land use, officers fully support the use of the site for a new school which would comply with the land use designations for the site. The concurrent application for a replacement health centre has been assessed and is found to be acceptable, and a condition would require the health centre to be operational before the existing hospital buildings are demolished. It has been demonstrated that the provision of the school would not undermine the policy requirement to provide high quality replacement health services on the site. There are a limited number of sites available in the south of the borough of a size which could accommodate a secondary school, and the proposal presents an exciting opportunity to retain this important site in public use. There is a projected shortfall of secondary school places in the borough, and the proposal would provide 1,680 new places within a high quality, spacious school with associated facilities which would serve generations of children to come. Community use of the school facilities can be secured by condition, and overall it is considered that use of the combined site to provide a new secondary school and replacement health centre would offer significant public benefits and this is welcomed in principle.

Environmental impact assessment (EIA)

54. On 3 June this year the council issued a screening opinion under regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 (reference: 16/AP/1828). The proposed development subject to the screening opinion covered the entire hospital site and was for demolition of some of the existing buildings and redevelopment of the site to provide a new secondary school and health centre.
55. It was concluded that the proposed development would not have been likely to have significant effects upon the environment by virtue of factors such as its nature, size or location, and that an EIA was not required. Both this application for a secondary school and the concurrent application for a health centre are broadly consistent with the development subject to the screening opinion; therefore it is considered that no

EIA is required in this instance.

Design and impact upon the setting of adjacent listed buildings

56. Sections 7 and 12 of the NPPF concern planning relating to design and the conservation of the historic environment. Strategic policy 12 of the Southwark Core Strategy (2011) states that all development in the borough will be expected to *'achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.'* Saved policy 3.12 'Quality in design' of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. When we consider the quality of a design we look broadly at the fabric, geometry and function of the proposal as they are bound together in the overall concept for the design. Saved policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
57. Concerns have been raised by neighbouring residents regarding demolition of some of the existing buildings on the site including the 'onion-domed' towers to the ward buildings, and inappropriate design of the sports hall. Local concern regarding the loss of the ward buildings is shared by the GLA which considers it to be the most significant loss on the site in terms of heritage. The GLA has requested information regarding what retention options were explored and why they were ultimately rejected, together with justification for the demolition of the nurses' accommodation.

Demolition of existing buildings

58. The chateau and ward buildings are identified in the Dulwich SPD as being of townscape value. In relation to potential development on this site paragraph 9.1.5 of the SPD states that: *'The chateau, the ward blocks and the access galleries have been identified as buildings of townscape merit or heritage value. Any proposal for the site will need to acknowledge the significant contribution the buildings make to the local area. We would expect any proposal for the site to consider the re-use of the existing chateau, ward buildings and access corridors (as shown on figure 15) and justify any loss. We do not foresee any circumstances where the loss of the chateau could be justified.'*



59. The application involves the retention and restoration of the chateau building including its chapel, which at present is crudely subdivided by a modern suspended floor and would be restored to its original double-height proportions. However,

through the development of the scheme it became apparent that in order to deliver a modern school on the application site and a new health centre on the adjoining part of the hospital site it would be necessary to remove the ward blocks and access galleries. A heritage statement accompanying the application acknowledges that there would be minor to moderate harm to the significance of the remaining buildings on the site as a result of the demolition of these structures.

60. Retention of the ward blocks and access galleries was considered at an early stage of the design process. Consideration was also given to retaining the domed end bays and the outer walls of the ward buildings and fitting the MUGAs between them, and removing the domed end bays and placing them in the landscape as follies. However, the existing structures were found to be unsuitable for conversion to classroom layouts, and their retention would have compromised the amount and layout of the external space which could be provided; the quality of the external space is a significant benefit of the current design. Placing the domed end bays in the landscape as follies would have cost implications for the overall school, and would undermine the integrity and significance of the domes as heritage assets.
61. Officers further note that the composition of the hospital complex as a whole was affected by the demolition of the mirrored ward building which formerly occupied the eastern part of the site. These structures were demolished in 2007 resulting in a loss of symmetry to the remaining buildings but even before when all of the buildings were intact, English Heritage (now Historic England) did not consider that they were of sufficient historic or architectural interest to justify being statutorily listed.
62. The NPPF states that where there is harm to a heritage asset it should be avoided and that, without sufficient justification, an application that results in harm to a heritage asset should be refused. In this case, the harm to these undesignated heritage assets is considered to be less than substantial and the NPPF goes on to set out in paragraph 134, that any harm '*should be weighed against the public benefits of the proposal, including securing its optimum viable use*'.
63. The public benefits of the proposal include the provision of a new secondary school and a health centre on another part of the hospital site, together with the preservation and enhancement of the chateau which would be the centre-piece of the new school and is the most significant undesignated heritage asset on the site. These substantial public benefits and the optimal viable use of the chateau have been weighed against the local significance of the undesignated ward blocks and access galleries and are considered to meet the requirement set out in the NPPF. A condition is recommended to secure building recording of the ward buildings and access galleries, together with the chateau given that alterations are proposed to it.
64. An addendum to the built heritage assessment has been submitted which considers the demolition of the nurses' accommodation. It advises that the buildings were constructed in the early years of the 20th century and that they exhibit limited arts and crafts traits in their design including deep, overhanging eaves and prominent chimneys. The report concludes that the buildings are of low local significance, owing to the degree of later alterations made to them and their poor condition. Officers agree with this assessment and do not consider the buildings to be heritage assets, and as such have no objections to their demolition.

Access and site layout

65. The arrangement of the proposed buildings on the site would be logical and would retain the most significant building which is the chateau. The building arrangement, together with the proposed health centre, would be structured on a perpendicular grid inspired by the ward blocks. The combined school and health centre proposals are conceived as a campus of buildings, each in its quadrant and defining the spaces around and between them. The railings along the East Dulwich Grove frontage would be retained and refurbished, together with existing brick walls along the other site boundaries. The boundaries with the proposed health centre would be demarked by simple, vertical bar railings and tree planting. This would be a relatively unobtrusive form of boundary treatment which would ensure that there would be adequate security and screening between the two uses, without detracting from the overall campus appearance of the combined proposals.
66. The chateau would be celebrated and placed at the centre-stage of the proposed new school. As the most recognisable central block, this building would be the main administration area for the school. To the rear its façade, long hidden by inappropriate and poorly formed extensions, would be revealed and would form the principal frontage onto a new central square – an open space at the heart of the school. Proposed block D would be constructed as an extension to the chateau, and would accommodate the sixth-form common room and the main auditorium/school hall. This extension would be deliberately simple and rectilinear to ensure that it would complement the important central space, conform to the master plan for a campus-like arrangement for the site, and so as not to challenge the presence of the chateau.
67. Block AB would be the largest block on the site and would be located at the rear, almost parallel with the railway line and close to Jarvis Road. It would be a linear block of 4 to 5 storeys and its position on the site would be logical and define the boundary of the school site. It would maximise the open space between the school and the proposed health centre, which for the initial phase of the delivery would be the main outdoor space for pupils.
68. Block C which would be the sports/dining hall would be located on the south-western part of the site and would be for use by both the school and the community, albeit at different times. In light of this the sports hall would need to have a public face and this would be achieved by it fronting East Dulwich Grove. This block would be in a sensitive location, next to residential properties on East Dulwich Grove and St Barnabas Close. In design terms the siting of a building in this location is considered to be acceptable, as it would define the south-western edge of the site and give an appropriate sense of enclosure to the school, allowing most of its outdoor spaces to be flanked by buildings.
69. Overall, the distribution of the buildings and the campus-like arrangement for the site is considered to be well conceived and appropriate. The quality of the design would rely to a large degree on the landscaping, the design of the proposed health centre, and the design of the external spaces distributed around the site.



Height, scale, massing and design

70. The prevailing building heights in the surrounding area are 2 to 3 storeys. The chateau and ward buildings are currently amongst the tallest buildings in the area, and the heights of any new buildings on the site would therefore need to balance this context and not detract from the prominence of the chateau. The footprints of any new buildings would also need to leave sufficient space within the site to provide good quality outdoor space for the school.

The chateau and block D

71. The height and massing of block D would be modest and appropriate, and its simple form would complement the more exuberant chateau. The buildings would form two sides of the central school square and it would enable the rear of the restored chateau to be revealed.



72. Block D would be clad in brick, with elegant columns on the ground floor and articulated brickwork above. The detailed design takes its cues from the highly decorative chateau, to form a simple but appropriate backdrop to the historic building, and to provide a high quality space which would be central to the educational offer of the site. The central square for the school would be defined by this building, together with the chateau and block AB which would all focus on this space. The building's simple and highly articulated façade and its internal arrangement with the common room facing onto the central square would help to animate and contain this key school space.

Block AB

73. This is designed as a linear block. It would be split into three parts and would predominantly be 4 storeys in height, rising to 5 storeys at the south-western end where it would be angled to address the central square behind the chateau. The proposed views from Jarvis Road and East Dulwich Grove demonstrate that the height and massing would be appropriate. In the view from Jarvis Road the linear form would draw the visitor into the site and give the school square and play areas a sense of enclosure. While it would be a building of some scale, the vertical division into three parts, the colonnaded design of the base, the deeply recessed vertical cores and the subtle change in the geometry at the southern end would effectively break up the scale and ensure that it would not appear overly dominant, and in views from East Dulwich Grove it does not challenge the prominence of the chateau.



74. The design would be crisp and well ordered, and the use of brick on the southern face reflects the tonality and order of the historic chateau. There would be some elements of render to the elevations, particularly on the face towards the railway line and this is considered to be appropriate. At the base and running the full length of the building there would be a generous and well proportioned colonnade and at the top the fifth floor would include larger picture windows to the teaching spaces to distinguish them from the main body of the building. This would give the building a well ordered base, middle and top. The teaching spaces are organised around a central spine corridor running the length of the building which benefits from natural light from two intermediate stair cores, an arrangement which is efficient and logical.

Block C

75. This would be a simple, rectangular block at the south-western edge of the site set approximately 14m back from East Dulwich Grove. At this point its height would be 11.7m, which is equivalent to 3 ½ residential storeys and is considered appropriate for this location. The building would step up at the centre to accommodate the sports hall and would be equivalent to a 4-storey residential building. Its position on the site would ensure that it would remain subservient to the chateau, and would give the edge of the school site an appropriate sense of enclosure.



76. It is acknowledged that this building would be particularly visible from St Barnabas Close and the gardens of 74 - 86 East Dulwich Grove, and it would significantly change the views currently experienced here. Neighbouring residents have raised concerns regarding the appropriateness of the design, and consider that it would not be in keeping with the existing nurses' accommodation or the surrounding buildings. These concerns are noted, however the views would be from an access road/parking area and gardens, with no habitable windows looking directly onto the proposed building. A number of existing trees would be retained along the boundary and there is the potential for new tree planting in this location. Overall the relationship is not considered to be unduly harmful in design terms, and the impact upon amenity including from the proposed servicing of this building is considered in the transport and amenity sections of this report.
77. Block C uses brick across the base of the building and across both 'bookend' blocks, with the central portion clad in render. The brick-clad parts would include the entrance area on East Dulwich Grove, with the dining hall to be accessed from within the site. The choice of materials would be appropriate and its stepped profile would reflect its internal functions, meaning that it would be lower at the most public face, increasing in height only where necessary to comply with standards required of sports facilities. Vertical 'slot' windows would break up the mass and mark the changes in material – from brick to render – to ensure that the detailed design would express the architectural concept effectively.



78. The council's design policies require all development to take on a scale, height and arrangement that is appropriate, take into account the historic context and establish a strong sense of place. This is echoed in the NPPF which requires development to function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site and respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or

discouraging appropriate innovation. The proposal would achieve this, in a simple and well ordered arrangement.

Setting of adjacent listed buildings

79. Saved policy 3.18 requires the setting of listed buildings, conservation areas and world heritage sites to be preserved. The nearest listed building is Dulwich Grove United Reform Church which is grade II listed. It is located approximately 115m to the east of the site on the opposite side of the East Dulwich Grove. Given the separation distance and the relationship of the two sites to each other, with shops, houses and a vacant site in between, it is not considered that the proposal would have any impact upon the setting of the listed building.

Comments of the Design Review Panel (DRP)

80. In June 2016 at pre-application stage an earlier iteration of the proposal including the proposed health centre was presented to the Design Review Panel. The panel generally endorsed the arrangement, scale and massing of buildings across the site. They challenged the designers to develop their scheme further and to collaborate more closely on the master plan in order to define a more coherent hierarchy and character for the various spaces around the site. They highlighted the importance of the spaces around the buildings and asked the designers to use this hierarchy of spaces to define the architecture of each building in detail, and to establish a more coherent strategy for the building claddings.
81. Following the presentation to the DRP the design of blocks AB and C were refined to give the buildings a more articulated expression, and the master plan was updated to reflect the hierarchy of spaces, the central square, and a triangular space adjacent to block AB. Overall officers are satisfied that the proposal would be of a very high quality which has responded positively to the comments raised by the DRP.
82. To conclude in relation to design, officers consider that the design of the proposal would be sit comfortably in its context and the well conceived campus of buildings would give the school a strong sense of place. The proposal would be appropriate in its fabric – brick (articulated in parts) with metal windows and render features where appropriate; its function would be clearly expressed – with each building addressing the important spaces as defined by the campus master plan for the site - and in its composition which would be well ordered and highly articulated. The chateau would be preserved and enhanced and this important historic building would be elevated to become the centre-piece of the new school and the inspiration for the site which is welcomed. The quality of the design would rely to a great degree on the quality of materials chosen and the architectural detailing to ensure that the main design principles would be adhered to in construction and these matters could be secured by way of conditions.



Trees and landscaping

83. Saved policy 3.13 of the Southwark Plan requires high quality and appropriately designed streetscape and landscape proposals. The whole of the existing hospital site contains 64 individual trees and 9 groups of trees, all bar five of which are covered by TPO number 216. Concerns have been raised by neighbouring residents that no tree survey or assessment has been provided, and that the proposed works could lead to the loss of or damage to the trees.
84. An arboricultural survey and arboricultural impacts assessment have been submitted with the application. The trees have been categorised in terms of their quality and value, with category A being the highest quality, B of moderate quality and value, C is low quality and value, and U is trees in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed regardless of development.
85. On the part of the site subject to this application there are 3 category A trees, 31 category B trees, 15 category C trees and 7 category C groups, and 2 category U trees and one category U group. The three category A trees are located along the East Dulwich Grove frontage, the first of which a London plane next to 74 East Dulwich Grove (T1); the second is a Lime tree located slightly further to the east of this (T9) and the third, a London plane, is located next to the porter's lodge (T22) and all of these trees would be retained.
86. The proposal would require the removal of 4 category B trees and 11 category C trees which are predominantly located on the western part of the site. Three of the category B trees are London planes (T56, T57 and T58) and are located on the north-eastern side of the nurses' accommodation blocks; the fourth is an ash tree (T8) which is in front of the first nurses' accommodation block closest to East Dulwich Grove. The trees closest to St Barnabas Close which would be removed form group TG7 (1 x malus and 2 x ash, category C). The category U trees would also be removed and given their low quality, no mitigation would be required.
87. While the loss of TPO'd trees is generally resisted, the overriding benefits of providing a new secondary school are considered to outweigh the harm caused in this instance. In order to mitigate the loss of these trees a total of 1388cm replacement stem girth would be required, to ensure that there would be no net loss of canopy cover. This would be provided through the planting of 37 new trees across the application site and their delivery, together with the required stem girth, should be secured by way of a condition. An exception to this is T29 on the East Dulwich Grove frontage which would be removed in order to create a construction access. Up to 11 new trees could be required to replace T29 (due to its size), and

given that 37 are already proposed within the site there would not be sufficient space to accommodate these and to allow them to flourish. It is therefore recommended that the trees to replace T29 be planted within the vicinity of the site and a contribution of £3,200 should be sought to secure this. The actual cost would be £6,400 but given that the construction access would be shared with the health centre, it would be reasonable for half of the cost to be attributed to each project. Financial obligations are generally secured by way of s106 agreements, but this would need to be conditioned in this instance because the council is the applicant and cannot enter into a s106 agreement with itself; this is considered further in the planning obligations section of this report. For amenity purposes it is recommended that the tree planting condition also require some additional planting along the boundary with St Barnabas Close.

88. The tree reports identify the development as encroaching upon the root protection areas (RPAs) of 16 trees, three of which are located next to the boundary with St Barnabas Close. Neighbouring residents have raised concerns that the works could affect the way in which the tree roots grow, which could in turn cause damage to the adjacent properties. Provided that the works within the RPAs are carried out properly this should not occur, and a condition requiring an arboricultural method statement which would need to include protection measures and a supervision schedule is recommended. Moreover, two of the retained trees next to this boundary have recently been pollarded which further reduces the likelihood of any structural impacts occurring.

Landscaping

89. The landscaping of the site has been considered holistically with the proposals for the health centre, in order to create a campus of buildings which would be easy to navigate and in keeping with the character of the area. Key principles adopted in the formation of the landscape design include the desire to maximise outdoor space for sport, recreation and landscaping, to create a synergy between the buildings and landscape with a clear set of outdoor spaces, to highlight the significance of the chateau, and to create a focus for the new school through the creation of the school square which could be used for outdoor assemblies and productions.
90. The resulting arrangement would be structured on a perpendicular grid inspired by the linear form of the ward blocks extending from the front to the back of the site which would be reflected in two new avenues of trees either side of the chateau. Additional planting would screen the MUGAs and define one of the edges of the new school square. An existing war memorial in front of the chateau would be retained, and a physic garden currently in front of the chateau would be re-provided in front of the proposed health centre. There would be a path at the back of block C and the area beyond this would comprise ornamental planting, grass and log piles.
91. There are some landscape matters which require amendment including to some of the tree and plant species, but this could be addressed by way of a condition. Overall it is considered that the scheme would deliver a very high quality landscaping scheme which is welcomed, and while some tree loss would arise, this would be outweighed by the benefits arising from the delivery of a new school and would be mitigated through new tree planting.

Transport

92. Section 4 of the NPPF 'Promoting sustainable transport' seeks to encourage more sustainable modes of travel and to reduce the need to travel. Paragraph 32 specifically requires transport statements or assessments for all developments that generate significant amounts of movement, and this is reinforced through policy 6.3 of the London Plan. Strategic policy 2 of the Core Strategy 'Sustainable transport' states that the council will encourage walking, cycling and the use of public transport rather than travel by car, and saved policy 5.2 of the Soutwark Plan seeks to ensure that developments to not result in adverse highway conditions.
93. The site has a public transport accessibility level (PTAL) of 3 to 4 (moderate to good) and is not located in a controlled parking zone (CPZ). The nearest bus stop is in front of the chateau on East Dulwich Grove (37 bus) and East Dulwich railway station is approximately 200m to the north-east of the site. There is a pedestrian crossing in front of the chateau.
94. Neighbouring residents have raised concerns including traffic generation, construction traffic, increased demand for parking, lack of on-site servicing space and harm to highway safety. A petition from 42 residents and businesses along Melbourne Grove and Grove Vale considers that highway safety measures such as traffic calming, the implementation of a CPZ and making Melbourne Grove one-way are required in order to make the development acceptable.
95. A transport assessment (TA) has been submitted in support of the application. All of the pupils attending the proposed school would come from East Dulwich and South Camberwell and it would have a catchment area of approximately 1.6 kilometres (one mile). The vast majority of pupils are anticipated as living within 800m of the school which is approximately a 10 minute walk. Based on a travel survey undertaken of pupils at the existing Charter School it is anticipated that of the 1,680 pupils the school could accommodate, 97.4% would travel by sustainable transport modes with 76.4% of the pupils walking. The TA advises that 66% of school staff are anticipated to travel by sustainable transport modes, 29% would travel via car as a driver, and 5% as a passenger in car share.

Access

96. The proposal would use three existing accesses, two from East Dulwich Grove and one from Jarvis Road and a new pedestrian and cyclist access would be created off East Dulwich Grove. This approach is considered to be acceptable and would limit the impact upon attractive railings along the East Dulwich Grove frontage. Although the existing accesses next to 74 East Dulwich Grove and from Jarvis Road have not been used for some time, they were historically used in connection with the hospital.
97. Visitor access to the school would be carefully managed by intercom and would be from East Dulwich Grove, via the chateau. The school day is likely to be between 8.30am and 3pm and staff would generally arrive before this. The vehicle gates in front of the chateau would be open to allow them access, but they would be closed half an hour before the start of the school day to prevent parents from using this area as a drop-off point. They would remain closed until half an hour after the end of the school day and would be opened by staff for delivery vehicles.
98. The Jarvis Road access next to block AB would be for pedestrians, cyclists and

servicing vehicles and would be locked during the school day. The access in front of block C (the sports/dining hall) would remain open throughout the day to allow for servicing. The pedestrian gates on East Dulwich Grove and Jarvis Road would be manually opened at arrival and departure times to allow pupils through.

99. Staff and pupils would have three access points into the school and the submission advises that their use would likely be split equally between each (560 per access). This would help with the dispersal of pupils and to reduce potential congestion, and it is noted that the school could operate staggered start and finish times and before and after school clubs which would also assist.
100. Transport measures would be required to support the development including signage, upgrading the existing pedestrian crossing outside the chateau, improvements to both footways along Jarvis Road, and provision of a raised table pedestrian crossing on Jarvis Road. These measures would need to be secured through a s278 highways agreement and as a s106 agreement is not possible in this instance, a Grampian-style condition is recommended. Grampian conditions are used to secure off-site highways works and the condition should prevent any occupation of the school until these highway works have been delivered. As set out below, during phase 1 of the works all pupils would enter the site via Jarvis Road. However, some would still be likely to approach the site from the south therefore it would necessary for the crossing to be upgraded before any occupation of the school.

Servicing

101. This would predominantly take place within the site which is welcomed. The exception to this would be infrequent school trips by coach. There would not be space within the site to accommodate coaches therefore they would need to park on-street in accordance with existing on-street restrictions and this would have to be managed by the school. Most school trips would be undertaken by public transport and given that coach use would be infrequent, no objections are raised. Mini-buses would be able to enter the site in front of the chateau if required. Pupils would also take some of their sports lessons off-site, but it is anticipated that they would walk to nearby facilities. The GLA has requested further information regarding drop-off arrangements for pupils with disabilities and recommends that this be secured through a condition for an access strategy. The applicant has advised that they would be able to use the three accessible parking spaces on the site when required, and the parking would need to be managed to ensure that they would be available when needed.
102. With the exception of food deliveries to block C, all servicing would be carried out between the hours of 9.30am and 2.00pm Monday to Friday to avoid peak traffic hours and school arrival and departure times. Smaller servicing vehicles comprising transit vans of up to 4.6 tonnes would service the site from in front of the chateau, and it is anticipated that there would be three such deliveries per day. The plans for the area in front of the chateau have been amended to ensure that these vehicles would be able to enter and leave the site in a forward gear. This arrangement would now be acceptable and no objections are raised; a condition for detailed drawings showing visibility splays for all of the vehicular accesses is recommended.
103. Servicing next to block AB via Jarvis Road would be for refuse vehicles (daily refuse collections and recycling collections three times a week) and emergency vehicles

only. Tracking diagrams submitted with the application to show the movement of these vehicles onto the site have been updated to reflect that there could potentially be vehicles parked on both sides of Melbourne Grove. For these vehicles to be able to turn onto Jarvis Road two on-street parking spaces, one on either side of Jarvis Road, would need to be removed and double lines around the junction extended. This would also need to be secured by Grampian condition/s278 agreement and the loss of the two spaces has been taken into account in the consideration of parking issues associated with the proposal. There would be sufficient space on-site for these vehicles to enter and leave the site in a forward gear.

104. Servicing to block C would comprise daily food deliveries for the dining hall either in a 10m rigid lorry or a 7.5 tonne van, together with daily refuse collections and recycling collections three times a week. Neighbouring residents at St Barnabas Close and East Dulwich Grove have raised concerns regarding this arrangement, including on the grounds of highway safety and noise and disturbance.
105. Food deliveries to this block would be between 8.30am and 9.00am to allow sufficient time for the food to be prepared. The 8.30am start is considered to be appropriate to ensure that there would be no unacceptable noise and disturbance to neighbouring residents, and by that time pupils would be in the classrooms. Although the existing access would have to be widened to serve block C, its enlarged size would not be sufficient to enable the longer servicing vehicles to turn directly into the site and making it any larger would result in additional tree loss. Large vehicles would instead need to cross temporarily onto the opposite side of the carriageway. As this would take place during peak traffic times for the food deliveries, the applicant has advised that 10m food delivery lorries would approach and enter the site from the east and exit to the west and this could be secured through a servicing management plan; there would be sufficient space for vehicles to turn around within the site. There are only likely to be three servicing vehicles per day to this block and overall officers raise no objections to these arrangements on highway safety grounds.
106. A bin store would be provided at the rear of the block C and bins would be wheeled along the back of the building to a waiting area at the side of 74 East Dulwich Grove. Given that collection would be between 9.30am and 2.00pm it is not considered that any amenity impacts would arise, and this is considered further in the amenity section of this report. A servicing and refuse management plan has been submitted with the application although it is not particularly detailed and a condition requiring further details is recommended.

Trip generation

107. For pupils and staff transport modes given in the TA are based on travel survey information collected from the existing Charter School in 2015. It shows that the vast majority of pupils (97.4%) and the majority of staff (67%) would travel to and from the site by walking, cycling or public transport. The TA advises that staff tend to arrive and depart at least half an hour before the start and after the end of the school day, avoiding the peak times for pupil arrivals and departures.
108. Peak levels of vehicle movements associated with the school would occur between 8.00am to 9.00am (which would coincide with the general AM peak) and 3.00pm and 4.00pm. On East Dulwich Grove in the morning peak period there would be 29 additional 2-way vehicle trips arising from the school and an additional two

associated with the proposed health centre over and above the current hospital use (31 in total; teachers driving to the school are not included in this as they would arrive before peak hours). In the evening peak there would be 18 additional 2-way vehicle trips associated the school and health centre comprise 29 vehicle trips from the school and a reduction of 11 vehicle trips for the health centre compared to the current hospital use. Given the size and nature of this road it is not considered that these increases would have a negative impact upon the safe operation of the highway.

109. On Melbourne Grove in the morning peak there would be 7 additional 2-way trips associated with the school and 1 additional 2-way trip associated with the health centre (8 in total). In the evening peak there would be 7 two-way vehicle trips associated with the proposed school and a reduction of three 2-way vehicle trips associated with the proposed health centre (4 in total). It is noted that this would add to congestion on this road which is often heavily parked on both sides. However, this would occur for relatively short, concentrated periods of time and a travel plan would be implemented for both uses to reduce reliance on car use and encourage sustainable modes of transport. Moreover, the TA advises that these trip rates would still be less than those currently experienced in the general evening traffic peak between 5.00pm and 6.00pm.
110. In light of the above it is not considered that the increased traffic as a result of the proposal would result in adverse highway conditions to the extent that permission should be refused. The petition from residents and businesses in Melbourne Grove requests that traffic calming measures be installed along Melbourne Grove and that it be made one-way. This has been considered by the council's highways development management team, who do not consider that one-way working would be appropriate. Mitigation required comprises a new crossing on Jarvis Road, upgraded footways on Jarvis Road and improvements to the existing crossing on East Dulwich Grove. Given the predicted traffic generation, this is considered sufficient to ensure safe and convenient conditions for road users and pedestrians.

Car parking

111. Policy 6.13 of the London Plan (part A) advises that the Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. Neither the London Plan nor saved policy 5.6 of the Southwark Plan provide any parking standards for D class uses; instead the level of parking proposed should be informed by way of a transport assessment.
112. There are currently 62 on-site parking spaces for staff and visitors at the hospital. A formal parking survey carried out on 27 November 2015 recorded a maximum of 60 vehicles parked on the site. Two 'spot' surveys were undertaken in October 2015 and March 2016 which recorded 65 vehicles parked on the site, in excess of the formal on-site provision. With regard to on-street provision on the adjoining streets, there are marked out bays along the southern side of East Dulwich Grove opposite the site and double yellow lines immediately outside the site on East Dulwich Grove which extend west beyond the entrance to St Barnabas Close preventing parking on this stretch of the road; number 74 has its own off-street parking to the front. There are marked out 2-hour parking bays on the northern end of Melbourne Grove outside the shops, and unrestricted parking beyond this on Melbourne Grove and Jarvis Road.

113. There would be 23 car parking spaces to serve the proposed school, 6 of which would be accessible spaces. Twenty of these spaces would be located in front of the chateau, two next to block AB and one next to block C. 20% of the spaces would have active electric vehicle charging points and 20% would have passive charging points which would comply with the London Plan.
114. Neighbouring residents have raised concerns that there would be insufficient parking to serve the development, and the GLA in its stage 1 report has requested that the proposed level of parking for the school be reduced to either a car-free or car-capped development. However, given that there is no CPZ in operation at present officers consider that the proposed level of off-street parking would be acceptable for the reasons set out below.
115. Parking surveys of the surrounding streets within 300m of the site have been undertaken by the developer and are appended to the TA. These were carried out on 25, 26 and 27 November 2015 covering the hours of 07.00, 15.00 and 07.30 to 09.30 to record parking levels before and after the school day finishes and overnight parking stress. The Lambeth parking survey methodology sets out the way in which parking surveys should be conducted. In relation to how far from a site users should be expected to walk, it advises that 200m would be acceptable for residential uses and 500m for commercial uses. As the proposed school and health centre would not fall within either of these categories, the 300m surveyed in the TA is considered to be an acceptable distance in this instance and would equate to a three minute walk.



116. The parking survey in the TA included two spaces within a loading bay and a number of accessible spaces as available spaces within the survey area. These have therefore been deducted, together with the two spaces on Jarvis Road which would need to be removed to allow servicing vehicles to manoeuvre. Taking this into account, there were on average 102 available spaces in the survey period in the morning half an hour before the start of the school day, and 76 in the afternoon at

the end of the school day.

117. On completion of the development and when at full occupancy in 2027 it is anticipated that there could be demand for on-street parking for up to 30 staff cars, 29 parent/carer cars ('parent cars') and 38 cars associated with the health centre (97 in total). It is noted however, that some parents may just drop children off rather than park, and that those parked would only require spaces for short periods of time.
118. The possible demand for 97 parking spaces would exceed the average number of spaces available in the survey area during the end of school day afternoon period. However, not all of the spaces would be used at the same time. In general staff parking could be needed between 8.00am – 4.00pm and there were 102 spaces available in the survey area when staff would arrive in the morning. Parking for the 29 parent cars could be needed between 3.00pm - 3.15pm, at which point there were 76 spaces available (or 46 if spaces potentially taken by school staff are deducted) and these would only be used for approximately 5 - 10 minutes. The possible 38 cars associated with the health centre could need spaces at its anticipated peak times of 11am and midday and 4.00pm – 5.00pm. At 11.00 am - midday there were 78 spaces available (or 48 if all of the teachers were parked) and at 4pm there were 76 spaces available when most of the teachers would have departed. There would therefore be sufficient on-street parking spaces to accommodate the predicted overspill parking.
119. In light of the above it is considered that there would be sufficient parking on the surrounding streets to accommodate overspill parking from the development, including when considered cumulatively with the proposed health centre. A condition requiring details of how the proposed school's on-site spaces would be allocated to staff is recommended, together with a condition to secure the electric vehicle charging points.
120. Neighbouring residents have requested that a CPZ be implemented prior to occupation of the development. The introduction of CPZs are considered by the council's highways network development team following an extensive constitutional and statutory process. The identification of future parking studies are considered on an annual basis and are based on where there is public demand and funding; this area is not in the current programme, but this will remain under review. Notwithstanding this, the information included in the TA indicates that there would be sufficient space on-street to accommodate any overspill parking from both the proposed school and the proposed health centre, therefore planning permission could not be refused on the grounds of lack of parking.

Cycle parking

121. The GLA has advised that under the London Plan there would be a requirement for 280 cycle parking spaces to serve the proposed school; however, this has been revisited and the requirement is for 250. The proposal includes provision for 250 weatherproof and secure cycle parking spaces at various locations across the site which would be delivered in phases, with 72 spaces to be provided in phase 1. It is recommended that details of the phased delivery of the spaces be secured by way of condition to ensure that the required amount of cycle parking spaces would be provided as pupil numbers increase each year, rather than at the end of each phase of the development.

122. The GLA has also requested that an audit of both the pedestrian and cyclist environment in the area be undertaken and any necessary improvements secured. In response the applicant has advised that highway improvement works were carried out by the council in summer 2014 including traffic calming measures and implementation of 20 miles per hour speed limit. The council's highways development management team has requested specific measures to support the proposed development including a new crossing on Jarvis Road and improvements to an existing crossing outside the chateau and as recommended, these should be secured through a condition.

Impact on public transport

123. The GLA has requested further information regarding the potential impact of the proposal on bus capacity. At full occupancy 183 pupils and 20 staff could travel to and from the school by bus. For the pupils this would equate to an average of 10 pupils per bus by full occupation of the school in 2027. This information has been sent to the GLA and Members will be updated in an addendum in the event that the GLA requests a contribution towards increasing bus capacity.

Interim condition

124. As the school would be delivered in two phases the TA considers access during the interim condition both in terms of access to the school and demand for parking. Phase 1 of the school would be fully occupied by September 2021 and the health centre would also be operational at that time. Jarvis Road would be the only access to the school for 1,140 pupils and 139 staff, together with up to 200 staff and patients associated with the health centre. The TA recommends staggering start and finish times and having staff on hand to manage pupil dispersal, and these measures could be implemented by the school.
125. In the interim position there would be no internal route through the site connecting teaching block AB and block C (sports/dining). Pupils would therefore have to leave the site and walk along Melbourne Grove and East Dulwich Grove for dining and sports lessons. This situation would last from September 2018 when the first cohort of pupils would arrive, until 2020 at the latest (19 months after first use of the school). This would not be ideal and there are on-going discussions to see whether an internal route across the site could be secured earlier than this.
126. With regard to parking, upon occupation of phase 1 of the school in September 2021 when the health centre would be operational there would only be three on-site parking spaces available. This situation would last until completion of phase 2 in September 2022. In this interim condition there could be demand for on-street parking for 38 school staff cars, short term drop-off spaces for up to 29 parent cars, and spaces for 38 cars associated with the proposed health centre (96 in total). However, these could all be accommodated on-street given that the demand would occur at different times of the day.

Construction traffic

127. A construction environmental management plan (CEMP) has been submitted with the application which describes the anticipated construction sequence for the proposal, together with general timescales. The CEMP has been prepared with

regard to the health centre proposals, and a shared construction access would be created off East Dulwich Grove.

128. The report is not sufficiently detailed at this stage and only provides very general information, but it broadly demonstrates how the construction arrangements could potentially work. It is recommended that a condition be imposed requiring a detailed construction management plan to be submitted for approval, and this would need to be prepared in conjunction with the health centre proposals.
129. To conclude in relation to transport, it is acknowledged that there would be some increased congestion around the site at the beginning and end of the school day, and that the proposal would increase demand for on-street parking. However, it is not considered that these impacts would be so significant that they would cause harm to highway safety or a loss of amenity that would warrant refusal of the application. The vast majority of the pupils would walk, cycle or use public transport to get to and from the school and travel plan measures could reduce car use. The proposed access arrangements are considered to be appropriate, and the vast majority of servicing would take place from within the site and would not result in any undue harm to highway safety. Conditions are recommended to secure a construction management plan, a servicing management plan and the provision of cycle parking to serve the development.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

130. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Impact of the proposed uses

131. The site is currently in use as a hospital/health centre and employs 300 staff and can accommodate 85 patients at any one time. At full capacity the school could accommodate 1,680 pupils and 183 staff which could potentially increase noise and disturbance to neighbouring occupiers. However, pupils would spend much of the school day within the buildings, and would only be there during term time. There would undoubtedly be peak periods of activity at the beginning and end of the school day, but this would be for a limited duration and could be managed by staff. Moreover, with the exception of some community use of the sports facilities the school would not generally operate late into the evenings. Schools are commonly found next to residential properties in urban areas and co-exist successfully side by side. The school and health centre proposals have been developed jointly, to ensure that both uses could operate together.
132. The proposed layout of the school buildings would focus much of the activity to the centre and north-eastern part of the site around the chateau and block AB; the position of block C in relation to 74-86 East Dulwich Grove and St Barnabas Close is such that it would largely shield these properties from pupil activities. There could

be some noise and disturbance to the properties on the opposite side of East Dulwich Grove arising from use of the MUGAs; therefore it is recommended that their use be limited to 8.00am to 8.00pm daily. EPT recommends restricting their use to 9.00am to 1.00pm on Saturdays and not at all on Sundays, but given that East Dulwich Grove is a main road with an associated amount of activity, longer hours on Saturday and permitting use on Sundays is considered to be acceptable and would enhance the potential community value. No floodlighting is proposed to the MUGAs therefore they could not be used particularly late for much of the year in any event.

133. Concerns have been raised by neighbouring residents that the proposed location of the school canteen, within block C and on the boundary with 74 East Dulwich Grove and St Barnabas Close, would result in a significant loss of amenity. Concerns raised relate to noise and disturbance from servicing activities, plant noise, odours from cooking and refuse storage, grease/fumes and the potential for vermin. A number of residents have questioned why the canteen could not be located elsewhere on the site and block C consequently made lower.
134. Noise and vibration reports have been submitted with the application, although these only consider how external sources could affect conditions within the school buildings and not how noise from the school could affect the neighbouring properties. EPT notes that these issues have not been addressed in the submission and recommend conditions.
135. The earliest delivery to block C would be at 8.30am Monday to Friday and it is not considered that this would result in any significant noise or disturbance to neighbouring residents. EPT has recommended a condition requiring a servicing management plan to be submitted for approval which could, for example, require the use of rubber-wheeled trollies to minimise any impacts. It is not considered that refuse and recycling collections between 9.30am and 2.00pm would result in any undue noise and disturbance to neighbouring residents, although EPT has recommended that information regarding storage capacity be provided, with a view to reducing the frequency of collections required.
136. Measures to limit plant noise and to ensure an appropriate scheme of ventilation/extraction for the kitchen to prevent cooking odours/fumes could be secured by way of conditions. A very limited ventilation/extraction statement has been submitted which shows the proposed location of a flue on block C located at least 30m from St Barnabas Close, discharging above parapet level of the building. However the details provided are not sufficient to demonstrate their suitability for such a large kitchen and full details should be required by way of a condition.
137. The refuse store would be enclosed by timber fencing and would be kept locked unless being emptied or filled. EPT has advised that the refuse storage arrangements should be re-considered. Information as to the size of the stores is required, as it may be possible that if larger stores were provided, less frequent collections would be required. It is recommended that this be secured by way of a condition and provided the stores were well-designed and properly maintained; there should be no issues around odour or vermin.
138. In response to why the canteen could not be provided elsewhere on the site, the applicant has advised that this linked to the phasing of the proposed development. It would not be possible to provide the canteen in block AB because all of the teaching

accommodation has to be provided in land parcel 1 and it could not be split between parcels 1 and 2 for educational reasons. Moreover, moving block C further east would result in additional tree loss, and the applicant has advised that it would leave insufficient space to provide the MUGAs. Notwithstanding this, officers consider that the design of the proposed sports hall including its location on the site and its height, scale and massing would be appropriate, and the need to provide an efficient layout of the site is noted.

Impact of the proposed buildings/structures

139. A number of neighbouring residents have raised concerns that the proposed development would result in loss of light and overshadowing, that a daylight and sunlight report submitted with the application was completed after the buildings had been designed, structural damage, and that a party wall agreement has been requested and not provided. Structural and party wall matters are not material planning considerations cannot be taken into account. Structural damage to any properties would be a private matter between the affected person and the person responsible.

Daylight, sunlight and overshadowing

140. A sunlight and daylight assessment based on the Building Research Establishment (BRE) guidance has been submitted in support of the application. It considers the impact upon the following properties:

- 74, 76, 78, 80, 82, 109, 111, 113, 115, 117 and 119 East Dulwich Grove
- 12, 14, 16, 18, 20, 22, 24, 26, 28 & 30 Melbourne Grove
- 1 to 4 Jarvis Road
- 4 to 8 St Barnabas Close.

141. The results of the following tests within the assessment have been reviewed:

Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.

Sunlight

Annual Probable Sunlight Hours (APSH). This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

Overshadowing

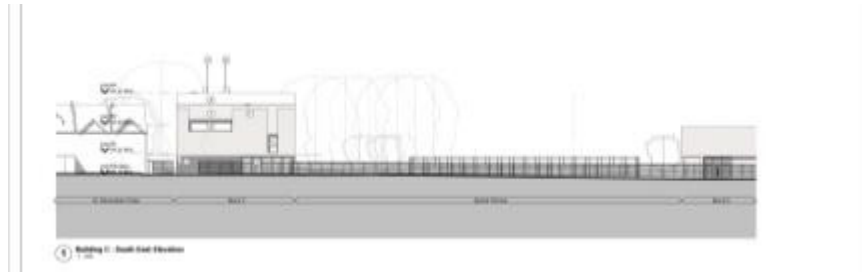
The BRE guidance advises that for an outdoor area to appear adequately sunlight throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on 21 March. If an area would not meet the above and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, the loss of sunlight is likely to be noticeable.

142. All of the windows and gardens tested would comply with the above BRE tests; therefore there would be no significant loss of daylight or sunlight to neighbouring residential properties or overshadowing of their gardens. Some properties would experience an improvement in daylight levels owing to the demolition of the ward buildings.

Privacy and outlook

143. The adopted Residential Design Standards SPD recommends a window-to-window separation distance of 21m to maintain privacy, or 12m where buildings face each other across a highway.
144. No loss of privacy or outlook would occur to neighbouring properties as result of the proposed works to the chateau or block D extension given their central position within the site and set-back from the road. In relation to block AB, there are residential properties along Jarvis Road and Melbourne Grove which have windows facing out onto the site. The minimum separation distance would be 28m to the rear elevation of the house and 23m to 2 Jarvis Road which has two first floor windows facing the site. These separation distances would exceed the recommended 21m and would be sufficient to maintain a good level of privacy and outlook.
145. There would be a minimum separation distance of approximately 4.5m between block AB and the builder's merchants to the north of the site, and there would be windows in the northern elevation of the block looking out across this neighbouring site. The relationship would not be so close as to hinder the development potential of this site were it ever to come forward for redevelopment in the future. As such there is considered to be no conflict with saved policy 3.11 'Efficient use of land' of the Southwark Plan.
146. Block C would be located next to the boundary with 74 East Dulwich Grove and St Barnabas Close. These buildings are at 90 degrees to the boundary, with their flank elevations facing the site. 74 East Dulwich Grove contains three flats, the lowest of which also occupies part of the basement. The building has a first floor window in its flank elevation facing the site which is not shown on the approved plans for the conversion of the building into flats, and from a site inspection it appears to be obscure glazed. 8 St Barnabas Close is a 3-storey dwelling (two full storeys and a dormer) with no windows in its flank elevation.
147. Ground floor windows and doors in block C would be largely obscured from view by the existing boundary wall which ranges in height from 1.5m to 3m; they would be high level windows in any event. Windows at first floor level are to provide some animation to the façade and would either be obscure glazed or above eye level within the room they would serve; the windows would all be fixed shut and no loss of privacy would occur.

148. With regard to outlook, the existing nurses' accommodation comprises two separate buildings with views between them through to the hospital site, and this would be replaced by a single, larger building. The first of the nurse accommodation blocks closest to East Dulwich Grove is 2-storeys, measures a maximum of 10.2m high and is a minimum of 9m from the flank wall of number 74. The second building behind this is 3-storeys and measures a maximum of 12.8m high. It is 14m away from the flank wall of 8 St Barnabas Close, although this decreases to 11m right at the end of number 8's rear garden.
149. The two existing buildings would be replaced by a single block which would be a minimum of 5m from the flank wall of number 74. It would measure a minimum of 12.3m high next to this property, stepping up to a maximum of 14.3m in the centre of the block. There would be oblique views of block C from within the flats at number 74, with the building appearing in the right hand side of the view if people were looking out of their rear windows. It would also be visible from within the garden. However, given the perpendicular arrangement and the 5m set-back from the boundary it is not considered that it would be overly oppressive or result in any significant loss of outlook to this building or its garden.



150. There would be a minimum of 8m between the flank elevation of 8 St Barnabas Close and block C, which would increase to 10.5m towards the end of number 8's rear garden. There would be views of the block C from both the front and rear windows of this property, but again the perpendicular relationship and setback from the boundary are such that it is not considered that it would result in a significant loss of outlook to the house or its garden.
151. There would be no loss of privacy or outlook to the dwellings on the opposite side of East Dulwich Grove as a result of the proposal. The separation distance would be a minimum of approximately 27m, well in excess of the 12m recommended where properties face each other across a highway.

Secure by design

152. Concerns have been raised by neighbouring residents that the proposal would lead to increased levels of crime. However, given the dilapidated condition of some parts of the site at present with the nurses' accommodation and ward buildings boarded up, it is considered that comprehensive redevelopment of the site would improve this situation. The school would require good levels of security and access would be carefully controlled.
153. The application has been reviewed by the Metropolitan Police secure by design advisor who has requested that a condition be imposed requiring the entire development to achieve secure by design certification. It is recommended that such a condition be imposed in the event that planning permission is granted.

Lighting assessment

154. A lighting assessment has been submitted with the application, although it contains very limited information. It advises that the final lighting strategy would seek to optimise efficiency and reduce night time light pollution. A detailed lighting strategy should therefore be conditioned to prevent light pollution to neighbouring occupiers.

Noise and vibration

155. Noise impact assessment and vibration survey reports submitted with the application consider how external noise sources could impact upon the quality of accommodation within the school buildings. Windows in block AB closest to the railway line would need to be fixed shut and the rooms mechanically ventilated. With the exception of some openable windows to the dining hall, the remainder of this building would be mechanically ventilated and the windows fixed shut.
156. The noise report has been reviewed by EPT and the buildings would be constructed to a suitable standard to ensure that there would be no adverse impacts within the accommodation. The vibration survey report considers impacts arising from the adjacent railway line and concludes that no significant adverse impacts are predicted and no mitigation would be necessary. It does not consider vibration during demolition, but this could be addressed through a construction environmental management plan.

Planning obligations (s106 undertaking or agreement)

157. Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advise that local planning authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the council's adopted Planning Obligations and Community Infrastructure Levy SPD.
158. As stated, the council is the applicant in this instance therefore it is not possible to secure mitigation through a s106 agreement. In light of this it is recommended that mitigation which would usually be secured through a s106 agreement be secured through conditions. For the conditions to be enforceable in the albeit unlikely event

that the site were to change hands following the granting of permission, it would be necessary to make the permission personal to the council as applicant. As the council would be delivering the scheme in its capacity as project manager, it would be implementing any forthcoming permission in any event.

159. Conditions to secure the following would be required:

- Employment during construction provisions
- Highway/public realm improvements along East Dulwich Grove and Jarvis Road including upgrades to the existing crossing outside the chateau and a new pedestrian crossing on Jarvis Road
- A contribution of £3,200 for replacement tree planting in the vicinity of the site
- Community use of the school facilities
- Highway signage and road markings in the vicinity of the site
- Future proofing connection to a district heating scheme.

Mayoral community infrastructure levy

160. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. Education floor-space is not CIL liable therefore no payment would be due in this instance.

Sustainable development implications

161. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. Of note is that developments must reduce their carbon dioxide emissions by 40% when compared to the 2010 building regulations requirement (or 35% based on the 2013 building regulations). An energy statement has been submitted in support of the application and in relation to the major's energy hierarchy, and the following is proposed.

Be lean (use less energy)

162. Measures proposed under this category would include good levels of insulation, high performance double glazing, and the orientation of the main teaching block to make use of solar gains to help heat the classrooms in the morning during the winter months.

Be clean (supply energy efficiently)

163. Measures proposed under this category include energy efficient lighting, automated lighting controls, energy efficient boilers and heat recovery from parts of the school

which would be mechanically ventilated. The submission advises that district heating has been considered and discounted because there would be no service route between blocks AB and C which means that block C would require its own heating plant. In addition, the submission advises that district heating would increase costs and if it were future-proofed, there would be disruptive works at the point of future connection. The GLA requested further justification for the lack of CHP and a revised energy statement has been submitted. It advises that even if combined with the proposed health centre it would be unlikely that the development would generate sufficient or a consistent enough demand for heating to allow for an efficient CHP system. This has been considered by officers, and a condition for future-proofing is nonetheless recommended.

Be green (use renewable energy)

164. PVs would be provided on the roof of the new buildings to provide electricity and the combination of the above measures would achieve the 35% reduction required by the London Plan. Members will be advised of the reductions under each of the individual categories in an addendum report. The chateau has not been included in the energy statement and the constraints associated with the conversion of an existing building are noted. The chateau has however been assessed under BREEAM, and this is considered further below.
165. Southwark's strategic policy 13 of the Core Strategy 'High environmental standards' requires developments to meet the highest possible environmental standards; those relevant to this application are set out below:
- Community facilities should include at least BREEAM 'very good'
 - Major development must achieve a reduction in carbon dioxide of 20% from using onsite or local low and zero carbon sources of energy
 - Major developments must reduce surface water run-off by more than 50%.
166. A BREEAM pre-assessment report has been submitted with the application which advises that the proposed development could achieve a 'very good' rating which would be policy compliant. It is recommended that a condition be imposed upon any forthcoming permission to secure this. With regard to renewables, members will be advised in the addendum as to the percentage reduction that would be achieved through the PVs. The drainage strategy targets a 50% reduction in surface water run-off rates but there is not sufficient detail at this stage to confirm whether this would be achieved; a condition for further details is therefore recommended and this is considered further in the flood risk and drainage section below. Saved policy 3.3 of the Southwark Plan advises that planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment.
167. A sustainability appraisal submitted with the application sets out the range of measures that would be incorporated into the scheme to reduce its environmental impacts. These would include good levels of insulation and photovoltaic panels to reduce carbon dioxide emissions. The school would have a local catchment and it is predicted that the vast majority of pupils would walk to school. Social impacts include the provision of modern and high quality secondary school which would offer

significant public benefits for generations of children to come and would help to meet the education needs of the local community. It would be designed to be accessible and a condition for a full access strategy is recommended. As set out elsewhere in the report it is not considered that there would be any significant adverse impacts upon the amenity of neighbouring occupiers or undue transport impacts. The proposal would result in job creation, including during construction, and pupils and staff would likely use shops in the vicinity, contributing to the local economy.

Ecology

168. Saved policy 3.28 of the Southwark Plan states that the local planning authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant.
169. Various ecology reports including bat surveys and a reptile survey covering the whole of the existing hospital site have been submitted with the application. The site is not located within any statutory or non-statutory designated nature conservation sites, although there are statutory and non-statutory designated sites within a 2km radius of the site including a site of importance for nature conservation (SINC) along the railway corridor. No significant adverse impacts on nearby SINC or other ecologically important areas are anticipated as a result of the proposal.
170. A preliminary ecological survey and bat survey carried out in May this year found the site to have limited habitat provision for bees, butterflies and other insects, habitat provision for nesting birds, reptiles and potential and actual bat roosts. The report recommends that clearance work be undertaken outside the bird nesting season (March to August), and that a reptile survey and further bat survey be undertaken. Mitigation measures recommended in the report include the provision of bat boxes/bricks within the development.
171. Following the recommendations of the preliminary report, a reptile survey and phase 2 bat survey (bat emergence survey) have been undertaken. No reptile species were found at the site, although the report recommends that all contractors working at the site be made aware of the legal protection afforded to reptiles under the Wildlife and Countryside Act (1980).
172. The phase 2 bat survey found a bat roost on the larger of the nurses' accommodation buildings next to St Barnabas Close, and a small number of bats were using dense ivy cover on the north-west corner of this building for roosting. There was no evidence of any bat roosts in the main hospital building, and although a bat was observed flying in the direction of it, the report advises that it could have emerged from a different location.
173. Bats are protected under both UK and European law and a licence would be required for removal of the roost, therefore an informative alerting the applicant to this is recommended. The bat survey report is only valid for a year, therefore it is recommended that a condition be imposed requiring a further bat survey to be undertaken if demolition and tree works do not commence within this period.
174. The ecology officer has reviewed the submission and is satisfied with the reports provided and Natural England has issued standing advice in relation to the

protected species on the site.

175. No green or brown roofs are proposed within the development. The applicant has advised that for block AB much of the roofspace would be taken up by skylights and air handling units, and that blocks C and D would be lightweight structures to which green roofs would add a significant load. In light of this and given that a large area of the site would be landscaped, officers raise no objections.

Contaminated land

176. A land contamination assessment has been submitted in support of the application. The site has a high risk of contamination and the report advises that some testing has already been carried out at the site, but recommends that further investigations be undertaken.
177. The report has been reviewed by EPT and the Environment Agency which both recommend conditions for further testing. EPT also recommends a condition for a pre-demolition asbestos survey and this forms part of the draft recommendation.
178. A UXO (unexploded ordnance) report has also been submitted which advises that the site has a high risk level in relation to the likelihood of unexploded devices being present. This is a result of the area sustaining a high level of bombing during WW2 including a direct hit. The report recommends mitigation measures to reduce this risk including a risk management plan, safety briefings and particular surveying methods to check for potential devices. The Health and Safety Executive has been consulted but does not consider that the application needs to be referred to them.

Air quality

179. Policy 7.14 of the London Plan sets out the Mayor's approach to improving air quality and requires developments to be at least air quality neutral.
180. The site is located in an air quality management area. An air quality assessment has been submitted which considers the impact of dust during demolition and construction, the suitability of site air quality for the proposed use as a school, and air quality impacts arising from traffic associated with the operation of the development. It advises that the development would be air quality neutral.
181. The report concludes that there could be some temporary impacts on air quality during construction, but these could be minimised with dust management measures secured through a construction management plan. A negligible impact on air quality is predicted as a result of traffic, and air quality at the site would be appropriate for the proposed use as a school; it advises that it is unlikely that the proposed school would be significantly impacted upon by dust from the adjacent builder's yard.
182. The report has been reviewed by EPT and is found to be inaccurate for a number of reasons, including that the number of vehicles that the development would attract at both the construction and operational phases of the development has not been considered, therefore dust and traffic impacts are not fully considered in the document. These can however, be considered through a construction management plan, for which a condition is recommended. EPT recommends that the applicant be alerted to these issues by way of an informative attached to any forthcoming permission.

Flood risk and drainage

183. Policy 5.12 of the London Plan sets out the Mayor's approach to flood risk management. A flood risk assessment (FRA) and drainage strategy have been submitted in support of the application.
184. The site is located in flood zone 1 which has a low risk of flooding. The NPPF provides guidance on flood risk and classifies schools as a 'more vulnerable' use; these types of uses are appropriate in flood zone 1 therefore there would be no objection in principle on flood risk grounds. The Environment Agency (EA) has reviewed the submission and has not raised any objections in relation to flood risk.
185. With regard to surface water flooding and drainage, the GLA raised concerns in its stage 1 report regarding how surface water flooding in the locality could affect the proposed school. In response the applicant has submitted an additional flood risk assessment which considers the potential for surface water from East Dulwich Grove to affect the school. It concludes that owing to the local topography, the site would be unlikely to be affected by surface water flooding and it would not result in any increased surface water flood risk to adjacent receptors. The council's flood and drainage team has reviewed the additional document and are satisfied with the details provided, and these would also be reviewed by the GLA post-committee.
186. Policy 5.13 of the London Plan advises that developments should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so; developments should seek to achieve greenfield run-off rates and manage surface water run-off as close to its source as possible.
187. The drainage strategy sets out measures proposed to reduce surface water run-off. This would include a gravity piped system and SUDS measures include porous paving and an underground attenuation tank. The GLA has advised that the SUDS measures proposed would be the minimum acceptable in relation to London Plan policy 5.13. Thames Water has been consulted on the application and recommends a number of conditions and informatives which form part of the draft recommendation.

Statement of community involvement

188. A statement of community involvement (SCI) submitted with the application sets out the consultation undertaken on the proposals by the applicant prior to the submission of this application; the consultation was undertaken jointly for both the school and health centre proposals. Some neighbouring residents have advised that they were not informed of pre-application consultation events.
189. Three public consultation events were held over four days, in October 2015 and March and June 2016 at the United Reform Church opposite the site; these were attended by 106 people in total. They were publicised by way of leaflets distributed to properties within a mile radius of the site, social media including Twitter and the East Dulwich Forum, and the South London Press. The SCI advises that direct contact was made with 1,871 people and organisations including community organisations, local primary schools and parent, teacher and friends associations. Meetings were held with Members, the Melbourne Grove Residents Association, the Dulwich Society and the Vale Resident Society. Feedback forms were provided at

the consultation events and an online feedback form provided.

190. The SCI summarises the responses received. This includes support for the provision of a new school on the site, concerns regarding transport impacts such as traffic generation, lack of parking and cyclist safety, the impact of construction works and temporary accommodation on pupils, and mixed views were expressed regarding the building retention/demolition proposals. The SCI notes that concerns were raised by residents of St Barnabas Close regarding the proximity of block C, noise, construction, access and traffic.
191. An informal members' briefing for planning committee members and ward councillors was held on 6 July 2016. This was for jointly for both the school and health centre proposals.

Conclusion on planning issues

192. The proposal would deliver a very high quality, spacious new secondary school on an important site in the borough. Much of the site has been vacant for some time now, and the existing buildings are becoming increasingly dilapidated. The proposal, together with the concurrent application for a new health centre on another part of the hospital site, represents an exciting opportunity to retain this site in public use, and to provide new facilities which would offer significant public benefits for generations to come. Policy 3.18 of the London Plan provides strong support for the provision of new schools, and there is a projected shortfall of secondary school places in the borough. The proposal would be consistent with the land use designations for the site, including the Dulwich SPD which specifically refers to the provision of a new school.
193. The proposal would be of a very high quality of design which would retain the most valuable building on the site which is the chateau. While there would be some loss of heritage value owing to the demolition of the ward blocks and access galleries, the retention of these structures has been explored and owing to their age and layout they do not lend themselves to conversion to school use. Moreover it would not be possible to retain these structures while delivering all of the open space requirements of the school, together with a replacement health centre. Given the substantial public benefits which would arise from the scheme, it is not considered that there would be any conflict with the NPPF arising from the demolition proposals. The landscaping of the site would be of a high quality and while there would some loss of protected trees, new tree planting would be secured.
194. It is recognised that there would be some increase in traffic and demand for parking as a result of the proposal, although it is not considered that either would be to a degree that would be so harmful that permission should be refused. Activity would be concentrated for relatively short periods of time at the start and end of the school day, and parking surveys indicate that there would be sufficient on-street parking available in the vicinity of the site. The vast majority of pupils would walk, cycle or use public transport to get to and from school, and it is recommended that a school travel plan be secured by condition to seek to reduce car use.
195. Views from within St Barnabas Close and from the rear gardens of 74 - 86 East Dulwich Grove would undoubtedly change as a result of the proposed sports hall, but these views would mainly be from an access road/parking area and rear gardens, with no windows directly facing the proposed structure. The earliest

delivery to block C would be at 8.30am and it is not considered that this start time would result in any significant loss of amenity to neighbouring occupiers. Refuse and recycling collections would be later during the day, and the site would generally be quiet during the evenings, weekends and school holidays.

196. The development is considered to be sustainable in terms of its social, economic and environmental impacts. The provision of a new school could improve the life chances and opportunities of children for generations to come, and would provide them with an opportunity to study near to where they live. New jobs would be created as a result of the proposal, both during construction and within the completed development, and the development would incorporate measures to reduce its carbon dioxide emissions.
197. The NPPF stresses the importance of ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities and requires planning authorities to give great weight to the need to create new schools. None of the impacts of this proposal would override the benefits of this new school, which is in itself of a high quality of design and would provide an excellent school environment. Officers therefore recommend that planning permission be granted subject to conditions.

Human rights and equalities implications and community impact statement

198. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. This application has the legitimate aim of providing a new secondary school and associated facilities. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.
199. Members should take account of the provisions of the Human Rights Act 1998 as they relate to the planning application and the conflicting interests of the applicants and any third party opposing the application in reaching their decisions. The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6(1), of the European Convention on Human Rights in relation to civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.
200. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
201. In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the local planning authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and

members must be mindful of this duty, inter alia, when determining all planning applications. In particular members must pay due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

202. Officers have had regard to the proposals and are satisfied that it would not result in any adverse equalities issues. The proposal would provide high quality education facilities for generations of children to come improving their long term life chances. The buildings have been designed with regard to achieving inclusive access. Accessible lifts would be provided within the buildings and level access provided across the site, which would also benefit the wider community who have access outside school hours. A condition for a detailed access strategy is recommended.

Consultations

203. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

204. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

205. Representations have been received from 12 properties, plus a 42 signature petition **objecting** to the application on the following grounds:

- There are already over 20 schools in the area
- Demolition of existing buildings including 'onion' towers
- Sports hall too high and would dominate neighbouring buildings/should be located along railway line
- Canteen would result in cooking odours, grease fumes, vermin and pollution to St Barnabas Close
- Unacceptable refuse storage facilities for canteen close to St Barnabas Close
- Daylight and sunlight report commissioned after building designs completed
- Loss of light and overshadowing arising from sports and dining hall
- Sports hall elevations uninteresting, would be out of character with the area and of a lesser design quality than the buildings they would replace

- Noise from trolleys being pushed back and forth from canteen
- Traffic generation and consequent increased air pollution arising from school and health centre proposals
- Increased crime in the area
- School use not compatible with a health centre next door
- Noise and dust from demolition and use of school including access next to St Barnabas Close and hiring out of sports facilities
- Harm to highway safety including cyclists and lack of mitigation proposed from both the school and health centre proposals
- Increased demand for parking from both the school and health centre proposals
- Traffic calming, safety measures, a controlled parking zone no left/right turn at Grove Vale/Melbourne Grove or East Dulwich Grove junction are required
- Poor public transport in the area
- Shops and local businesses should be better informed and consulted on proposed changes
- Sports hall too small to accommodate the school
- Structural damage to neighbouring buildings (officer response – this is not a material planning consideration. It would be a private matter between the affected parties)
- Request for a party wall agreement has been disregarded (officer response – party wall agreements are a private property matter and cannot be taken into account)
- Unacceptable flue location for canteen
- Loss of trees and harm to trees to be retained
- Not all residents invited to the three public consultation events/proposal rushed through without proper consultation with key residents
- Retention of trees on eastern side of proposed sports hall given higher priority than minimising damage to neighbouring properties
- Design development focusses on availability of land parcels rather than best solution for neighbouring residents
- Block C would be constructed on an area of greenfield land
- The development would not be sustainable.

206. Representations have been received from 9 properties **supporting** the application on the following grounds:

- Excellent use of the land
- Good standard of design
- Retention of trees lining the site
- Proximity to bus and rail routes
- School places urgently needed
- Unfortunate that 'onion' turrets would be lost, chateau is bland and unappealing
- School much needed and would build stability for children in the community
- Most children would walk to school
- A travel plan would be implemented
- Site is currently dilapidated
- Retention of the chateau
- Significant benefits for local residents including from health centre
- Construction can be carried out to minimise impacts on neighbouring residents
- Any construction benefits should be weighed against the significant benefits of educating many local children
- Temporary accommodation on Southampton Way would provide a good base for the school for 2 years.

207. Representations have been received from 4 properties **commenting on** the application on the following grounds:

- Lack of regard for neighbours from location of catering facilities
- Increased demand for parking which a green travel plan would not address
- CPZ and traffic calming measures should be implemented.

Environmental protection team

208. Approval with conditions.

Highways development management

209. Approval subject to amendments, conditions and a s278 agreement.

Ecology officer

210. No further reptile surveys required. Detailed comments provided regarding bat and nesting bird issues.

Local economy team

211. Employment during construction targets provided, including financial contributions for any shortfalls.

Flood and drainage team

212. Details generally satisfactory; conditions recommended.

Greater London Authority

213. Stage 1 referral response. The application is generally acceptable in strategic planning terms, but that it does not comply with the London Plan for the following reasons:

- Further information on the heritage significance of the nurses' home and feasibility of retaining the domed end bays required
- Further information required on energy and flood risk required
- Further work on bus capacity, cycling, parking and pedestrian environment required.

Thames Water

214. Conditions and informatives recommended. No objection regarding sewerage infrastructure capacity and water infrastructure capacity.

Historic England

215. Not necessary to consult Historic England on this application.

Natural England

216. Initial comment: No comments; it is for the local planning authority to determine whether or not the application is consistent with national and local policies on the natural environment. Standing advice issued regarding protected species.
217. Follow-up comment: Further to the request that Natural England provides advice on European Protected Species: Natural England has published standing advice on protected species. As standing advice it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation. The standing advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted. Should apply our standing advice to

this application.

Environment Agency

218. Condition should only be granted subject to conditions.

Network Rail

219. The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future to ensure the safe operation of the railway and the protection of Network Rail's adjoining land. The development must ensure that any future maintenance can be conducted solely on the applicant's land – detailed guidance provided.

Transport for London

220. Transport for London (TfL) is notified of the above mentioned planning application. This application is for the development of a Charter School and there is a separate application for the erection of a health centre. By way of context; it is noted that the application site has direct frontage to the local road network. The site also benefits from a PTAL rating of 3, which is considered moderate. There are 6 bus services stopping nearby and the nearest rail station is East Dulwich. An additional bus service will stop in the vicinity of the subject site (route 42) in autumn of 2016.

221. To the rear of the site is East Dulwich station and the rail corridor which is managed by Network Rail. TfL advises that the applicant should consult with Network Rail to ensure there are no adverse impacts during construction.

222. 23 car parking spaces are proposed (including 3 blue badge spaces) for staff of the school. TfL would encourage a reduction in the level of car parking proposed to a car free or car capped development, although policy compliant blue badge parking should be proposed in addition to electric vehicle charge points. It is understood that drop off and pick up of students will occur on street and TfL is concerned with the level of uncontrolled parking on the surrounding streets. TfL would encourage the council to introduce controlled parking zone restrictions to prevent over spill parking

from the school, particularly staff (except for disabled parking). The council should also take a view in terms of how the drop off and collection of students, on street, will be appropriately managed. An on site drop off arrangement could be devised which would ultimately include the removal of car parking.

223. TfL requests that policy compliant cycle parking is proposed, and secured as part of the planning conditions. The developer should consult the London cycle design guidance as it sets out standards for cycle parking generally, including access to cycle parking. Cyclists changing facilities should also be provided, and secured by planning condition, for staff.
224. A robust travel plan for the school, should be required, to be agreed by the council prior to first occupation. The travel plan should be secured, enforced, monitored and reviewed as part of the s106 agreement. Given the catchment area of the school, students should be encouraged to either walk, cycle or take public transport to school. These measures should be funded through the s106 agreement.
225. It is noted that the application is referable to the Mayor. A separate, and more detailed, suite of correspondence will be provided to the Greater London Authority at Stage 1. In this correspondence, TfL may request (but not limited to) financial contributions to buses, or Legible London signage to address the impacts of this development. It is anticipated that any mitigation would be secured as part of the S106 agreement.

Metropolitan Police

226. Having reviewed the submitted plans, consider that should this application proceed, it should be able to achieve the security requirements of secured by design with the guidance of secured by design new schools 2014 and close liaison with the South East Designing Out Crime office. The adoption of these standards will help to reduce the opportunity for crime, creating a safer, more secure and sustainable environment. Request a condition that the development achieves secure by design certification.

Health and Safety Executive

227. As the proposed development does not lie within the consultation distance of a major hazard site or major accident hazard pipeline, there is no need to consult HSE on this application, and HSE therefore has no comments to make.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2120-B Application file: 16/AP/2740 Southwark Local Development Framework and Development Plan documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Victoria Lewis, Team Leader	
Version	Final	
Dated	30 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		30 September 2016

APPENDIX 1**Consultation undertaken****Site notice date:** 22/07/2016**Press notice date:** 21/07/2016**Case officer site visit date:** 4th May 2016, 6th September 2016.**Neighbour consultation letters sent:** 19/07/2016**Internal services consulted:**

Ecology Officer
 Economic Development Team
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
 Flood and Drainage Team
 HIGHWAY LICENSING
 Highway Development Management
 Waste Management

Statutory and non-statutory organisations consulted:

Greater London Authority
 EDF Energy
 Environment Agency
 Historic England
 London Fire & Emergency Planning Authority
 Metropolitan Police Service (Designing out Crime)
 Natural England - London Region & South East Region
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)
 Health and Safety Executive

Neighbour and local groups consulted:

Living Accommodation St Olaves And St Saviours Sports Ground
 SE22 8TX
 86 East Dulwich Grove London SE22 8TW
 20a East Dulwich Grove London SE22 8PP
 20-22 Lordship Lane London SE22 8HN
 76 East Dulwich Grove London SE22 8TW
 82 East Dulwich Grove London SE22 8TW
 61a East Dulwich Grove London SE22 8PR
 Flat C 70 East Dulwich Grove SE22 8PS
 Flat B 70 East Dulwich Grove SE22 8PS
 129a East Dulwich Grove London SE22 8PU
 Flat D 70 East Dulwich Grove SE22 8PS
 61c East Dulwich Grove London SE22 8PR
 61b East Dulwich Grove London SE22 8PR

7 St Barnabas Close London SE22 8UA
 42 Abbotswood Road London SE22 8DL
 40 Abbotswood Road London SE22 8DL
 46 Abbotswood Road London SE22 8DL
 44 Abbotswood Road London SE22 8DL
 34 Abbotswood Road London SE22 8DL
 32 Abbotswood Road London SE22 8DL
 38 Abbotswood Road London SE22 8DL
 36 Abbotswood Road London SE22 8DL
 48 Abbotswood Road London SE22 8DL
 60 Abbotswood Road London SE22 8DL
 58 Abbotswood Road London SE22 8DL
 64 Abbotswood Road London SE22 8DL

Flat A 70 East Dulwich Grove SE22 8PS
 69 East Dulwich Grove London SE22 8PR
 21b Ashbourne Grove London SE22 8RN
 21a Ashbourne Grove London SE22 8RN
 31b Ashbourne Grove London SE22 8RN
 31a Ashbourne Grove London SE22 8RN
 81a Melbourne Grove London SE22 8RJ
 79b Melbourne Grove London SE22 8RJ
 34b Ashbourne Grove London SE22 8RL
 81b Melbourne Grove London SE22 8RJ
 33a Ashbourne Grove London SE22 8RN
 45a Ashbourne Grove London SE22 8RN
 39b Ashbourne Grove London SE22 8RN
 45b Ashbourne Grove London SE22 8RN
 37a Ashbourne Grove London SE22 8RN
 33b Ashbourne Grove London SE22 8RN
 39a Ashbourne Grove London SE22 8RN
 37b Ashbourne Grove London SE22 8RN
 Flat 4 Upton Court SE22 8PS
 Flat 3 Upton Court SE22 8PS
 Flat 6 Upton Court SE22 8PS
 Flat 5 Upton Court SE22 8PS
 Flat C 67 East Dulwich Grove SE22 8PR
 Flat B 67 East Dulwich Grove SE22 8PR
 Flat 2 Upton Court SE22 8PS
 Flat 1 Upton Court SE22 8PS
 Flat 7 Upton Court SE22 8PS
 2 Jarvis Road London SE22 8RB
 1 Jarvis Road London SE22 8RB
 74a Lordship Lane London SE22 8HF
 East Dulwich Railway Station Grove Vale SE22 8EF
 Flat 9 Upton Court SE22 8PS
 Flat 8 Upton Court SE22 8PS
 Flat 11 Upton Court SE22 8PS
 Flat 10 Upton Court SE22 8PS
 84a East Dulwich Grove London SE22 8TW
 Flat 12 Upton Court SE22 8PS
 Flat A 3 East Dulwich Grove SE22 8PW
 34a Ashbourne Grove London SE22 8RL
 12a Ashbourne Grove London SE22 8RL
 Flat 2 65 East Dulwich Grove SE22 8PR
 Flat 1 65 East Dulwich Grove SE22 8PR
 Flat A 67 East Dulwich Grove SE22 8PR
 Flat 3 65 East Dulwich Grove SE22 8PR
 Flat 1 63 East Dulwich Grove SE22 8PR
 2a Zenoria Street London SE22 8HP
 Flat 3 63 East Dulwich Grove SE22 8PR
 Flat 2 63 East Dulwich Grove SE22 8PR
 79a Melbourne Grove London SE22 8RJ
 25a Tarbert Road London SE22 8QB
 24b Tarbert Road London SE22 8QB
 27a Tarbert Road London SE22 8QB
 25b Tarbert Road London SE22 8QB
 22b Tarbert Road London SE22 8QB
 22a Tarbert Road London SE22 8QB
 24a Tarbert Road London SE22 8QB
 23b Tarbert Road London SE22 8QB
 32a Tarbert Road London SE22 8QB
 31b Tarbert Road London SE22 8QB
 36a Tarbert Road London SE22 8QB
 32b Tarbert Road London SE22 8QB
 3b Tarbert Road London SE22 8QB
 3a Tarbert Road London SE22 8QB
 31a Tarbert Road London SE22 8QB
 3c Tarbert Road London SE22 8QB
 83b Glengarry Road London SE22 8QA
 83a Glengarry Road London SE22 8QA
 85b Glengarry Road London SE22 8QA
 85a Glengarry Road London SE22 8QA
 77b Glengarry Road London SE22 8QA
 77a Glengarry Road London SE22 8QA
 79b Glengarry Road London SE22 8QA
 79a Glengarry Road London SE22 8QA
 62 Abbotswood Road London SE22 8DL
 52 Abbotswood Road London SE22 8DL
 50 Abbotswood Road London SE22 8DL
 56 Abbotswood Road London SE22 8DL
 54 Abbotswood Road London SE22 8DL
 71 Abbotswood Road London SE22 8DJ
 69 Abbotswood Road London SE22 8DJ
 75 Abbotswood Road London SE22 8DJ
 73 Abbotswood Road London SE22 8DJ
 63 Abbotswood Road London SE22 8DJ
 61 Abbotswood Road London SE22 8DJ
 67 Abbotswood Road London SE22 8DJ
 65 Abbotswood Road London SE22 8DJ
 4 Abbotswood Road London SE22 8DL
 26 Abbotswood Road London SE22 8DL
 24 Abbotswood Road London SE22 8DL
 30 Abbotswood Road London SE22 8DL
 28 Abbotswood Road London SE22 8DL
 18 Abbotswood Road London SE22 8DL
 6 Abbotswood Road London SE22 8DL
 22 Abbotswood Road London SE22 8DL
 20 Abbotswood Road London SE22 8DL
 51 St Francis Road London SE22 8DE
 50 St Francis Road London SE22 8DE
 53 St Francis Road London SE22 8DE
 52 St Francis Road London SE22 8DE
 56-60 Lordship Lane London SE22 8HJ
 16 Talbot Road London SE22 8EH
 49 St Francis Road London SE22 8DE
 6 Lordship Lane London SE22 8HN
 11b Thorncombe Road London SE22 8PX
 4 St Barnabas Close London SE22 8UA
 3 St Barnabas Close London SE22 8UA
 6 St Barnabas Close London SE22 8UA
 5 St Barnabas Close London SE22 8UA
 100 Grove Vale London SE22 8DR
 11c Thorncombe Road London SE22 8PX
 2 St Barnabas Close London SE22 8UA
 1 St Barnabas Close London SE22 8UA
 76 Abbotswood Road London SE22 8DL
 74 Abbotswood Road London SE22 8DL
 6 Talbot Road London SE22 8EH
 78 Abbotswood Road London SE22 8DL
 68 Abbotswood Road London SE22 8DL
 66 Abbotswood Road London SE22 8DL
 72 Abbotswood Road London SE22 8DL
 70 Abbotswood Road London SE22 8DL
 7 Talbot Road London SE22 8EH
 13 Talbot Road London SE22 8EH
 12 Talbot Road London SE22 8EH
 15 Talbot Road London SE22 8EH
 14 Talbot Road London SE22 8EH
 9 Talbot Road London SE22 8EH
 8 Talbot Road London SE22 8EH
 11 Talbot Road London SE22 8EH
 10 Talbot Road London SE22 8EH
 Flat A 64 Glengarry Road SE22 8QD
 14b Melbourne Grove London SE22 8QZ
 Flat C 64 Glengarry Road SE22 8QD
 Flat B 64 Glengarry Road SE22 8QD
 Flat 2 19 Derwent Grove SE22 8DZ
 Flat 1 19 Derwent Grove SE22 8DZ
 46 Glengarry Road London SE22 8QD
 Flat 3 19 Derwent Grove SE22 8DZ
 38d Hambledon Court Burrow Road SE22 8EJ
 40a Lordship Lane London SE22 8HJ
 Basement Flat 40 East Dulwich Grove SE22 8PP
 37a Hambledon Court Burrow Road SE22 8EJ
 Second Floor 6 Lordship Lane SE22 8HN
 First Floor 6 Lordship Lane SE22 8HN
 47 Derwent Grove London SE22 8DZ
 17 Nimegan Way London SE22 8TL
 28-30 Lordship Lane London SE22 8HJ

97a Glengarry Road London SE22 8QA
 19a Tarbert Road London SE22 8QB
 14b Tarbert Road London SE22 8QB
 21b Tarbert Road London SE22 8QB
 21a Tarbert Road London SE22 8QB
 99a Glengarry Road London SE22 8QA
 97b Glengarry Road London SE22 8QA
 14a Tarbert Road London SE22 8QB
 99b Glengarry Road London SE22 8QA
 82a Melbourne Grove London SE22 8QY
 98a Melbourne Grove London SE22 8QY
 96a Melbourne Grove London SE22 8QY
 48e Melbourne Grove London SE22 8QY
 48d Melbourne Grove London SE22 8QY
 62b Melbourne Grove London SE22 8QY
 62a Melbourne Grove London SE22 8QY
 98b Melbourne Grove London SE22 8QY
 49a Melbourne Grove London SE22 8RG
 43a Melbourne Grove London SE22 8RG
 77a Melbourne Grove London SE22 8RJ
 49b Melbourne Grove London SE22 8RG
 24b Melbourne Grove London SE22 8QZ
 24a Melbourne Grove London SE22 8QZ
 11a Melbourne Grove London SE22 8RG
 8a Melbourne Grove London SE22 8QZ
 6b Tarbert Road London SE22 8QB
 6a Tarbert Road London SE22 8QB
 8b Tarbert Road London SE22 8QB
 8a Tarbert Road London SE22 8QB
 4b Tarbert Road London SE22 8QB
 4a Tarbert Road London SE22 8QB
 40b Tarbert Road London SE22 8QB
 40a Tarbert Road London SE22 8QB
 38a Glengarry Road London SE22 8QD
 1a Hillsboro Road London SE22 8QE
 48b Glengarry Road London SE22 8QD

 48c Melbourne Grove London SE22 8QY
 1b Hillsboro Road London SE22 8QE
 40a Glengarry Road London SE22 8QD
 38b Glengarry Road London SE22 8QD
 48a Glengarry Road London SE22 8QD
 40b Glengarry Road London SE22 8QD
 92a Lordship Lane London SE22 8HF
 29 Tell Grove London SE22 8RH
 28 Elsie Road London SE22 8DX
 3 Abbotswood Road London SE22 8DJ
 1 Abbotswood Road London SE22 8DJ
 4 Lordship Lane London SE22 8HN
 92 Lordship Lane London SE22 8HF
 42 Lordship Lane London SE22 8HJ
 38 Grove Vale London SE22 8DY
 5 Abbotswood Road London SE22 8DJ
 17 Abbotswood Road London SE22 8DJ
 15 Abbotswood Road London SE22 8DJ
 8 Abbotswood Road London SE22 8DL
 19 Abbotswood Road London SE22 8DJ
 9 Abbotswood Road London SE22 8DJ
 7 Abbotswood Road London SE22 8DJ
 13 Abbotswood Road London SE22 8DJ
 11 Abbotswood Road London SE22 8DJ
 18-22 Grove Vale London SE22 8EF
 14 Lordship Lane London SE22 8HN
 13-15 Melbourne Grove London SE22 8RG
 2 Lordship Lane London SE22 8HN
 4 Melbourne Grove London SE22 8QZ
 33 East Dulwich Grove London SE22 8PW
 46 Lordship Lane London SE22 8HJ
 42 Grove Vale London SE22 8DY
 96 Grove Vale London SE22 8DT

 9 Melbourne Grove London SE22 8RG
 100 Melbourne Grove London SE22 8QY

 Flat B 73 Melbourne Grove SE22 8RJ
 Flat A 73 Melbourne Grove SE22 8RJ
 16 Nimegan Way London SE22 8TL
 Flat C 73 Melbourne Grove SE22 8RJ
 Flat B 30 Lordship Lane SE22 8HJ
 76d East Dulwich Grove London SE22 8TW
 76c East Dulwich Grove London SE22 8TW
 7a Melbourne Grove London SE22 8RG
 44b Derwent Grove London SE22 8EA
 Flat B 26 Lordship Lane SE22 8HJ
 Flat B 28-30 Lordship Lane SE22 8HJ
 76b East Dulwich Grove London SE22 8TW
 76a East Dulwich Grove London SE22 8TW
 1 Zenoria Street London SE22 8HP
 34b Hambledon Court Burrow Road SE22 8EJ
 34a Hambledon Court Burrow Road SE22 8EJ
 34d Hambledon Court Burrow Road SE22 8EJ
 34c Hambledon Court Burrow Road SE22 8EJ
 2a Jarvis Road London SE22 8RB
 Apartment 5 37 Elsie Road SE22 8DX
 2c Jarvis Road London SE22 8RB
 2b Jarvis Road London SE22 8RB
 Apartment 2 37 Elsie Road SE22 8DX
 Apartment 1 37 Elsie Road SE22 8DX
 Apartment 4 37 Elsie Road SE22 8DX
 Apartment 3 37 Elsie Road SE22 8DX
 Flat 1 11a Melbourne Grove SE22 8RG
 9a Melbourne Grove London SE22 8RG
 11a Hambledon Court Burrow Road SE22 8DE
 Flat 1 52 Lordship Lane SE22 8HJ
 73a East Dulwich Grove London SE22 8PR
 14 Melbourne Grove London SE22 8QZ
 Flat 2 11a Melbourne Grove SE22 8RG
 3b Melbourne Terrace Melbourne Grove SE22 8RE
 3a Melbourne Terrace Melbourne Grove SE22 8RE
 Maisonette First Floor And Second Floor 5 East Dulwich Grove SE22 8PW
 4 Jarvis Road London SE22 8RB
 Ground Floor Flat 5 East Dulwich Grove SE22 8PW
 Flat 2 38 East Dulwich Grove SE22 8PP
 Flat 1 38 East Dulwich Grove SE22 8PP
 Flat 3 38 East Dulwich Grove SE22 8PP
 First Floor Flat 94 Lordship Lane SE22 8HF
 76 Lordship Lane London SE22 8HH
 28 Grove Vale London SE22 8EF
 18 Melbourne Grove London SE22 8RA
 68 Lordship Lane London SE22 8HQ
 2 Abbotswood Road London SE22 8DL
 3 Jarvis Road London SE22 8RB
 98 Grove Vale London SE22 8DS
 103c East Dulwich Grove London SE22 8PU
 102 Grove Vale London SE22 8DR
 62 Grove Vale London SE22 8DT
 66 Grove Vale London SE22 8DT
 106 Grove Vale London SE22 8DR
 104 Grove Vale London SE22 8DR
 58 Grove Vale London SE22 8DT
 56 Grove Vale London SE22 8DT
 Flat 3 74 East Dulwich Grove SE22 8TW
 Flat 2 74 East Dulwich Grove SE22 8TW
 Flat 2 1 East Dulwich Grove SE22 8PW
 Flat 1 1 East Dulwich Grove SE22 8PW
 Flat 1 107 East Dulwich Grove SE22 8PU
 Flat 2 52 Lordship Lane SE22 8HJ
 Flat 1 74 East Dulwich Grove SE22 8TW
 Flat 2 107 East Dulwich Grove SE22 8PU
 Flat 3 1 East Dulwich Grove SE22 8PW
 31 East Dulwich Grove London SE22 8PW
 Flat B 16 Melbourne Grove SE22 8QZ
 Goose Green Primary School Tintagel Crescent SE22 8HG
 Jags Sports Club Red Post Hill SE24 9JN
 Flat Above 46 Grove Vale SE22 8DY

72 Lordship Lane London SE22 8HF
 94 Lordship Lane London SE22 8HF
 12 Lordship Lane London SE22 8HN

50 Lordship Lane London SE22 8HJ
 52 Grove Vale London SE22 8DY
 29a Tarbert Road London SE22 8QB
 26 Burrow Road London SE22 8DW
 24 Burrow Road London SE22 8DW
 30 Burrow Road London SE22 8DW
 28 Burrow Road London SE22 8DW
 18 Burrow Road London SE22 8DW
 16 Burrow Road London SE22 8DW
 22 Burrow Road London SE22 8DW
 20 Burrow Road London SE22 8DW
 29 Abbotswood Road London SE22 8DJ
 27 Abbotswood Road London SE22 8DJ
 2 Buxted Road London SE22 8DQ

1 Buxted Road London SE22 8DQ
 21 Abbotswood Road London SE22 8DJ
 1 Melbourne Grove London SE22 8RG
 25 Abbotswood Road London SE22 8DJ

23 Abbotswood Road London SE22 8DJ
 3 Burrow Road London SE22 8DU
 1 Burrow Road London SE22 8DU
 7 Burrow Road London SE22 8DU
 5 Burrow Road London SE22 8DU
 12 Abbotswood Road London SE22 8DL
 10 Abbotswood Road London SE22 8DL
 16 Abbotswood Road London SE22 8DL
 14 Abbotswood Road London SE22 8DL
 9 Burrow Road London SE22 8DU
 12 Burrow Road London SE22 8DW
 10 Burrow Road London SE22 8DW
 14 Burrow Road London SE22 8DW
 14a Melbourne Grove London SE22 8QZ
 4 Burrow Road London SE22 8DW
 2 Burrow Road London SE22 8DW
 8 Burrow Road London SE22 8DW
 6 Burrow Road London SE22 8DW
 92 Melbourne Grove London SE22 8QY
 11 St Francis Road London SE22 8DE
 10 St Francis Road London SE22 8DE
 13 St Francis Road London SE22 8DE
 12 St Francis Road London SE22 8DE
 7 St Francis Road London SE22 8DE
 6 St Francis Road London SE22 8DE
 9 St Francis Road London SE22 8DE
 8 St Francis Road London SE22 8DE

14 St Francis Road London SE22 8DE
 20 St Francis Road London SE22 8DE
 19 St Francis Road London SE22 8DE
 22 St Francis Road London SE22 8DE
 21 St Francis Road London SE22 8DE
 16 St Francis Road London SE22 8DE
 15 St Francis Road London SE22 8DE
 18 St Francis Road London SE22 8DE

17 St Francis Road London SE22 8DE
 Flat 3 40 East Dulwich Grove SE22 8PP
 Flat 2 40 East Dulwich Grove SE22 8PP
 Flat 5 40 East Dulwich Grove SE22 8PP
 Flat 4 40 East Dulwich Grove SE22 8PP
 Flat B 18 Lordship Lane SE22 8HN
 Flat 1 46 Lordship Lane SE22 8HJ
 Flat 1 40 East Dulwich Grove SE22 8PP
 24 Lordship Lane London SE22 8HN
 32b Glengarry Road London SE22 8QD
 3 St Francis Road London SE22 8DE
 2 St Francis Road London SE22 8DE

Flat A 16 Melbourne Grove SE22 8QZ
 2a Melbourne Grove London SE22 8PL
 Cluster Flat 112 To117 Block B 72 Grove Vale SE22 8DT
 Ground Floor Front 123 East Dulwich Grove SE22 8PU
 Second Floor Flat 123 East Dulwich Grove SE22 8PU
 First Floor Front 123 East Dulwich Grove SE22 8PU
 Ground Floor Rear 123 East Dulwich Grove SE22 8PU
 Flat 8 36 East Dulwich Grove SE22 8PP
 Flat 7 36 East Dulwich Grove SE22 8PP
 Flat 56 Grove Vale SE22 8DT
 1-3 Melbourne Terrace Melbourne Grove SE22 8RE
 First Floor Rear 123 East Dulwich Grove SE22 8PU
 Mezzanine Unit 6 1 Zenoria Street SE22 8HP
 Ground Floor Rear Unit 5 1 Zenoria Street SE22 8HP
 14c Melbourne Grove London SE22 8QZ
 Flat A 6 Ashbourne Grove SE22 8RL
 Ground Floor Trading Hall Unit 2 1 Zenoria Street SE22 8HP
 Ground Floor Front Unit 1 1 Zenoria Street SE22 8HP
 Ground Floor Rear Unit 4 1 Zenoria Street SE22 8HP
 Ground Floor Rear Unit 3 1 Zenoria Street SE22 8HP
 Living Accommodation 33 East Dulwich Grove SE22 8PW
 First Floor Flat 75 East Dulwich Grove SE22 8PR
 Flat 4 36 East Dulwich Grove SE22 8PP
 Flat 3 36 East Dulwich Grove SE22 8PP
 Flat 6 36 East Dulwich Grove SE22 8PP
 Flat 5 36 East Dulwich Grove SE22 8PP
 44b Lordship Lane London SE22 8HJ
 Second Floor Flat 75 East Dulwich Grove SE22 8PR
 Flat 2 36 East Dulwich Grove SE22 8PP
 Flat 1 36 East Dulwich Grove SE22 8PP
 Flat 12 Block A 72 Grove Vale SE22 8DT
 Flat 119 Block C 72 Grove Vale SE22 8AU
 Flat 120 Block C 72 Grove Vale SE22 8AU
 Cluster Flat 12 Block C Grove Vale SE22 8DT
 Flat 110 Block C 72 Grove Vale SE22 8AU
 Cluster Flat 11 Block C Grove Vale SE22 8DT
 Flat 118 Block C 72 Grove Vale SE22 8AU
 Flat 111 Block C 72 Grove Vale SE22 8AU
 Flat 123 Block C 72 Grove Vale SE22 8AU
 Flat 129 Block C 72 Grove Vale SE22 8AU
 Flat 128 Block C 72 Grove Vale SE22 8AU
 Flat 130 Block C 72 Grove Vale SE22 8AU
 Flat 13 Block A 72 Grove Vale SE22 8DT
 Flat 125 Block C 72 Grove Vale SE22 8AU
 Flat 124 Block C 72 Grove Vale SE22 8AU
 Flat 127 Block C 72 Grove Vale SE22 8AU
 Flat 126 Block C 72 Grove Vale SE22 8AU
 Ground Floor And First Floor Flat 42 Derwent Grove SE22 8EA
 Ground Floor Flat 40 Derwent Grove SE22 8EA
 Mezzanine Flat 3 East Dulwich Grove SE22 8PW
 3c East Dulwich Grove London SE22 8PW
 Ground Floor Flat 88 Melbourne Grove SE22 8QY
 Ground Floor Flat 38 St Francis Road SE22 8DE
 Ground Floor Flat 61 Glengarry Road SE22 8QA
 Ground Floor Flat 52 Glengarry Road SE22 8QD
 Ground And Part First To Second Floor 64 Grove Vale SE22 8DT
 Flat 103 Block C 72 Grove Vale SE22 8AU
 Flat 102 Block C 72 Grove Vale SE22 8AU
 Flat 11 Block A 72 Grove Vale SE22 8DT
 Flat 104 Block C 72 Grove Vale SE22 8AU
 Cluster Flat 1 Block B Grove Vale SE22 8DT
 Flat 1 Block A 72 Grove Vale SE22 8DT
 Cluster Flat 10 Block C Grove Vale SE22 8DT
 Flat 10 Block A 72 Grove Vale SE22 8DT
 Flat 39 Block B 72 Grove Vale SE22 8DT
 Flat 38 Block B 72 Grove Vale SE22 8DT
 Cluster Flat 4 Block B Grove Vale SE22 8DT
 Flat 4 Block A 72 Grove Vale SE22 8DT

5 St Francis Road London SE22 8DE
 4 St Francis Road London SE22 8DE
 47b Derwent Grove London SE22 8DZ
 47a Derwent Grove London SE22 8DZ
 1 St Francis Road London SE22 8DE
 21a Derwent Grove London SE22 8DZ
 102 Dog Kennel Hill London SE22 8BE
 47 St Francis Road London SE22 8DE
 54 Ashbourne Grove London SE22 8RL
 42 St Francis Road London SE22 8DE
 41 St Francis Road London SE22 8DE
 45 St Francis Road London SE22 8DE
 40 Trossachs Road London SE22 8PY
 United Reformed Church Tell Grove SE22 8RH
 7 Melbourne Grove London SE22 8RG
 Flat B 70 Lordship Lane SE22 8HF
 Flat A 70 Lordship Lane SE22 8HF
 Flat A 48 Melbourne Grove SE22 8QY
 84-90 Lordship Lane London SE22 8HF
 104-106 Dog Kennel Hill London SE22 8BE
 Flat B 48 Melbourne Grove SE22 8QY
 28 St Francis Road London SE22 8DE
 27 St Francis Road London SE22 8DE
 30 St Francis Road London SE22 8DE
 29 St Francis Road London SE22 8DE
 24 St Francis Road London SE22 8DE
 23 St Francis Road London SE22 8DE
 26 St Francis Road London SE22 8DE
 25 St Francis Road London SE22 8DE
 31 St Francis Road London SE22 8DE
 36 St Francis Road London SE22 8DE

 40 St Francis Road London SE22 8DE
 39 St Francis Road London SE22 8DE
 33 St Francis Road London SE22 8DE
 32 St Francis Road London SE22 8DE
 35 St Francis Road London SE22 8DE
 34 St Francis Road London SE22 8DE
 75b Glengarry Road London SE22 8QA
 45b Derwent Grove London SE22 8DZ
 45a Derwent Grove London SE22 8DZ
 20b Derwent Grove London SE22 8EA
 20a Derwent Grove London SE22 8EA
 25a Derwent Grove London SE22 8DZ
 1b Derwent Grove London SE22 8DZ
 43 Derwent Grove London SE22 8DZ
 25b Derwent Grove London SE22 8DZ
 80a Lordship Lane London SE22 8HF
 7a Oxonian Street London SE22 8HR
 24b Lordship Lane London SE22 8HN
 1a Tintagel Crescent London SE22 8HT
 7b Oxonian Street London SE22 8HR
 Flat A 28-30 Lordship Lane SE22 8HJ
 Flat A 26 Lordship Lane SE22 8HJ
 24a Lordship Lane London SE22 8HN
 Flat A 30 Lordship Lane SE22 8HJ
 School House Grove Vale SE22 8DT
 98a Grove Vale London SE22 8DR
 29a Elsie Road London SE22 8DX
 60a Grove Vale London SE22 8DT
 9 Kempis Way London SE22 8TU
 8 Kempis Way London SE22 8TU
 106b Grove Vale London SE22 8DR
 106a Grove Vale London SE22 8DR
 29b Elsie Road London SE22 8DX
 4b Elsie Road London SE22 8DX

 4a Elsie Road London SE22 8DX
 1a Derwent Grove London SE22 8DZ
 40 Elsie Road London SE22 8DX
 2b Elsie Road London SE22 8DX
 2a Elsie Road London SE22 8DX
 36b Elsie Road London SE22 8DX

 Cluster Flat 3 Block B Grove Vale SE22 8DT
 Flat 3 Block A 72 Grove Vale SE22 8DT
 Flat 37 Block B 72 Grove Vale SE22 8DT
 Flat 36 Block B 72 Grove Vale SE22 8DT
 Flat 45 Block B 72 Grove Vale SE22 8DT
 Flat 55 Block B 72 Grove Vale SE22 8DT
 Flat 54 Block B 72 Grove Vale SE22 8DT
 Flat 6 Block A 72 Grove Vale SE22 8DT
 Flat 56 Block B 72 Grove Vale SE22 8DT
 Flat 5 Block A 72 Grove Vale SE22 8DT
 Flat 46 Block B 72 Grove Vale SE22 8DT
 Flat 53 Block B 72 Grove Vale SE22 8DT
 Cluster Flat 5 Block B Grove Vale SE22 8DT
 Flat 17 Block A 72 Grove Vale SE22 8DT
 Flat 16 Block A 72 Grove Vale SE22 8DT
 Flat 19 Block A 72 Grove Vale SE22 8DT
 Flat 18 Block A 72 Grove Vale SE22 8DT
 Flat 132 Block C 72 Grove Vale SE22 8AU
 Flat 131 Block C 72 Grove Vale SE22 8AU
 Flat 15 Block A 72 Grove Vale SE22 8DT
 Flat 14 Block A 72 Grove Vale SE22 8DT
 Flat 2 Block A 72 Grove Vale SE22 8DT
 Flat 24 Block A 72 Grove Vale SE22 8DT
 Flat 23 Block A 72 Grove Vale SE22 8DT
 Flat 29 Block B 72 Grove Vale SE22 8DT
 Flat 28 Block B 72 Grove Vale SE22 8DT
 Flat 20 Block A 72 Grove Vale SE22 8DT
 Cluster Flat 2 Block B Grove Vale SE22 8DT
 Flat 22 Block A 72 Grove Vale SE22 8DT
 Flat 21 Block A 72 Grove Vale SE22 8DT
 Ground Floor And First Floor Flat 30 Derwent Grove SE22 8EA
 11 Nimegan Way London SE22 8TL
 9 Nimegan Way London SE22 8TL
 15 Nimegan Way London SE22 8TL
 13 Nimegan Way London SE22 8TL
 6 Nimegan Way London SE22 8TL
 5 Nimegan Way London SE22 8TL
 8 Nimegan Way London SE22 8TL
 7 Nimegan Way London SE22 8TL
 Flat 2 43 St Francis Road SE22 8DE
 Flat 2 39c Glengarry Road SE22 8QA
 Flat 2 95 Glengarry Road SE22 8QA
 Flat 2 96 Grove Vale SE22 8DT
 36b Tarbert Road London SE22 8QB
 16a Lordship Lane London SE22 8HN
 44c Derwent Grove London SE22 8EA
 25a Melbourne Grove London SE22 8RG
 Second Floor Flat 13 Glengarry Road SE22 8PZ
 Warehouse Railway Rise SE22 8WW
 Upper Flat 37 Derwent Grove SE22 8DZ
 Lower Flat 37 Derwent Grove SE22 8DZ
 121b East Dulwich Grove London SE22 8PU
 Ground Floor Flat 78 East Dulwich Grove SE22 8TW
 28a Hambledon Court Burrow Road SE22 8EJ
 2 Nimegan Way London SE22 8TL
 1 Nimegan Way London SE22 8TL
 4 Nimegan Way London SE22 8TL
 3 Nimegan Way London SE22 8TL
 28c Hambledon Court Burrow Road SE22 8EJ
 28b Hambledon Court Burrow Road SE22 8EJ
 35c Hambledon Court Burrow Road SE22 8EJ
 28d Hambledon Court Burrow Road SE22 8EJ
 106c Grove Vale London SE22 8DR
 78a Lordship Lane London SE22 8HF
 First Floor And Second Floor Flat 11 East Dulwich Grove SE22 8PW
 Flat Ground Floor 11 East Dulwich Grove SE22 8PW
 129c East Dulwich Grove London SE22 8PU
 129b East Dulwich Grove London SE22 8PU
 Top Flat 102 Grove Vale SE22 8DR
 Top Flat 9 Melbourne Grove SE22 8RG
 Ground Floor And First Floor Flat 50 Derwent Grove

36a Elsie Road London SE22 8DX
 27a Matham Grove London SE22 8PN
 22b Matham Grove London SE22 8PN
 39a Matham Grove London SE22 8PN
 27b Matham Grove London SE22 8PN
 14b Matham Grove London SE22 8PN
 14a Matham Grove London SE22 8PN
 22a Matham Grove London SE22 8PN
 15 Matham Grove London SE22 8PN
 39b Matham Grove London SE22 8PN
 18 East Dulwich Grove London SE22 8PP

24 East Dulwich Grove London SE22 8PP
 22 East Dulwich Grove London SE22 8PP
 12 East Dulwich Grove London SE22 8PP
 10 East Dulwich Grove London SE22 8PP
 16 East Dulwich Grove London SE22 8PP
 14 East Dulwich Grove London SE22 8PP
 2a Tintagel Crescent London SE22 8HT
 19a Tintagel Crescent London SE22 8HT
 23a Tintagel Crescent London SE22 8HT
 21a Tintagel Crescent London SE22 8HT
 13a Tintagel Crescent London SE22 8HT
 11a Tintagel Crescent London SE22 8HT
 17a Tintagel Crescent London SE22 8HT
 15a Tintagel Crescent London SE22 8HT
 23 Tintagel Crescent London SE22 8HT
 9a Tintagel Crescent London SE22 8HT
 7a Tintagel Crescent London SE22 8HT
 11b Matham Grove London SE22 8PN
 11a Matham Grove London SE22 8PN
 3a Tintagel Crescent London SE22 8HT
 25a Tintagel Crescent London SE22 8HT
 6a Tintagel Crescent London SE22 8HT
 5a Tintagel Crescent London SE22 8HT
 7 Kempis Way London SE22 8TU
 9 Velde Way London SE22 8TP
 7 Velde Way London SE22 8TP
 2 Terborch Way London SE22 8TQ
 1 Terborch Way London SE22 8TQ
 3 Velde Way London SE22 8TP
 2 Velde Way London SE22 8TP
 5 Velde Way London SE22 8TP
 4 Velde Way London SE22 8TP
 3 Terborch Way London SE22 8TQ
 2 Delft Way London SE22 8TR
 1 Delft Way London SE22 8TR
 4 Delft Way London SE22 8TR
 3 Delft Way London SE22 8TR
 5 Terborch Way London SE22 8TQ
 4 Terborch Way London SE22 8TQ
 8 Terborch Way London SE22 8TQ
 6 Terborch Way London SE22 8TQ
 20 Hilversum Crescent London SE22 8TN
 2 Hilversum Crescent London SE22 8TN
 24 Hilversum Crescent London SE22 8TN
 22 Hilversum Crescent London SE22 8TN
 14 Hilversum Crescent London SE22 8TN
 13 Hilversum Crescent London SE22 8TN
 18 Hilversum Crescent London SE22 8TN
 16 Hilversum Crescent London SE22 8TN
 26 Hilversum Crescent London SE22 8TN
 8 Hilversum Crescent London SE22 8TN
 7 Hilversum Crescent London SE22 8TN
 1 Velde Way London SE22 8TP
 9 Hilversum Crescent London SE22 8TN
 4 Hilversum Crescent London SE22 8TN
 3 Hilversum Crescent London SE22 8TN
 6 Hilversum Crescent London SE22 8TN
 5 Hilversum Crescent London SE22 8TN
 5 Isel Way London SE22 8TT
 4 Isel Way London SE22 8TT

SE22 8EA
 Flat 1 95 Glengarry Road SE22 8QA
 Flat 1 39c Glengarry Road SE22 8QA
 11a Zenoria Street London SE22 8HP
 46a St Francis Road London SE22 8DE
 Flat 1 43 St Francis Road SE22 8DE
 46b St Francis Road London SE22 8DE
 Flat 1 39a Glengarry Road SE22 8QA
 32 Glengarry Road London SE22 8QD
 Flat 1 96 Grove Vale SE22 8DT
 First To Second Floor 29b Trossachs Road SE22 8PY
 First Floor And Second Floor 28 Tarbert Road SE22 8QB
 81b East Dulwich Grove London SE22 8PU
 81a East Dulwich Grove London SE22 8PU
 Flat 3 95 Glengarry Road SE22 8QA
 Flat 2 39a Glengarry Road SE22 8QA
 121a East Dulwich Grove London SE22 8PU
 Flat 2 38 Grove Vale SE22 8DY
 Cluster Flat 6 Block B Grove Vale SE22 8DT
 Flat 109 Block C 72 Grove Vale SE22 8AU
 Flat 108 Block C 72 Grove Vale SE22 8AU
 Flat 113 Block C 72 Grove Vale SE22 8AU
 Flat 112 Block C 72 Grove Vale SE22 8AU
 Flat 105 Block C 72 Grove Vale SE22 8AU
 Flat 101 Block C 72 Grove Vale SE22 8AU
 Flat 107 Block C 72 Grove Vale SE22 8AU
 Flat 106 Block C 72 Grove Vale SE22 8AU
 Flat 114 Block C 72 Grove Vale SE22 8AU
 Flat 122 Block C 72 Grove Vale SE22 8AU
 Flat 116 Block C 72 Grove Vale SE22 8AU
 Flat 115 Block C 72 Grove Vale SE22 8AU
 Flat 121 Block C 72 Grove Vale SE22 8AU
 Flat 117 Block C 72 Grove Vale SE22 8AU
 Flat 84 Block C 72 Grove Vale SE22 8AU
 Flat 83 Block C 72 Grove Vale SE22 8AU
 Flat 89 Block C 72 Grove Vale SE22 8AU
 Flat 85 Block C 72 Grove Vale SE22 8AU
 Flat 80 Block C 72 Grove Vale SE22 8AU
 Flat 78 Block C 72 Grove Vale SE22 8AU
 Flat 82 Block C 72 Grove Vale SE22 8AU
 Flat 81 Block C 72 Grove Vale SE22 8AU
 Flat 90 Block C 72 Grove Vale SE22 8AU
 Flat 98 Block C 72 Grove Vale SE22 8AU
 Flat 97 Block C 72 Grove Vale SE22 8AU
 Flat 100 Block C 72 Grove Vale SE22 8AU
 Flat 99 Block C 72 Grove Vale SE22 8AU
 Flat 92 Block C 72 Grove Vale SE22 8AU
 Flat 91 Block C 72 Grove Vale SE22 8AU
 Flat 96 Block C 72 Grove Vale SE22 8AU
 Flat 93 Block C 72 Grove Vale SE22 8AU
 Flat 2 8 East Dulwich Grove SE22 8PP
 Flat B 4 Melbourne Grove SE22 8QZ
 Flat 4 8 East Dulwich Grove SE22 8PP
 Flat 3 8 East Dulwich Grove SE22 8PP
 Flat C 80 East Dulwich Grove SE22 8TW
 Flat B 80 East Dulwich Grove SE22 8TW
 Flat A 4 Melbourne Grove SE22 8QZ
 Flat D 80 East Dulwich Grove SE22 8TW
 Flat 1 56-62 Lordship Lane SE22 8HJ
 First Floor Flat 38 Lordship Lane SE22 8HJ
 Flat 9 56-62 Lordship Lane SE22 8HJ
 1 Glengarry Road London SE22 8PZ
 Second Floor Flat 38 Lordship Lane SE22 8HJ
 Flat 3 56-62 Lordship Lane SE22 8HJ
 Flat 10 56-62 Lordship Lane SE22 8HJ
 Flat 8 56-62 Lordship Lane SE22 8HJ
 Flat 7 56-62 Lordship Lane SE22 8HJ
 27a Derwent Grove London SE22 8DZ
 Basement Flat 23 Derwent Grove SE22 8DZ
 Flat 2 8-10 Lordship Lane SE22 8HN
 Flat 1 8-10 Lordship Lane SE22 8HN
 20a Hambledon Court Burrow Road SE22 8EJ

7 Isel Way London SE22 8TT
 6 Isel Way London SE22 8TT
 11 Isel Way London SE22 8TT
 10 Isel Way London SE22 8TT
 3 Isel Way London SE22 8TT
 2 Isel Way London SE22 8TT
 8 Isel Way London SE22 8TT
 4 Kempis Way London SE22 8TU
 3 Kempis Way London SE22 8TU
 6 Kempis Way London SE22 8TU
 5 Kempis Way London SE22 8TU
 1 Kempis Way London SE22 8TU
 9 Isel Way London SE22 8TT
 2 Kempis Way London SE22 8TU
 11 Kempis Way London SE22 8TU
 1 Arnhem Way London SE22 8TS
 9 Delft Way London SE22 8TR

 11 Arnhem Way London SE22 8TS
 10 Arnhem Way London SE22 8TS
 6 Delft Way London SE22 8TR
 5 Delft Way London SE22 8TR
 8 Delft Way London SE22 8TR
 7 Delft Way London SE22 8TR
 2 Arnhem Way London SE22 8TS
 8 Arnhem Way London SE22 8TS
 7 Arnhem Way London SE22 8TS
 1 Isel Way London SE22 8TT
 9 Arnhem Way London SE22 8TS
 4 Arnhem Way London SE22 8TS
 3 Arnhem Way London SE22 8TS
 6 Arnhem Way London SE22 8TS
 5 Arnhem Way London SE22 8TS
 26 East Dulwich Grove London SE22 8PP
 12a Trossachs Road London SE22 8PY
 27a Trossachs Road London SE22 8PY
 16a Trossachs Road London SE22 8PY
 9b Thorncombe Road London SE22 8PX
 9a Thorncombe Road London SE22 8PX
 1b Trossachs Road London SE22 8PY
 1a Trossachs Road London SE22 8PY
 15a Glengarry Road London SE22 8PZ
 14b Glengarry Road London SE22 8PZ
 22a Glengarry Road London SE22 8PZ
 15b Glengarry Road London SE22 8PZ
 5a Trossachs Road London SE22 8PY
 29a Trossachs Road London SE22 8PY
 14a Glengarry Road London SE22 8PZ
 43a East Dulwich Grove London SE22 8PW
 29 East Dulwich Grove London SE22 8PW
 43c East Dulwich Grove London SE22 8PW
 43b East Dulwich Grove London SE22 8PW
 23 East Dulwich Grove London SE22 8PW
 21 East Dulwich Grove London SE22 8PW
 27 East Dulwich Grove London SE22 8PW
 25 East Dulwich Grove London SE22 8PW
 45a East Dulwich Grove London SE22 8PW
 9b East Dulwich Grove London SE22 8PW
 9a East Dulwich Grove London SE22 8PW
 7b Thorncombe Road London SE22 8PX
 7a Thorncombe Road London SE22 8PX
 45c East Dulwich Grove London SE22 8PW
 45b East Dulwich Grove London SE22 8PW
 7 East Dulwich Grove London SE22 8PW
 55b Glengarry Road London SE22 8QA
 55a Glengarry Road London SE22 8QA
 57b Glengarry Road London SE22 8QA
 57a Glengarry Road London SE22 8QA
 39b Glengarry Road London SE22 8QA
 53b Glengarry Road London SE22 8QA
 53a Glengarry Road London SE22 8QA
 63a Glengarry Road London SE22 8QA
 69a Glengarry Road London SE22 8QA

 Flat 3 8-10 Lordship Lane SE22 8HN
 Flat 4 56-62 Lordship Lane SE22 8HJ
 Flat 6 56-62 Lordship Lane SE22 8HJ
 Flat A 80 East Dulwich Grove SE22 8TW
 Flat 5 56-62 Lordship Lane SE22 8HJ
 First Floor Flat 50 Lordship Lane SE22 8HJ
 Second Floor Flat 50 Lordship Lane SE22 8HJ
 First Floor Flat 104 Dog Kennel Hill SE22 8BE
 Flat 2 56-62 Lordship Lane SE22 8HJ
 Flat 77 Block C 72 Grove Vale SE22 8AU
 5-6 Melbourne Terrace Melbourne Grove SE22 8RE
 Flat B 79 East Dulwich Grove SE22 8PR
 22b Melbourne Grove London SE22 8QZ
 Flat 95 Block C 72 Grove Vale SE22 8AU
 Flat A 79 East Dulwich Grove SE22 8PR
 Flat 1 48 East Dulwich Grove SE22 8PP
 Part Ground And Part First Floor 64 Grove Vale SE22 8DT
 Ground Floor Flat 3 Zenoria Street SE22 8HP
 Ground Floor Flat 42 Melbourne Grove SE22 8QZ
 First Floor Flat 42 Melbourne Grove SE22 8QZ
 Flat 4 48 East Dulwich Grove SE22 8PP
 Flat 3 48 East Dulwich Grove SE22 8PP
 First Floor Flat 3 Zenoria Street SE22 8HP
 Flat 2 48 East Dulwich Grove SE22 8PP
 Flat 71 Block B 72 Grove Vale SE22 8DT
 Flat 70 Block B 72 Grove Vale SE22 8DT
 Flat 73 Block B 72 Grove Vale SE22 8DT
 Flat 72 Block B 72 Grove Vale SE22 8DT
 Flat 63 Block B 72 Grove Vale SE22 8DT
 Flat 62 Block B 72 Grove Vale SE22 8DT
 Cluster Flat 7 Block C Grove Vale SE22 8DT
 Flat 7 Block A 72 Grove Vale SE22 8DT
 Flat 79 Block C 72 Grove Vale SE22 8AU
 Flat 9 Block A 72 Grove Vale SE22 8DT
 Flat 88 Block C 72 Grove Vale SE22 8AU
 Flat 94 Block C 72 Grove Vale SE22 8AU
 Cluster Flat 9 Block C Grove Vale SE22 8DT
 Cluster Flat 8 Block C Grove Vale SE22 8DT
 Flat 8 Block A 72 Grove Vale SE22 8DT
 Flat 87 Block C 72 Grove Vale SE22 8AU
 Flat 86 Block C 72 Grove Vale SE22 8AU
 Flat 59 Block B 72 Grove Vale SE22 8DT
 Flat 58 Block B 72 Grove Vale SE22 8DT
 Flat 61 Block B 72 Grove Vale SE22 8DT
 Flat 60 Block B 72 Grove Vale SE22 8DT
 Flat 51 Block B 72 Grove Vale SE22 8DT
 Flat 50 Block B 72 Grove Vale SE22 8DT
 Flat 57 Block B 72 Grove Vale SE22 8DT
 Flat 52 Block B 72 Grove Vale SE22 8DT
 Flat 64 Block B 72 Grove Vale SE22 8DT
 Flat 74 Block B 72 Grove Vale SE22 8DT
 Flat 69 Block B 72 Grove Vale SE22 8DT
 Flat 76 Block C 72 Grove Vale SE22 8AU
 Flat 75 Block B 72 Grove Vale SE22 8AU
 Flat 66 Block B 72 Grove Vale SE22 8DT
 Flat 65 Block B 72 Grove Vale SE22 8DT
 Flat 68 Block B 72 Grove Vale SE22 8DT
 Flat 67 Block B 72 Grove Vale SE22 8DT
 Flat 32 Block B 72 Grove Vale SE22 8DT
 Flat 31 Block B 72 Grove Vale SE22 8DT
 Flat 34 Block B 72 Grove Vale SE22 8DT
 Flat 33 Block B 72 Grove Vale SE22 8DT
 Flat 26 Block B 72 Grove Vale SE22 8DT
 Flat 25 Block A 72 Grove Vale SE22 8DT
 Flat 30 Block B 72 Grove Vale SE22 8DT
 Flat 27 Block B 72 Grove Vale SE22 8DT
 Flat 35 Block B 72 Grove Vale SE22 8DT
 Flat 47 Block B 72 Grove Vale SE22 8DT
 Flat 44 Block B 72 Grove Vale SE22 8DT
 Flat 49 Block B 72 Grove Vale SE22 8DT
 Flat 48 Block B 72 Grove Vale SE22 8DT
 Flat 41 Block B 72 Grove Vale SE22 8DT

67b Glengarry Road London SE22 8QA
 75a Glengarry Road London SE22 8QA
 69b Glengarry Road London SE22 8QA
 65a Glengarry Road London SE22 8QA
 63b Glengarry Road London SE22 8QA
 67a Glengarry Road London SE22 8QA
 65b Glengarry Road London SE22 8QA
 27a Glengarry Road London SE22 8PZ
 25b Glengarry Road London SE22 8PZ
 5a Glengarry Road London SE22 8PZ
 27b Glengarry Road London SE22 8PZ
 23a Glengarry Road London SE22 8PZ
 22b Glengarry Road London SE22 8PZ
 25a Glengarry Road London SE22 8PZ
 23b Glengarry Road London SE22 8PZ
 5b Glengarry Road London SE22 8PZ
 49b Glengarry Road London SE22 8QA
 49a Glengarry Road London SE22 8QA
 101 Glengarry Road London SE22 8QA
 7b Glengarry Road London SE22 8PZ
 7a Glengarry Road London SE22 8PZ
 8b Glengarry Road London SE22 8PZ
 8a Glengarry Road London SE22 8PZ
 19 East Dulwich Grove London SE22 8PW
 55a East Dulwich Grove London SE22 8PR
 53 East Dulwich Grove London SE22 8PR
 57a East Dulwich Grove London SE22 8PR
 55 East Dulwich Grove London SE22 8PR
 51a East Dulwich Grove London SE22 8PR
 49 East Dulwich Grove London SE22 8PR
 53a East Dulwich Grove London SE22 8PR
 51 East Dulwich Grove London SE22 8PR
 57 East Dulwich Grove London SE22 8PR
 66 East Dulwich Grove London SE22 8PS
 73 East Dulwich Grove London SE22 8PR
 71a East Dulwich Grove London SE22 8PR
 77 East Dulwich Grove London SE22 8PR
 75 East Dulwich Grove London SE22 8PR
 40 East Dulwich Grove London SE22 8PP
 4 East Dulwich Grove London SE22 8PP
 28b East Dulwich Grove London SE22 8PP
 28a East Dulwich Grove London SE22 8PP
 32 East Dulwich Grove London SE22 8PP
 30 East Dulwich Grove London SE22 8PP
 47a East Dulwich Grove London SE22 8PR
 49a East Dulwich Grove London SE22 8PR
 47 East Dulwich Grove London SE22 8PR
 6 East Dulwich Grove London SE22 8PP
 93 East Dulwich Grove London SE22 8PU
 13 East Dulwich Grove London SE22 8PW
 17 East Dulwich Grove London SE22 8PW
 15 East Dulwich Grove London SE22 8PW
 97 East Dulwich Grove London SE22 8PU
 95 East Dulwich Grove London SE22 8PU
 103b East Dulwich Grove London SE22 8PU
 111 East Dulwich Grove London SE22 8PU
 109 East Dulwich Grove London SE22 8PU
 103a East Dulwich Grove London SE22 8PU
 113a East Dulwich Grove London SE22 8PU
 119 East Dulwich Grove London SE22 8PU
 119a East Dulwich Grove London SE22 8PU
 115 East Dulwich Grove London SE22 8PU
 113b East Dulwich Grove London SE22 8PU
 117 East Dulwich Grove London SE22 8PU
 117a East Dulwich Grove London SE22 8PU
 3 Buxted Road London SE22 8DQ
 82a Lordship Lane London SE22 8HF
 First Floor Flat 64-66 Lordship Lane SE22 8HJ
 First Floor Flat 36 Derwent Grove SE22 8EA
 First Floor Flat 4 Derwent Grove SE22 8EA
 First Floor Flat 37 St Francis Road SE22 8DE
 First Floor Flat 44 St Francis Road SE22 8DE
 First Floor Flat 38 St Francis Road SE22 8DE
 Flat 40 Block B 72 Grove Vale SE22 8DT
 Flat 43 Block B 72 Grove Vale SE22 8DT
 Flat 42 Block B 72 Grove Vale SE22 8DT
 68 Grove Vale London SE22 8DT
 32 Melbourne Grove London SE22 8QZ
 30 Melbourne Grove London SE22 8QZ
 38 Melbourne Grove London SE22 8QZ
 36 Melbourne Grove London SE22 8QZ
 20 Melbourne Grove London SE22 8QZ
 26 Melbourne Grove London SE22 8QZ
 40 Melbourne Grove London SE22 8QZ
 19 Melbourne Grove London SE22 8RG
 17 Melbourne Grove London SE22 8RG
 21 Melbourne Grove London SE22 8RG
 46 Melbourne Grove London SE22 8QZ
 8 Melbourne Grove London SE22 8QZ
 6 Melbourne Grove London SE22 8QZ
 76 Melbourne Grove London SE22 8QY
 74 Melbourne Grove London SE22 8QY
 80 Melbourne Grove London SE22 8QY
 78 Melbourne Grove London SE22 8QY
 68 Melbourne Grove London SE22 8QY
 66 Melbourne Grove London SE22 8QY
 72 Melbourne Grove London SE22 8QY
 70 Melbourne Grove London SE22 8QY
 82 Melbourne Grove London SE22 8QY
 10 Melbourne Grove London SE22 8QZ
 16 Melbourne Grove London SE22 8QZ
 86 Melbourne Grove London SE22 8QY
 84 Melbourne Grove London SE22 8QY
 94 Melbourne Grove London SE22 8QY
 90 Melbourne Grove London SE22 8QY
 12 Tell Grove London SE22 8RH
 11 Tell Grove London SE22 8RH
 13 Tell Grove London SE22 8RH
 59 Melbourne Grove London SE22 8RG
 10 Tell Grove London SE22 8RH
 1 Tell Grove London SE22 8RH
 17 Tell Grove London SE22 8RH
 27 Tell Grove London SE22 8RH
 25 Tell Grove London SE22 8RH
 4 Tell Grove London SE22 8RH
 3 Tell Grove London SE22 8RH
 2 Tell Grove London SE22 8RH
 19 Tell Grove London SE22 8RH
 23 Tell Grove London SE22 8RH
 21 Tell Grove London SE22 8RH
 35 Melbourne Grove London SE22 8RG
 33 Melbourne Grove London SE22 8RG
 39 Melbourne Grove London SE22 8RG
 37 Melbourne Grove London SE22 8RG
 27 Melbourne Grove London SE22 8RG
 31 Melbourne Grove London SE22 8RG
 41 Melbourne Grove London SE22 8RG
 53 Melbourne Grove London SE22 8RG
 51 Melbourne Grove London SE22 8RG
 57 Melbourne Grove London SE22 8RG
 55 Melbourne Grove London SE22 8RG
 45 Melbourne Grove London SE22 8RG
 47 Melbourne Grove London SE22 8RG
 64 Melbourne Grove London SE22 8QY
 72 Glengarry Road London SE22 8QD
 70 Glengarry Road London SE22 8QD
 60 Glengarry Road London SE22 8QD
 58 Glengarry Road London SE22 8QD
 64 Glengarry Road London SE22 8QD
 62 Glengarry Road London SE22 8QD
 17 Hillsboro Road London SE22 8QE
 15 Hillsboro Road London SE22 8QE
 21 Hillsboro Road London SE22 8QE
 19 Hillsboro Road London SE22 8QE
 78 Glengarry Road London SE22 8QD
 76 Glengarry Road London SE22 8QD

First Floor Flat 38 Derwent Grove SE22 8EA
 First Floor Flat 63 Melbourne Grove SE22 8RJ
 First Floor Flat 61 Melbourne Grove SE22 8RG
 First Floor Flat 52 Glengarry Road SE22 8QD
 First Floor Flat 88 Melbourne Grove SE22 8QY
 First Floor Flat 23 Melbourne Grove SE22 8RG
 Second Floor Flat 46 Derwent Grove SE22 8EA
 43b Melbourne Grove London SE22 8RG
 Top Floor 29 Melbourne Grove SE22 8RG
 First Floor And Second Floor Flat 59 East Dulwich Grove SE22 8PR
 First Floor And Second Floor Flat 10 Tarbert Road SE22 8QB
 First Floor And Second Floor Flat 78 East Dulwich Grove SE22 8TW
 First Floor And Second Floor Flat 72 East Dulwich Grove SE22 8PS
 Upper Flat 28 Melbourne Grove SE22 8QZ
 First Floor And Second Floor Flat 6 Melbourne Grove SE22 8QZ
 First Floor And Second Floor Flat 61 Glengarry Road SE22 8QA
 First Floor And Second Floor Flat 28 Glengarry Road SE22 8QD
 First Floor And Second Floor Flat 77 East Dulwich Grove SE22 8PR
 First Floor And Second Floor 5 Trossachs Road SE22 8PY
 First Floor And Second Floor 37 Tarbert Road SE22 8QB
 First Floor And Second Floor 27 Trossachs Road SE22 8PY
 First Floor And Second Floor 12 Trossachs Road SE22 8PY
 First Floor And Second Floor Flat 84 East Dulwich Grove SE22 8TW
 First Floor And Second Floor Flat 101 East Dulwich Grove SE22 8PU
 First Floor And Second Floor 27 Tarbert Road SE22 8QB
 26b Tarbert Road London SE22 8QB
 Flat 2 32 Grove Vale SE22 8DY
 Flat 2 79a East Dulwich Grove SE22 8PR
 Flat 3 32 Grove Vale SE22 8DY
 Flat 2 100 Grove Vale SE22 8DR
 Flat 1 100 Grove Vale SE22 8DR
 Flat 1 32 Grove Vale SE22 8DY
 Flat 1 105 East Dulwich Grove SE22 8PU
 107a East Dulwich Grove London SE22 8PU
 Flat 3 100 Grove Vale SE22 8DR
 Flat A 66 Glengarry Road SE22 8QD
 Flat A 13 Derwent Grove SE22 8DZ
 17a Derwent Grove London SE22 8DZ
 Flat A 42 East Dulwich Grove SE22 8PP
 Flat 4 100 Grove Vale SE22 8DR
 Flat 3 105 East Dulwich Grove SE22 8PU
 Flat 5 100 Grove Vale SE22 8DR
 Flat 4 105 East Dulwich Grove SE22 8PU
 First Floor Flat 83 East Dulwich Grove SE22 8PU
 First Floor Flat 62 East Dulwich Grove SE22 8PS
 25b Melbourne Grove London SE22 8RG
 First Floor Flat 41 East Dulwich Grove SE22 8PW
 First Floor Flat 37 East Dulwich Grove SE22 8PW
 First Floor Flat 35 East Dulwich Grove SE22 8PW
 First Floor Flat 60 East Dulwich Grove SE22 8PS
 First Floor Flat 39 East Dulwich Grove SE22 8PW
 40a Grove Vale London SE22 8DY
 First Floor Flat 41 Melbourne Grove SE22 8RG
 First Floor Flat 64 East Dulwich Grove SE22 8PS
 First Floor Flat 38 Grove Vale SE22 8DY
 First Floor Flat 18 Elsie Road SE22 8DX
 First Floor Flat 5 Melbourne Grove SE22 8RG
 3b Matham Grove London SE22 8PN
 First Floor Flat 40 Derwent Grove SE22 8EA
 First Floor Flat 27 Ashbourne Grove SE22 8RN
 First Floor And Second Floor Flat 50 Grove Vale SE22 8DY
 Flat 1 8 Ashbourne Grove SE22 8RL
 Flat 3 71 Melbourne Grove SE22 8RJ
 Flat 1 57 Ashbourne Grove SE22 8RN
 Flat 2 8 Ashbourne Grove SE22 8RL
 Flat 2 84a Melbourne Grove SE22 8QY
 Flat 1 84a Melbourne Grove SE22 8QY
 Flat 2 71 Melbourne Grove SE22 8RJ
 Flat 1 71 Melbourne Grove SE22 8RJ
 Flat 2 57 Ashbourne Grove SE22 8RN
 82a East Dulwich Grove London SE22 8TW
 Flat 2 29 Ashbourne Grove SE22 8RN
 The Charter School Red Post Hill SE24 9JH
 13 Hillsboro Road London SE22 8QE
 11 Hillsboro Road London SE22 8QE
 9 Tarbert Road London SE22 8QB
 7 Tarbert Road London SE22 8QB
 26 Glengarry Road London SE22 8QD
 24 Glengarry Road London SE22 8QD
 35 Tarbert Road London SE22 8QB
 34 Tarbert Road London SE22 8QB
 5 Tarbert Road London SE22 8QB
 38 Tarbert Road London SE22 8QB
 50 Glengarry Road London SE22 8QD
 54 Glengarry Road London SE22 8QD
 34 Glengarry Road London SE22 8QD
 30 Glengarry Road London SE22 8QD
 42 Glengarry Road London SE22 8QD
 36 Glengarry Road London SE22 8QD
 20 Lytcott Grove London SE22 8QX
 2 Lytcott Grove London SE22 8QX
 24 Lytcott Grove London SE22 8QX
 22 Lytcott Grove London SE22 8QX
 14 Lytcott Grove London SE22 8QX
 12 Lytcott Grove London SE22 8QX
 18 Lytcott Grove London SE22 8QX
 16 Lytcott Grove London SE22 8QX
 4 Lytcott Grove London SE22 8QX
 56 Melbourne Grove London SE22 8QY
 54 Melbourne Grove London SE22 8QY
 60 Melbourne Grove London SE22 8QY
 58 Melbourne Grove London SE22 8QY
 8 Lytcott Grove London SE22 8QX
 6 Lytcott Grove London SE22 8QX
 52 Melbourne Grove London SE22 8QY
 50 Melbourne Grove London SE22 8QY
 31 Hillsboro Road London SE22 8QE
 3 Hillsboro Road London SE22 8QE
 35 Hillsboro Road London SE22 8QE
 33 Hillsboro Road London SE22 8QE
 25 Hillsboro Road London SE22 8QE
 23 Hillsboro Road London SE22 8QE
 29 Hillsboro Road London SE22 8QE
 27 Hillsboro Road London SE22 8QE
 37 Hillsboro Road London SE22 8QE
 7 Hillsboro Road London SE22 8QE
 5 Hillsboro Road London SE22 8QE
 10 Lytcott Grove London SE22 8QX
 9 Hillsboro Road London SE22 8QE
 39 Hillsboro Road London SE22 8QE
 38 Hillsboro Road London SE22 8QE
 41 Hillsboro Road London SE22 8QE
 40 Hillsboro Road London SE22 8QE
 5 Tell Grove London SE22 8RH
 2 Steen Way London SE22 8TH
 14 Steen Way London SE22 8TH
 4 Steen Way London SE22 8TH
 3 Steen Way London SE22 8TH
 11 Steen Way London SE22 8TH
 10 Steen Way London SE22 8TH
 13 Steen Way London SE22 8TH
 12 Steen Way London SE22 8TH
 5 Steen Way London SE22 8TH
 10 Deventer Crescent London SE22 8TJ
 1 Deventer Crescent London SE22 8TJ
 12 Deventer Crescent London SE22 8TJ
 11 Deventer Crescent London SE22 8TJ
 7 Steen Way London SE22 8TH
 6 Steen Way London SE22 8TH
 9 Steen Way London SE22 8TH
 8 Steen Way London SE22 8TH
 37 Chesterfield Grove London SE22 8RP
 35 Chesterfield Grove London SE22 8RP
 41 Chesterfield Grove London SE22 8RP
 39 Chesterfield Grove London SE22 8RP
 3 Chesterfield Grove London SE22 8RP

Ground Floor Flat 23 Ashbourne Grove SE22 8RN
 Flat 3 57 Ashbourne Grove SE22 8RN
 Flat 1 29 Ashbourne Grove SE22 8RN
 First Floor Flat 23 Ashbourne Grove SE22 8RN
 12b Tarbert Road London SE22 8QB
 12a Tarbert Road London SE22 8QB
 68b Glengarry Road London SE22 8QD
 68a Glengarry Road London SE22 8QD
 33b Tarbert Road London SE22 8QB
 33a Tarbert Road London SE22 8QB
 37a Tarbert Road London SE22 8QB
 74a Glengarry Road London SE22 8QD
 44b Glengarry Road London SE22 8QD
 44a Glengarry Road London SE22 8QD
 15b Tell Grove London SE22 8RH
 15a Tell Grove London SE22 8RH
 74c Glengarry Road London SE22 8QD
 74b Glengarry Road London SE22 8QD
 56b Glengarry Road London SE22 8QD
 56a Glengarry Road London SE22 8QD
 10b Melbourne Grove London SE22 8QZ
 14 Elsie Road London SE22 8DX
 12b Melbourne Grove London SE22 8QZ
 10a Melbourne Grove London SE22 8QZ
 Roberts House Dulwich Hospital SE22 8PT
 18b Derwent Grove London SE22 8EA
 3 Oxonian Street London SE22 8HR
 44 Melbourne Grove London SE22 8QZ
 12c Melbourne Grove London SE22 8QZ
 First Floor And Second Floor Flat 3 Derwent Grove SE22 8DZ
 First Floor And Second Floor Flat 14 Lordship Lane SE22 8HN
 First Floor And Second Floor Flat 36 Grove Vale SE22 8DY
 First Floor And Second Floor Flat 9 Derwent Grove SE22 8DZ
 12a Melbourne Grove London SE22 8QZ
 4a Lordship Lane London SE22 8HN
 34a Lordship Lane London SE22 8HJ
 First Floor And Second Floor Flat 24 Ashbourne Grove SE22 8RL
 29b Tarbert Road London SE22 8QB
 23a Tarbert Road London SE22 8QB
 14a Zenoria Street London SE22 8HP
 91 Glengarry Road London SE22 8QA
 34 Melbourne Grove London SE22 8QZ
 22a Melbourne Grove London SE22 8QZ
 19b Tarbert Road London SE22 8QB
 96b Melbourne Grove London SE22 8QY
 14b Zenoria Street London SE22 8HP
 Dulwich Hospital East Dulwich Grove SE22 8PT
 18 Lordship Lane London SE22 8HN
 18a Derwent Grove London SE22 8EA
 34b Lordship Lane London SE22 8HJ
 20b East Dulwich Grove London SE22 8PP
 60a East Dulwich Grove London SE22 8PS
 71 East Dulwich Grove London SE22 8PR
 Second Floor Flat A 84-90 Lordship Lane SE22 8HF
 Rear Of 96-100 Melbourne Grove SE22 8QY
 Rear Of 94 Lordship Lane SE22 8HF
 First Floor And Part Second Floor 84-90 Lordship Lane SE22 8HF
 1b-1c Melbourne Grove London SE22 8RG
 Second Floor Flat 63 Melbourne Grove SE22 8RJ
 Top Flat 5 Melbourne Grove SE22 8RG
 Upper Ground Floor Flat 64 East Dulwich Grove SE22 8PS
 Upper Flat 93 East Dulwich Grove SE22 8PU
 Second Floor Flat 39 East Dulwich Grove SE22 8PW
 Second Floor Flat 37 East Dulwich Grove SE22 8PW
 Second Floor Flat 83 East Dulwich Grove SE22 8PU
 Second Floor Flat 41 East Dulwich Grove SE22 8PW
 64-66 Lordship Lane London SE22 8HL
 Ground Floor 79 East Dulwich Grove SE22 8PR
 St Olaves And St Saviours Sports Ground Green Dale SE22 8TX
 Flat E 34 Grove Vale SE22 8DY
 Flat D 34 Grove Vale SE22 8DY
 44a Lordship Lane London SE22 8HJ
 Flat A 34 Grove Vale SE22 8DY
 29 Chesterfield Grove London SE22 8RP
 33 Chesterfield Grove London SE22 8RP
 31 Chesterfield Grove London SE22 8RP
 43 Chesterfield Grove London SE22 8RP
 7 Chesterfield Grove London SE22 8RP
 51 Chesterfield Grove London SE22 8RP
 1 Steen Way London SE22 8TH
 9 Chesterfield Grove London SE22 8RP
 47 Chesterfield Grove London SE22 8RP
 45 Chesterfield Grove London SE22 8RP
 5 Chesterfield Grove London SE22 8RP
 49 Chesterfield Grove London SE22 8RP
 38 Deventer Crescent London SE22 8TJ
 36 Deventer Crescent London SE22 8TJ
 40 Deventer Crescent London SE22 8TJ
 4 Deventer Crescent London SE22 8TJ
 30 Deventer Crescent London SE22 8TJ
 3 Deventer Crescent London SE22 8TJ
 34 Deventer Crescent London SE22 8TJ
 32 Deventer Crescent London SE22 8TJ
 5 Deventer Crescent London SE22 8TJ
 10 Hilversum Crescent London SE22 8TN
 1 Hilversum Crescent London SE22 8TN
 12 Hilversum Crescent London SE22 8TN
 11 Hilversum Crescent London SE22 8TN
 7 Deventer Crescent London SE22 8TJ
 6 Deventer Crescent London SE22 8TJ
 9 Deventer Crescent London SE22 8TJ
 8 Deventer Crescent London SE22 8TJ
 18 Deventer Crescent London SE22 8TJ
 17 Deventer Crescent London SE22 8TJ
 2 Deventer Crescent London SE22 8TJ
 19 Deventer Crescent London SE22 8TJ
 14 Deventer Crescent London SE22 8TJ
 13 Deventer Crescent London SE22 8TJ
 16 Deventer Crescent London SE22 8TJ
 15 Deventer Crescent London SE22 8TJ
 20 Deventer Crescent London SE22 8TJ
 26 Deventer Crescent London SE22 8TJ
 25 Deventer Crescent London SE22 8TJ
 28 Deventer Crescent London SE22 8TJ
 27 Deventer Crescent London SE22 8TJ
 22 Deventer Crescent London SE22 8TJ
 21 Deventer Crescent London SE22 8TJ
 24 Deventer Crescent London SE22 8TJ
 23 Deventer Crescent London SE22 8TJ
 27 Chesterfield Grove London SE22 8RP
 30 Ashbourne Grove London SE22 8RL
 28 Ashbourne Grove London SE22 8RL
 36 Ashbourne Grove London SE22 8RL
 32 Ashbourne Grove London SE22 8RL
 20 Ashbourne Grove London SE22 8RL
 2 Ashbourne Grove London SE22 8RL
 26 Ashbourne Grove London SE22 8RL
 38 Ashbourne Grove London SE22 8RL
 48 Ashbourne Grove London SE22 8RL
 46 Ashbourne Grove London SE22 8RL
 52 Ashbourne Grove London SE22 8RL
 50 Ashbourne Grove London SE22 8RL
 40 Ashbourne Grove London SE22 8RL
 4 Ashbourne Grove London SE22 8RL
 44 Ashbourne Grove London SE22 8RL
 42 Ashbourne Grove London SE22 8RL
 65 Melbourne Grove London SE22 8RJ
 Flat A 69 Melbourne Grove SE22 8RJ
 67 Melbourne Grove London SE22 8RJ
 7 Tell Grove London SE22 8RH
 6 Tell Grove London SE22 8RH
 9 Tell Grove London SE22 8RH
 8 Tell Grove London SE22 8RH
 14 Ashbourne Grove London SE22 8RL
 12b Ashbourne Grove London SE22 8RL
 18 Ashbourne Grove London SE22 8RL

Flat C 34 Grove Vale SE22 8DY
 Flat B 34 Grove Vale SE22 8DY
 121 East Dulwich Grove London SE22 8PU
 Second Floor Flat 35 East Dulwich Grove SE22 8PW
 Ground Floor And First Floor Flat 32 Derwent Grove SE22 8EA
 2a Trossachs Road London SE22 8PY
 Ground Floor Flat 44 St Francis Road SE22 8DE
 Ground Floor Flat 37 St Francis Road SE22 8DE
 First Floor And Second Floor Flat 44 Grove Vale SE22 8DY
 10b Derwent Grove London SE22 8EA
 First Floor And Second Floor Flat 48 East Dulwich Grove SE22 8PP
 First Floor And Second Floor Flat 2a Glengarry Road SE22 8PZ
 Ground Floor Flat 3 Derwent Grove SE22 8DZ
 Ground Floor Flat 23 Melbourne Grove SE22 8RG
 44a Derwent Grove London SE22 8EA
 Ground Flat 29 Melbourne Grove SE22 8RG
 28a Melbourne Grove London SE22 8QZ
 Ground Floor Flat 9 Derwent Grove SE22 8DZ
 Ground Floor Flat 4 Derwent Grove SE22 8EA
 Ground Floor Flat 38 Derwent Grove SE22 8EA
 Ground Floor Flat 36 Derwent Grove SE22 8EA
 Basement Flat 30 Derwent Grove SE22 8EA
 Second Floor Flat B 84-90 Lordship Lane SE22 8HF
 Basement Flat 36 Derwent Grove SE22 8EA
 Basement Flat 32 Derwent Grove SE22 8EA
 Flat B 66 Glengarry Road SE22 8QD
 Flat B 13 Derwent Grove SE22 8DZ
 17b Derwent Grove London SE22 8DZ
 Flat B 42 East Dulwich Grove SE22 8PP
 Basement Flat 38 Derwent Grove SE22 8EA
 Flat C 42 East Dulwich Grove SE22 8PP
 Flat C 66 Glengarry Road SE22 8QD
 Flat F 70 East Dulwich Grove SE22 8PS
 Flat D 42 East Dulwich Grove SE22 8PP
 Basement Flat 62 East Dulwich Grove SE22 8PS
 Basement Flat 50 Derwent Grove SE22 8EA
 Basement And Ground Floor Flat 42 Derwent Grove SE22 8EA
 Basement Flat 40 Derwent Grove SE22 8EA
 3a Matham Grove London SE22 8PN
 Ground Floor Flat 27 Ashbourne Grove SE22 8RN
 Ground Floor Flat 8 East Dulwich Grove SE22 8PP
 Ground Floor Flat 5 Melbourne Grove SE22 8RG
 Ground Floor Flat 101 East Dulwich Grove SE22 8PU
 Ground Floor Flat 24 Ashbourne Grove SE22 8RL
 Ground Floor Flat 127 East Dulwich Grove SE22 8PU
 10a Derwent Grove London SE22 8EA
 Flat 94 Grove Vale SE22 8DT
 Lower Ground Floor Flat 64 East Dulwich Grove SE22 8PS
 Second Floor Flat 52 Glengarry Road SE22 8QD
 2b Trossachs Road London SE22 8PY
 Ground Floor Flat 41 Melbourne Grove SE22 8RG
 Ground Floor Flat 2a Glengarry Road SE22 8PZ
 Ground Floor Flat 48 East Dulwich Grove SE22 8PP
 Ground Floor Flat 18 Elsie Road SE22 8DX
 Ground Floor Flat 28 Tarbert Road SE22 8QB
 26a Tarbert Road London SE22 8QB
 Ground Floor Flat 37 East Dulwich Grove SE22 8PW
 Ground Floor Flat 35 East Dulwich Grove SE22 8PW
 Ground Floor Flat 63 Melbourne Grove SE22 8RJ
 Ground Floor Flat 61 Melbourne Grove SE22 8RG
 Ground Floor Flat 10 Tarbert Road SE22 8QB
 Ground Floor Flat 28 Glengarry Road SE22 8QD
 Ground Floor Flat 39 East Dulwich Grove SE22 8PW
 Flat 1 79a East Dulwich Grove SE22 8PR
 Ground Floor Flat 72 East Dulwich Grove SE22 8PS
 Ground Floor Flat 99 East Dulwich Grove SE22 8PU
 Ground Floor Flat 83 East Dulwich Grove SE22 8PU
 Ground Floor Flat 59 East Dulwich Grove SE22 8PR
 Ground Floor Flat 41 East Dulwich Grove SE22 8PW
 Ground Floor Flat 62 East Dulwich Grove SE22 8PS
 60b East Dulwich Grove London SE22 8PS
 81a Glengarry Road London SE22 8QA
 35 Abbotswood Road London SE22 8DJ
 16 Ashbourne Grove London SE22 8RL
 77 Melbourne Grove London SE22 8RJ
 75 Melbourne Grove London SE22 8RJ
 10 Ashbourne Grove London SE22 8RL
 83 Melbourne Grove London SE22 8RJ
 55 Ashbourne Grove London SE22 8RN
 9 Ashbourne Grove London SE22 8RN
 7 Ashbourne Grove London SE22 8RN
 5 Ashbourne Grove London SE22 8RN
 Flat A 49 Ashbourne Grove SE22 8RN
 53 Ashbourne Grove London SE22 8RN
 51 Ashbourne Grove London SE22 8RN
 1 Chesterfield Grove London SE22 8RP
 21 Chesterfield Grove London SE22 8RP
 19 Chesterfield Grove London SE22 8RP
 25 Chesterfield Grove London SE22 8RP
 23 Chesterfield Grove London SE22 8RP
 13 Chesterfield Grove London SE22 8RP
 11 Chesterfield Grove London SE22 8RP
 17 Chesterfield Grove London SE22 8RP
 15 Chesterfield Grove London SE22 8RP
 15 Ashbourne Grove London SE22 8RN
 13 Ashbourne Grove London SE22 8RN
 19 Ashbourne Grove London SE22 8RN
 17 Ashbourne Grove London SE22 8RN
 6 Ashbourne Grove London SE22 8RL
 11 Ashbourne Grove London SE22 8RN
 1 Ashbourne Grove London SE22 8RN
 41 Ashbourne Grove London SE22 8RN
 35 Ashbourne Grove London SE22 8RN
 47 Ashbourne Grove London SE22 8RN
 43 Ashbourne Grove London SE22 8RN
 25 Ashbourne Grove London SE22 8RN
 3 Ashbourne Grove London SE22 8RN
 82 Lordship Lane London SE22 8HF
 78 Lordship Lane London SE22 8HF
 32 Lordship Lane London SE22 8HJ
 26 Lordship Lane London SE22 8HJ
 6 Grove Vale London SE22 8EF
 4 Grove Vale London SE22 8EF
 74 Lordship Lane London SE22 8HF
 8-16 Grove Vale London SE22 8EF
 34 Lordship Lane London SE22 8HJ
 52 Lordship Lane London SE22 8HJ
 48 Lordship Lane London SE22 8HJ
 16 Lordship Lane London SE22 8HN
 54 Lordship Lane London SE22 8HJ
 36-38 Lordship Lane London SE22 8HJ
 36a Lordship Lane London SE22 8HJ
 44 Lordship Lane London SE22 8HJ
 40 Lordship Lane London SE22 8HJ
 48 Derwent Grove London SE22 8EA
 46 Derwent Grove London SE22 8EA
 34 Derwent Grove London SE22 8EA
 52 Derwent Grove London SE22 8EA
 2 Grove Vale London SE22 8EF
 3 Railway Rise London SE22 8EE
 26 Grove Vale London SE22 8EF
 24 Grove Vale London SE22 8EF
 8 Derwent Grove London SE22 8EA
 6 Derwent Grove London SE22 8EA
 2 Railway Rise London SE22 8EE
 1 Railway Rise London SE22 8EE
 11 Oxonian Street London SE22 8HR
 1 Oxonian Street London SE22 8HR
 15 Oxonian Street London SE22 8HR
 13 Oxonian Street London SE22 8HR
 9 Zenoria Street London SE22 8HP
 8 Zenoria Street London SE22 8HP
 17 Oxonian Street London SE22 8HR
 4 Tintagel Gardens London SE22 8HS
 3 Tintagel Gardens London SE22 8HS
 11 Tintagel Crescent London SE22 8HT

33 Abbotswood Road London SE22 8DJ
 39 Abbotswood Road London SE22 8DJ
 37 Abbotswood Road London SE22 8DJ
 39 Hambledon Court Burrow Road SE22 8EJ
 38 Hambledon Court Burrow Road SE22 8EJ
 31 Abbotswood Road London SE22 8DJ
 40 Hambledon Court Burrow Road SE22 8EJ
 41 Abbotswood Road London SE22 8DJ
 53 Abbotswood Road London SE22 8DJ
 51 Abbotswood Road London SE22 8DJ
 60b Grove Vale London SE22 8DT
 55 Abbotswood Road London SE22 8DJ
 45 Abbotswood Road London SE22 8DJ
 43 Abbotswood Road London SE22 8DJ
 49 Abbotswood Road London SE22 8DJ
 47 Abbotswood Road London SE22 8DJ
 26 Hambledon Court Burrow Road SE22 8EJ
 25 Hambledon Court Burrow Road SE22 8EJ
 28 Hambledon Court Burrow Road SE22 8EJ
 27 Hambledon Court Burrow Road SE22 8EJ
 22 Hambledon Court Burrow Road SE22 8EJ
 21 Hambledon Court Burrow Road SE22 8EJ
 24 Hambledon Court Burrow Road SE22 8EJ
 23 Hambledon Court Burrow Road SE22 8EJ
 29 Hambledon Court Burrow Road SE22 8EJ
 35 Hambledon Court Burrow Road SE22 8EJ
 34 Hambledon Court Burrow Road SE22 8EJ
 37 Hambledon Court Burrow Road SE22 8EJ
 36 Hambledon Court Burrow Road SE22 8EJ
 31 Hambledon Court Burrow Road SE22 8EJ
 30 Hambledon Court Burrow Road SE22 8EJ
 33 Hambledon Court Burrow Road SE22 8EJ
 32 Hambledon Court Burrow Road SE22 8EJ
 8 Shaw Road London SE22 8DP
 7 Shaw Road London SE22 8DP
 10 Shaw Road London SE22 8DP
 9 Shaw Road London SE22 8DP
 4 Shaw Road London SE22 8DP
 3 Shaw Road London SE22 8DP
 6 Shaw Road London SE22 8DP
 5 Shaw Road London SE22 8DP
 11 Shaw Road London SE22 8DP
 17 Shaw Road London SE22 8DP
 16 Shaw Road London SE22 8DP
 57 Abbotswood Road London SE22 8DJ
 18 Shaw Road London SE22 8DP
 13 Shaw Road London SE22 8DP
 12 Shaw Road London SE22 8DP
 15 Shaw Road London SE22 8DP
 14 Shaw Road London SE22 8DP
 83 Abbotswood Road London SE22 8DN
 82 Abbotswood Road London SE22 8DN
 85 Abbotswood Road London SE22 8DN
 84 Abbotswood Road London SE22 8DN
 12b Lordship Lane London SE22 8HN
 12a Lordship Lane London SE22 8HN
 81 Abbotswood Road London SE22 8DN
 80 Abbotswood Road London SE22 8DN
 86 Abbotswood Road London SE22 8DN
 92 Abbotswood Road London SE22 8DN
 91 Abbotswood Road London SE22 8DN
 2 Shaw Road London SE22 8DP
 1 Shaw Road London SE22 8DP
 88 Abbotswood Road London SE22 8DN
 87 Abbotswood Road London SE22 8DN
 90 Abbotswood Road London SE22 8DN
 89 Abbotswood Road London SE22 8DN
 20 Hambledon Court Burrow Road SE22 8EJ
 15 Burrow Road London SE22 8DU
 13 Burrow Road London SE22 8DU
 19 Burrow Road London SE22 8DU
 17 Burrow Road London SE22 8DU
 4 Melbourne Terrace Melbourne Grove SE22 8RE
 1 Tintagel Crescent London SE22 8HT
 9 Oxonian Street London SE22 8HR
 5 Oxonian Street London SE22 8HR
 2 Tintagel Gardens London SE22 8HS
 1 Tintagel Gardens London SE22 8HS
 13 Zenoria Street London SE22 8HP
 12 Zenoria Street London SE22 8HP
 16 Zenoria Street London SE22 8HP
 15 Zenoria Street London SE22 8HP
 8-10 Lordship Lane London SE22 8HN
 Flat A 18 Lordship Lane SE22 8HN
 10 Zenoria Street London SE22 8HP
 22 Zenoria Street London SE22 8HP
 5 Zenoria Street London SE22 8HP
 4 Zenoria Street London SE22 8HP
 18 Zenoria Street London SE22 8HP
 20 Zenoria Street London SE22 8HP
 2 Zenoria Street London SE22 8HP
 28 Derwent Grove London SE22 8EA
 32 Elsie Road London SE22 8DX
 31 Elsie Road London SE22 8DX
 34 Elsie Road London SE22 8DX
 33 Elsie Road London SE22 8DX
 27 Elsie Road London SE22 8DX
 26 Elsie Road London SE22 8DX
 30 Elsie Road London SE22 8DX
 3 Elsie Road London SE22 8DX
 35 Elsie Road London SE22 8DX
 30 Grove Vale London SE22 8DY
 8 Elsie Road London SE22 8DX
 34 Grove Vale London SE22 8DY
 5 Elsie Road London SE22 8DX
 38 Elsie Road London SE22 8DX
 7 Elsie Road London SE22 8DX
 6 Elsie Road London SE22 8DX
 13 Elsie Road London SE22 8DX
 12 Elsie Road London SE22 8DX
 16 Elsie Road London SE22 8DX
 15 Elsie Road London SE22 8DX
 94 Grove Vale London SE22 8DT
 10 Elsie Road London SE22 8DX
 1 Elsie Road London SE22 8DX
 17 Elsie Road London SE22 8DX
 23 Elsie Road London SE22 8DX
 22 Elsie Road London SE22 8DX
 25 Elsie Road London SE22 8DX
 24 Elsie Road London SE22 8DX
 19 Elsie Road London SE22 8DX
 21 Elsie Road London SE22 8DX
 20 Elsie Road London SE22 8DX
 5 Derwent Grove London SE22 8DZ
 41 Derwent Grove London SE22 8DZ
 7 Derwent Grove London SE22 8DZ
 35 Derwent Grove London SE22 8DZ
 33 Derwent Grove London SE22 8DZ
 39 Derwent Grove London SE22 8DZ
 22 Derwent Grove London SE22 8EA
 2 Derwent Grove London SE22 8EA
 26 Derwent Grove London SE22 8EA
 24 Derwent Grove London SE22 8EA
 14 Derwent Grove London SE22 8EA
 12 Derwent Grove London SE22 8EA
 16 Derwent Grove London SE22 8EA
 50 Grove Vale London SE22 8DY
 48 Grove Vale London SE22 8DY
 11 Derwent Grove London SE22 8DZ
 54 Grove Vale London SE22 8DY
 40 Grove Vale London SE22 8DY
 36 Grove Vale London SE22 8DY
 46 Grove Vale London SE22 8DY
 44 Grove Vale London SE22 8DY
 29 Derwent Grove London SE22 8DZ
 27 Derwent Grove London SE22 8DZ

The Melbourne Grove Medical Practice Melbourne Grove SE22 8QN
 11 Burrow Road London SE22 8DU
 3b Glengarry Road London SE22 8PZ
 21 Burrow Road London SE22 8DU
 33 Burrow Road London SE22 8DU
 31 Burrow Road London SE22 8DU
 37 Burrow Road London SE22 8DU
 35 Burrow Road London SE22 8DU
 25 Burrow Road London SE22 8DU
 23 Burrow Road London SE22 8DU
 29 Burrow Road London SE22 8DU
 27 Burrow Road London SE22 8DU
 9 Buxted Road London SE22 8DQ
 8 Buxted Road London SE22 8DQ
 11 Buxted Road London SE22 8DQ
 10 Buxted Road London SE22 8DQ
 5 Buxted Road London SE22 8DQ
 4 Buxted Road London SE22 8DQ
 7 Buxted Road London SE22 8DQ
 6 Buxted Road London SE22 8DQ
 12 Buxted Road London SE22 8DQ
 3 Talbot Road London SE22 8EH
 2 Talbot Road London SE22 8EH
 5 Talbot Road London SE22 8EH
 4 Talbot Road London SE22 8EH
 11b Zenoria Street London SE22 8HP
 13 Buxted Road London SE22 8DQ
 1 Talbot Road London SE22 8EH
 2 Melbourne Grove London SE22 8QZ
 8 Hambledon Court Burrow Road SE22 8EJ
 7 Hambledon Court Burrow Road SE22 8EJ
 10 Hambledon Court Burrow Road SE22 8EJ
 9 Hambledon Court Burrow Road SE22 8EJ
 4 Hambledon Court Burrow Road SE22 8EJ
 3 Hambledon Court Burrow Road SE22 8EJ
 6 Hambledon Court Burrow Road SE22 8EJ
 5 Hambledon Court Burrow Road SE22 8EJ
 11 Hambledon Court Burrow Road SE22 8EJ
 17 Hambledon Court Burrow Road SE22 8EJ
 16 Hambledon Court Burrow Road SE22 8EJ
 19 Hambledon Court Burrow Road SE22 8EJ
 18 Hambledon Court Burrow Road SE22 8EJ
 13 Hambledon Court Burrow Road SE22 8EJ
 12 Hambledon Court Burrow Road SE22 8EJ
 15 Hambledon Court Burrow Road SE22 8EJ
 14 Hambledon Court Burrow Road SE22 8EJ
 49 Burrow Road London SE22 8DU
 47 Burrow Road London SE22 8DU
 53 Burrow Road London SE22 8DU
 51 Burrow Road London SE22 8DU
 41 Burrow Road London SE22 8DU
 39 Burrow Road London SE22 8DU
 45 Burrow Road London SE22 8DU
 43 Burrow Road London SE22 8DU
 55 Burrow Road London SE22 8DU
 21b Derwent Grove London SE22 8DZ
 Flat B 49 Ashbourne Grove SE22 8RN
 2 Hambledon Court Burrow Road SE22 8EJ
 1 Hambledon Court Burrow Road SE22 8EJ
 Flat B 69 Melbourne Grove SE22 8RJ
 57 Burrow Road London SE22 8DU
 22 Ashbourne Grove London SE22 8RL
 Flat C 69 Melbourne Grove SE22 8RJ
 59 Abbotswood Road London SE22 8DJ
 44b East Dulwich Grove London SE22 8PP
 44a East Dulwich Grove London SE22 8PP
 46a East Dulwich Grove London SE22 8PP
 44c East Dulwich Grove London SE22 8PP
 20b Matham Grove London SE22 8PN
 20a Matham Grove London SE22 8PN
 19b Matham Grove London SE22 8PN
 19a Matham Grove London SE22 8PN
 46b East Dulwich Grove London SE22 8PP
 31 Derwent Grove London SE22 8DZ
 15 Derwent Grove London SE22 8DZ
 23 Derwent Grove London SE22 8DZ
 13 Tintagel Crescent London SE22 8HT
 16 Glengarry Road London SE22 8PZ
 18 Glengarry Road London SE22 8PZ
 17 Glengarry Road London SE22 8PZ
 10 Glengarry Road London SE22 8PZ
 9 Trossachs Road London SE22 8PY
 12 Glengarry Road London SE22 8PZ
 11 Glengarry Road London SE22 8PZ
 3a Glengarry Road London SE22 8PZ
 33 Glengarry Road London SE22 8PZ
 20 Glengarry Road London SE22 8PZ
 2 Glengarry Road London SE22 8PZ
 21 Glengarry Road London SE22 8PZ
 30 Trossachs Road London SE22 8PY
 3 Trossachs Road London SE22 8PY
 32 Trossachs Road London SE22 8PY
 31 Trossachs Road London SE22 8PY
 25 Trossachs Road London SE22 8PY
 24 Trossachs Road London SE22 8PY
 28 Trossachs Road London SE22 8PY
 26 Trossachs Road London SE22 8PY
 33 Trossachs Road London SE22 8PY
 6 Trossachs Road London SE22 8PY
 4 Trossachs Road London SE22 8PY
 8 Trossachs Road London SE22 8PY
 7 Trossachs Road London SE22 8PY
 35 Trossachs Road London SE22 8PY
 34 Trossachs Road London SE22 8PY
 38 Trossachs Road London SE22 8PY
 36 Trossachs Road London SE22 8PY
 15 Tarbert Road London SE22 8QB
 13 Tarbert Road London SE22 8QB
 17 Tarbert Road London SE22 8QB
 16 Tarbert Road London SE22 8QB
 1 Tarbert Road London SE22 8QB
 11 Tarbert Road London SE22 8QB
 18 Tarbert Road London SE22 8QB
 30 Tarbert Road London SE22 8QB
 2 Tarbert Road London SE22 8QB
 20 Tarbert Road London SE22 8QB
 41 Glengarry Road London SE22 8QA
 39 Glengarry Road London SE22 8QA
 45 Glengarry Road London SE22 8QA
 43 Glengarry Road London SE22 8QA
 6 Glengarry Road London SE22 8PZ
 4 Glengarry Road London SE22 8PZ
 37 Glengarry Road London SE22 8QA
 9 Glengarry Road London SE22 8PZ
 47 Glengarry Road London SE22 8QA
 87 Glengarry Road London SE22 8QA
 93 Glengarry Road London SE22 8QA
 59 Glengarry Road London SE22 8QA
 51 Glengarry Road London SE22 8QA
 73 Glengarry Road London SE22 8QA
 23 Trossachs Road London SE22 8PY
 18 Matham Grove London SE22 8PN
 13 Matham Grove London SE22 8PN
 17 Matham Grove London SE22 8PN
 16 Matham Grove London SE22 8PN
 21 Matham Grove London SE22 8PN
 29 Matham Grove London SE22 8PN
 28 Matham Grove London SE22 8PN
 30 Matham Grove London SE22 8PN
 24 Matham Grove London SE22 8PN
 23 Matham Grove London SE22 8PN
 26 Matham Grove London SE22 8PN
 25 Matham Grove London SE22 8PN
 25 Tintagel Crescent London SE22 8HT
 21 Tintagel Crescent London SE22 8HT
 29 Tintagel Crescent London SE22 8HT

68c East Dulwich Grove London SE22 8PS
 68b East Dulwich Grove London SE22 8PS
 68e East Dulwich Grove London SE22 8PS
 68d East Dulwich Grove London SE22 8PS
 58a East Dulwich Grove London SE22 8PS
 46c East Dulwich Grove London SE22 8PP
 68a East Dulwich Grove London SE22 8PS
 58b East Dulwich Grove London SE22 8PS
 Ground Floor Flat 7 Zenoria Street SE22 8HP
 Top Floor 6 Zenoria Street SE22 8HP
 17a Zenoria Street London SE22 8HP
 First Floor And Second Floor Flat 7 Zenoria Street SE22 8HP
 80 Lordship Lane London SE22 8HF
 8 St Barnabas Close London SE22 8UA
 Ground Floor Flat 6 Zenoria Street SE22 8HP
 Flat E 70 East Dulwich Grove SE22 8PS
 17b Zenoria Street London SE22 8HP
 2b Matham Grove London SE22 8PN
 2a Matham Grove London SE22 8PN
 12b Matham Grove London SE22 8PN
 12a Matham Grove London SE22 8PN
 19b Zenoria Street London SE22 8HP
 19a Zenoria Street London SE22 8HP
 29b Glengarry Road London SE22 8PZ
 54a Grove Vale London SE22 8DY
 31a Glengarry Road London SE22 8PZ
 35b Glengarry Road London SE22 8PZ
 19a Glengarry Road London SE22 8PZ
 31b Glengarry Road London SE22 8PZ
 26b Trossachs Road London SE22 8PY
 26a Trossachs Road London SE22 8PY
 35a Glengarry Road London SE22 8PZ
 29a Glengarry Road London SE22 8PZ
 19b Glengarry Road London SE22 8PZ
 89b Glengarry Road London SE22 8QA
 89a Glengarry Road London SE22 8QA
 59a Glengarry Road London SE22 8QA
 89c Glengarry Road London SE22 8QA
 13b Glengarry Road London SE22 8PZ
 13a Glengarry Road London SE22 8PZ
 71b Glengarry Road London SE22 8QA
 71a Glengarry Road London SE22 8QA
 125c East Dulwich Grove London SE22 8PU
 125b East Dulwich Grove London SE22 8PU
 99b East Dulwich Grove London SE22 8PU
 Flat 2 105 East Dulwich Grove SE22 8PU
 85b East Dulwich Grove London SE22 8PU
 85a East Dulwich Grove London SE22 8PU
 125a East Dulwich Grove London SE22 8PU
 85c East Dulwich Grove London SE22 8PU
 93a East Dulwich Grove London SE22 8PU
 127b East Dulwich Grove London SE22 8PU
 87c East Dulwich Grove London SE22 8PU
 17a Trossachs Road London SE22 8PY
 127c East Dulwich Grove London SE22 8PU
 89b East Dulwich Grove London SE22 8PU
 89a East Dulwich Grove London SE22 8PU
 87b East Dulwich Grove London SE22 8PU
 87a East Dulwich Grove London SE22 8PU
 The Dulwich Society, 25 Kingsthorpe Road
 27 Tintagel Crescent London SE22 8HT
 17 Tintagel Crescent London SE22 8HT
 15 Tintagel Crescent London SE22 8HT
 2 Tintagel Crescent London SE22 8HT
 19 Tintagel Crescent London SE22 8HT
 3 Tintagel Crescent London SE22 8HT
 9 Tintagel Crescent London SE22 8HT
 8 Tintagel Crescent London SE22 8HT
 10 Matham Grove London SE22 8PN
 1 Matham Grove London SE22 8PN
 5 Tintagel Crescent London SE22 8HT
 4 Tintagel Crescent London SE22 8HT
 7 Tintagel Crescent London SE22 8HT
 6 Tintagel Crescent London SE22 8HT
 11 Trossachs Road London SE22 8PY
 10 Trossachs Road London SE22 8PY
 14 Trossachs Road London SE22 8PY
 13 Trossachs Road London SE22 8PY
 25a Thorncombe Road London SE22 8PX
 23 Thorncombe Road London SE22 8PX
 5 Thorncombe Road London SE22 8PX
 3 Thorncombe Road London SE22 8PX
 15 Trossachs Road London SE22 8PY
 20 Trossachs Road London SE22 8PY
 22 Trossachs Road London SE22 8PY
 21 Trossachs Road London SE22 8PY
 17 Trossachs Road London SE22 8PY
 16 Trossachs Road London SE22 8PY
 19 Trossachs Road London SE22 8PY
 18 Trossachs Road London SE22 8PY
 5 Matham Grove London SE22 8PN
 4 Matham Grove London SE22 8PN
 7 Matham Grove London SE22 8PN
 6 Matham Grove London SE22 8PN
 33 Matham Grove London SE22 8PN
 31 Matham Grove London SE22 8PN
 37 Matham Grove London SE22 8PN
 35 Matham Grove London SE22 8PN
 8 Matham Grove London SE22 8PN
 17 Thorncombe Road London SE22 8PX
 15 Thorncombe Road London SE22 8PX
 21 Thorncombe Road London SE22 8PX
 19 Thorncombe Road London SE22 8PX
 1 Thorncombe Road London SE22 8PX
 9 Matham Grove London SE22 8PN
 13 Thorncombe Road London SE22 8PX
 11a Thorncombe Road London SE22 8PX
 59 Edg London SE22 8PR
 125 Melbourne Grove London SE22 8RR
 12 Muschamp Road London SE15 4EF
 304 Crystal Palace Road London SE22 9JJ
 7 Ondine Road London SE15 4ED
 158 Woodwarde Road London SE22 8UR
 123 Underhill Road London
 10 Shawbury Road East Dulwich SE22 9DH
 10 Shawbury Road London se229dh
 7 Landcroft Road London SE22 9LQ
 7 Ondine Road London SE15 4ED
 23 Pellatt Road London SE22 9JA

Re-consultation: n/a

APPENDIX 2**Consultation responses received****Internal services**

These are set out in the summary of consultation responses.

Statutory and non-statutory organisations

Environment Agency

Historic England

Metropolitan Police Service (Designing out Crime)

Natural England - London Region & South East Region

Network Rail (Planning)

Thames Water - Development Planning

Neighbours and local groups

8 ST BARNABAS CLOSE LONDON SE22 8UA
 7 ST BARNABAS CLOSE LONDON SE22 8UA
 7 ST BARNABAS CLOSE LONDON SE22 8UA
 6 ST BARNABAS CLOSE LONDON SE22 8UA
 6 ST BARNABAS CLOSE LONDON SE22 8UA
 6 ST BARNABAS CLOSE LONDON SE22 8UA
 5 ST BARNABAS CLOSE LONDON SE22 8UA
 2 ST BARNABAS CLOSE LONDON SE22 8UA
 FLAT 3 74 EAST DULWICH GROVE LONDON SE22 8TW
 FLAT 2 74 EAST DULWICH GROVE LONDON SE22 8TW
 FLAT 2 74 EAST DULWICH GROVE LONDON SE22 8TW
 FLAT 2 74 EAST DULWICH GROVE LONDON SE22 8TW
 FLAT 1 74 EAST DULWICH GROVE LONDON SE22 8TW
 FLAT 1 74 EAST DULWICH GROVE LONDON SE22 8TW
 30 MELBOURNE GROVE LONDON SE22 8QZ
 9 TARBERT ROAD LONDON SE22 8QB
 26 DERWENT GROVE LONDON SE22 8EA
 11 TARBERT ROAD LONDON SE22 8QB
 59 EDG London SE22 8PR
 125 Melbourne Grove London SE22 8RR
 12 Muschamp Road London SE15 4EF
 304 Crystal Palace Road London SE229JJ
 7 Ondine Road London SE15 4ED
 158 Woodwarde Road London SE22 8UR
 123 Underhill Road London
 10 Shawbury Road East Dulwich London SE22 9DH
 10 shawbury road london se229dh
 7 Landcroft Road London SE22 9LQ
 7 Ondine Road London SE15 4ED
 23 Pellatt Road London SE22 9JA
 St barnabas close London SE228UA
 By email XXXXX
 6 St BARNABAS Close London SE22 8UA
 Flat 3 Dulwich Court 2 Underhill London SE220AJ
 50 Glengarry Road, East Dulwich SE22

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr Bruce Glockling Southwark Council - Regeneration	Reg. Number	16/AP/2740
Application Type	Full Planning Permission	Case Number	TP/2120-B
Recommendation	Grant with 'Grampian' Condition and GLA		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing ward buildings and nurses accommodation and development of site to provide a new secondary school within the retained and refurbished 'Chateau' building fronting East Dulwich Grove and in a series of new buildings and extensions up to 5 storeys high, comprising teaching and administration spaces, dining and indoor sports hall, multi-use games area, accesses, car parking and servicing areas and landscaping (Use Class D1).

At: DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON, SE22 8PT

In accordance with application received on 04/07/2016

and Applicant's Drawing Nos.

1831/FCBS/A/P/001/P1, 1831/FCBS/A/P/002/P1, 1831/FCBS/A/P/010/P1, 1831/FCBS/A/P/015/P1, 1831/FCBS/A/P/020/P1, 1831/FCBS/A/P/021/P1, 1831/FCBS/A/P/030/P1, 1831/FCBS/A/P/031/P1, 1831/FCBS/A/P/032/P1, 1831/FCBS/A/P/033/P1, 1831/FCBS/A/P/101/P1, 1831/FCBS/A/P/102/P1, 1831/FCBS/A/P/103/P1, 1831/FCBS/A/P/104/P1, 1831/FCBS/A/P/110/P1, 1831/FCBS/A/P/111/P1, 1831/FCBS/A/P/112/P1, 1831/FCBS/A/P/113/P1, 1831/FCBS/A/P/114/P1, 1831/FCBS/A/P/115/P1, 1831/FCBS/A/P/116/P1, 1831/FCBS/A/P/120/P1, 1831/FCBS/A/P/121/P1, 1831/FCBS/A/P/122/P1, 1831/FCBS/A/P/123/P1, 1831/FCBS/A/P/130/P1, 1831/FCBS/A/P/131/P1, 1831/FCBS/A/P/132/P1, 1831/FCBS/A/P/133/P1, 1831/FCBS/A/P/200/P1, 1831/FCBS/A/P/201/P1, 1831/FCBS/A/P/210/P1, 1831/FCBS/A/P/211/P1, 1831/FCBS/A/P/220/P1, 1831/FCBS/A/P/221/P1, 1831/FCBS/A/P/231/P1, 1831/FCBS/A/P/232/P1, 1831/FCBS/A/P/300/P1, 1831/FCBS/A/P/301/P1, 1831/FCBS/A/P/310/P1, 1831/FCBS/A/P/311/P1, 1831/FCBS/A/P/320/P1, 1831/FCBS/A/P/321/P1, 1831/FCBS/A/P/330/P1, 1831/FCBS/A/P/331/P1, 1831/FCBS/A/P/400/P1, 1831/FCBS/A/P/401/P1, 1831/FCBS/A/P/402/P1, 1831/FCBS/A/P/403/P1, 1831/FCBS/A/P/404/P1, 1831/FCBS/A/P/500/P1, 1831/FCBS/A/P/501/P1, 1831/FCBS/A/P/502/P1, 1831/FCBS/A/P/503/P1, 1831/FCBS/A/P/504/P1, 1831/FCBS/A/P/505/P1, 1831/FCBS/A/P/506/P1, 1831/FCBS/A/P/507/P1, D285.L.602 Rev C, D285.L.601 Rev C, D285.L.406 Rev B, D285.L.405 Rev B, D285.L.404 Rev B, D285.L.402 Rev B, D285.L.302 Rev B, D285.L.301 Rev B, D285.L.104 Rev C, D285.L.103 Rev C, D285.L.100 Rev F, D285.L.002 Rev B, D285.L.001 Rev C, D2385.L.101 Rev D, D2385.L.102 Rev D, ALP/690/SK1

Air quality assessment dated July 2016, Sunlight and Daylight assessment dated July 2016, Transport Assessment dated July 2016, UXO desktop survey dated July 2016, construction environmental management plan dated July 2016, ventilation / extraction statement dated July 2016, servicing and refuse management plan dated July 2016, BREEAM pre-assessment dated July 2016, Utilities assessment dated July 2016, Lighting assessment dated July 2016, Land contamination assessment dated July 2016, Biodiversity survey and report dated July 2016, Landscape drawings outline specification dated July 2016, Reptile survey dated July 2016, Bat emergence survey dated July 2016, Statement of community involvement dated July 2016, Drainage strategy dated July 2016, Energy statement dated 16th September 2016, Flood risk assessment dated July 2016, Heritage statement dated July 2016, Noise impact assessment dated July 2016, Arboricultural Impact Assessment dated July 2016, Arboricultural survey dated July 2016, Flood risk assessment dated 12th September 2016, Built heritage assessment addendum dated September 2016, Sustainability statement dated September 26rd 2016, district heating feasibility document, overheating and thermal comfort document.

Subject to the following forty-one conditions:

Definitions:

Phase 1 of the development comprises the construction of blocks AB and C and its associated parking and landscaping.

Phase 2 of the development comprises works to the Chateau, construction of block D, associated parking, landscaping and MUGAs.

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

1831/FCBS/A/P/001/P1,1831/FCBS/A/P/002/P1,1831/FCBS/A/P/010/P1,1831/FCBS/A/P/015/P1,1831/FCBS/A/P/020/P1,1831/FCBS/A/P/021/P1,1831/FCBS/A/P/030/P1,1831/FCBS/A/P/031/P1,1831/FCBS/A/P/032/P1,1831/FCBS/A/P/033/P1,1831/FCBS/A/P/101/P1,1831/FCBS/A/P/102/P1,1831/FCBS/A/P/103/P1,1831/FCBS/A/P/104/P1,1831/FCBS/A/P/110/P1,1831/FCBS/A/P/111/P1,1831/FCBS/A/P/112/P1,1831/FCBS/A/P/113/P1,1831/FCBS/A/P/114/P1,1831/FCBS/A/P/115/P1,1831/FCBS/A/P/116/P1,1831/FCBS/A/P/120/P1,1831/FCBS/A/P/121/P1,1831/FCBS/A/P/122/P1,1831/FCBS/A/P/123/P1,1831/FCBS/A/P/130/P1,1831/FCBS/A/P/131/P1,1831/FCBS/A/P/132/P1,1831/FCBS/A/P/133/P1,1831/FCBS/A/P/200/P1,1831/FCBS/A/P/201/P1,1831/FCBS/A/P/210/P1,1831/FCBS/A/P/211/P1,1831/FCBS/A/P/220/P,1831/FCBS/A/P/221/P1,1831/FCBS/A/P/231/P1,1831/FCBS/A/P/232/P1,1831/FCBS/A/P/300/P1,1831/FCBS/A/P/301/P1,1831/FCBS/A/P/310/P1,1831/FCBS/A/P/311/P1,1831/FCBS/A/P/320/P1,1831/FCBS/A/P/321/P1,1831/FCBS/A/P/330/P1,1831/FCBS/A/P/331/P1,1831/FCBS/A/P/400/P1,1831/FCBS/A/P/401/P1,1831/FCBS/A/P/402/P1,1831/FCBS/A/P/403/P1,1831/FCBS/A/P/404/P1,1831/FCBS/A/P/500/P1,1831/FCBS/A/P/501/P1,1831/FCBS/A/P/502/P1,1831/FCBS/A/P/503/P1,1831/FCBS/A/P/504/P1, 1831/FCBS/A/P/505/P1, 1831/FCBS/A/P/506/P1,1831/FCBS/A/P/507/P1, D285.L.602 Rev C, D285.L.601 Rev C, D285.L.406 Rev B, D285.L.405 Rev B, D285.L.404 Rev B, D285.L.402 Rev B, D285.L.302 Rev B, D285.L.301 Rev B, D285.L.104 Rev C, D285.L.103 Rev C, D285.L.100 Rev F, D285.L.002 Rev B, D285.L.001 Rev C, D2385.L.101 Rev D, D2385.L.102 Rev D

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Prior to works commencing, including any demolition, an Arboricultural Impacts Assessment including an Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority.
- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-

commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 Prior to works commencing (excluding demolition and ground works), full details of all proposed planting of 37 trees (comprising 1,338cm stem girth) and additional tree planting along the boundary with St Barnabas Close shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the local planning authority gives its written consent to any variation.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 5 No impact piling for a particular block within the development shall take place until a piling method statement for that block (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise any risk to ground water, the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

To prevent any contamination of ground water or damage to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. You are advised to contact the Environment Agency and Thames Water Developer Services (on 0800 3921) to discuss these requirements.

- 6 Prior to the commencement of development including any works of demolition, a contribution of £3,200 towards the delivery of a replacement tree or trees in the vicinity of the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure appropriate mitigation for the loss of tree 29 to create a construction access, in accordance with strategic policy 12 'Design and conservation' of the Core Strategy (2011).

- 7 a) Prior to the commencement of any development on a particular phase, a site investigation and risk assessment for that phase shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
- i) A Phase 1 report (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
- ii) Any subsequent Phase 2 works (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 8 Prior to the commencement of development on a particular phase, including any works of demolition, an asbestos survey shall be carried out. The developer must either submit evidence to the Local Planning Authority that a particular building to be demolished was constructed post 2000, or provide an intrusive pre-demolition and/or refurbishment asbestos survey in accordance with HSG264 which must be supported by an appropriate mitigation scheme to control risks to future occupiers of the site. The scheme must be written by a suitably qualified person and shall be submitted to the Local Planning Authority and must be approved prior to commencement of the development on that particular phase. The scheme shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. The scheme of mitigation shall be independently verified to the satisfaction of the Local Planning Authority prior to occupation of a particular phase.

Reason

To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised, and, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 9 No development shall take place on a particular phase of the development including any works of demolition, until a written Construction Environmental Management Plan (CEMP) for that phase (phase 1 to be prepared in conjunction with the health centre permitted under application reference 16-AP-2747) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
 - Site perimeter automated noise and dust monitoring;
 - Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
 - Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
 - A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
 - To follow current best construction practice, including the following:-
 - Southwark Council's Technical Guide for Demolition & Construction,
 - S61 of Control of Pollution Act 1974,
 - The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
 - The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
 - BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
 - BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
 - BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
 - Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended,
 - The Party Wall Act 1996
 - Relevant CIRIA practice notes, and
 - BRE practice notes.
 - Site traffic – Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
 - Site waste Management – Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations
- All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework (2012).

- 10 Before any work hereby authorised begins including demolition, the applicant or successors in title shall secure the implementation of a programme of building recording for the wards and Chateau (detailed - level 2) and nurses' accommodation (level 1) in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 11 Prior to the commencement of above grade works, detailed drawings of the visibility splays at each of the vehicular accesses into the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason:

In the interests of highway safety, including pedestrians and cyclists, in accordance with saved policy 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan (2007).

- 12 Prior to the commencement of above grade works, a detailed access strategy for the school including details of how the design of the entire school campus including the teaching spaces, sports hall and assembly hall, and drop-off arrangements and routes to local bus stops and shops / services would be accessible to staff and pupils with disabilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved prior to the first use of the particular space.

Reason:

To ensure that the site would be accessible for staff and pupils with disabilities, in accordance with policy 7.2 'An inclusive environment' of the London Plan (2016).

- 13 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

New tree planting in hard surfacing including car parking must provide sufficient soil volumes via Silvacell/Stratacell systems combined with SUDs where appropriate;
A revised planting schedule with confirmed total stem girths, container stock including species such as Platanus, Tilia, Quercus, Ligustrum, Alnus, Celtis, Sophora and Paulownia shall be provided;
Maintenance details to ensure successful establishment over 24-36 months shall be provided;
Sample details of surface materials and boundary treatments shall be provided; and
Planting cross sections (avoiding the use of grills) shall be provided.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 14 If more than one year passes between the most recent bat survey and the commencement of demolition and/or tree works (i.e. if this has not commenced by 1st July 2017), an update bat survey must be undertaken immediately prior to demolition or tree works by a licensed bat worker. Evidence that the survey has been undertaken shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of demolition and/or tree works.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

- 15 Prior to above grade works commencing on:

- a) Block AB;
- b) Block C;
- c) Block D; or
- d) the Chateau

samples of all external facing materials for that particular block including 1sqm panels of the proposed brickwork showing mortar, bond, pointing and feathered brickwork shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 16 a) Before any fit out works begin to a particular block, an independently verified BREEAM report for that plot (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- b) Within 3 months of occupation of a particular block, a certified Post Construction Review (or other verification process agreed with the local planning authority) for that plot shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 17 Details of a minimum of 12 bird boxes (mixed) and 6 bat bricks or tubes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works. The details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2016, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 18 Prior to the commencement of above grade works, details to demonstrate that the development could be future-proofed for connection to a future district heating network shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and the development future-proofed for connection. In the event that such a district heating scheme becomes available the development shall connect to it, unless it can be demonstrated to the Local Planning Authority (to whom details shall be provided) that connection would not be feasible.

Reason:

In the interests of using energy efficiently, in accordance with policies 5.5 'Decentralised energy networks' and 5.6 'Decentralised energy in Development proposals' of the London Plan (2016).

- 19 Prior to the commencement of above grade works on a particular block, detailed drawings (scale 1:5) through the following elements for that block shall be submitted to and approved in writing by the Local Planning Authority.

- a) Parapets and roof edges;
b) Junctions with existing buildings; and

- c) Heads, cills and jambs of all openings;
- D) Works to railings (scale 1:100).

The development shall be carried out in accordance with the details thereby approved.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 20 No below grade works shall commence until details of a surface water drainage scheme that achieves a reduction in surface water run-off of a minimum of 50% of the existing brownfield run-off rates for storm events up to a 1% Annual Exceedance Probability (AEP), has been submitted to and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (SFRA), the London Plan (2011). The SuDS hierarchy within the London Plan should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source. The development shall be carried out in accordance with the details thereby approved, and no infiltration works shall be carried out until permeability tests have been undertaken to demonstrate that this would be suitable for the site, including with regard to contamination.

Reason

To minimise the potential for the site to contribute to surface water flooding in accordance with The National Planning Policy Framework 2012, policy 5.13 'Sustainable drainage' of the London Plan (2016), Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

- 21 Prior to the commencement of above grade works on phase 2 of the development, details of measures to reduce impact noise on the mesh fencing around the MUGAs shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved prior to the first use of the MUGAs.

Reason:

To reduce noise to neighbouring properties, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007).

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 22 a) Prior to the occupation of any particular block details to demonstrate that the block has achieved or is on course to achieve secure by design certification shall be submitted to and approved in writing by the Local Planning Authority.
- b) Within three months of the final occupation of the development details of Secure by Design for the entire site shall be submitted to the Local Planning Authority for approval in writing.

Reason

To ensure a safe and secure development, in accordance with saved policy 3.14 'Designing out crime' of the Southwark Plan (2007).

- 23 Details of how the on-site parking spaces would be allocated and managed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved upon first occupation of the building.

Reason:

To ensure the appropriate management of the on-site car parking spaces, in accordance with saved policy 5.6 'Car parking' of the Southwark Plan (2007).

- 24 Details of a scheme for the following highway works shall be submitted to and approved in writing by the Local Planning Authority.

- a) The display of school signage and road markings within the vicinity of the site;
- b) Improvements to the existing pedestrian crossing outside the site on East Dulwich Grove;
- c) Resurfacing of both footways along Jarvis Road;
- d) Provision of a raised table pedestrian crossing on Jarvis Road;
- e) Extension of double yellow lines along Jarvis Road.

No part of the school shall be occupied until and unless these highway works have been completed in accordance with the details thereby approved.

Reason:

In the interests of highway safety, in accordance with strategic policy 2 'Sustainable transport' of the Core Strategy (2011) and saved policy 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan (2007).

- 25 Within 3 months of occupation of the development, details of a community use agreement setting out which facilities would be available for public use, details of pricing policy, hours of use, access by non-educational establishment users / non-members, management responsibilities and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason

To secure well managed, safe community access to some of the school facilities, in accordance with saved policy 3.18 'Education facilities' of the London Plan (2016) and saved policy 2.4 'Educational deficiency - provision of new educational establishments' of the Southwark Plan (2007).

- 26 A phasing plan for the delivery of the cycle parking spaces linked to the number of pupils at the site year on year shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the details thereby approved and in accordance with the details shown on the approved plans, and shall be retained as such thereafter.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 27 Prior to occupation of phase 1 of the development (blocks AB and C), the three on-site staff parking spaces outside these blocks shall be completed in accordance with the approved plans and shall be retained as such thereafter. The remaining 20 spaces shall be provided in accordance with the approved plans upon or before completion of phase 2 of the development (the Chateau and Block D) and shall be retained as such thereafter. 20% of the spaces shall have active electric vehicle charging points and 20% shall have passive electric vehicle charging points.

Reason

To ensure the permanent retention of the parking areas, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of the adjoining properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, Policy 5.2 Transport Impacts and 5.6 Car Parking of the Southwark Plan 2007.

- 28 a) Before the first occupation of the school hereby permitted commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a School Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including pupils, staff and visitors.
- b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the

development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

- 29 Before the first occupation of the development hereby permitted a Servicing, Parking and Pupil Drop-off & Collection Management Plan detailing how all elements of the site are to be trafficked and serviced shall be submitted to and approved in writing by the Local Planning Authority. It shall include measures to ensure that there would be no conflict between pupils entering the site and food deliveries to block C. The servicing and traffic management of the development shall be carried out in accordance with the approval given and the Management Plan shall remain extant for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 30 Notwithstanding the details shown on the approved plans, before the first use of the school full details of the proposed refuse and recycling storage arrangements including size, location, capacity, types of containers, means of enclosure and ventilation shall be submitted to and approved in writing by the Local Planning Authority. The facilities approved shall be provided and made available before the first use of the school and shall thereafter be retained and not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 31 The kitchen extract system for the school kitchen in block C shall be designed and operated in accordance with DEFRA's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2005). Prior to the first use of the kitchen full particulars and details of a scheme for the ventilation of the kitchen (as per Annex B of aforementioned document) shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 32 a) Any activities in internal areas of the school (e.g. classrooms, sports hall, main hall) shall not take place outside of the hours of 8am to 10pm Mondays to Saturdays and 10am to 10pm on Sundays.
- b) Any external areas including the MUGAs and play spaces shall be used for school or community activities only between the hours of 8am to 8pm daily.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 33 Obscure glazing to the windows on the south-western elevation of block C shall be in accordance with drawing number 1831-FCBS-A-P320 Rev P1 and non-obscure glazed windows in this elevation shall be at least 1.8m above the floor level of the room they serve. All windows in this elevation must be fixed shut and the windows shall be retained in this condition permanently.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at St Barnabas Close and 74-86 East Dulwich Grove from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 34 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment of enactment of those Orders) the use hereby permitted shall only be as a school.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 35 This permission shall be personal to the London Borough of Southwark (Regeneration Division) for the purposes of delivering the school and ensuring that appropriate mitigation could be secured by way of planning conditions, and shall not ensure for the benefit of the land.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of the case. Mitigation is required and a s106 agreement cannot be used to secure this therefore the mitigation must be secured by conditions. The permission must be personal to the Council as applicant to ensure that the conditions would be enforceable and the mitigation required delivered.

- 36 No works to the Chateau or other existing operational hospital buildings within the site shall commence until and unless the new health centre permitted under reference 16-AP-2747 has been completed and is operational.

Reason:

To ensure continuity of health care provision, in accordance with Policy 3.17 "Health and social care facilities' of the London Plan 2016.

- 37 The development shall be carried out in accordance with the recommendations in the Biodiversity survey and report dated July 2016, Reptile survey dated July 2016 and Bat emergence survey dated July 2016.

Reason:

In the interests of biodiversity and protecting wildlife, in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan (2007).

- 38 The development hereby permitted shall be constructed to achieve at least a 35% carbon saving against the 2013 Building Regulations.

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Minimising carbon dioxide emissions).

- 39 The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the façade of the nearest or most exposed noise sensitive premises.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012. Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved

Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 40 Any deliveries, refuse and recycling collections, unloading and loading to the school shall only be between the following hours: Monday to Friday - 9.30am to 2pm, Saturdays 9.30am-1pm and not at all on Sundays and Bank Holidays, except for food and drink deliveries to block C which can be undertaken between 8.30am and 2pm Monday to Friday in 7.5 tonne vans or if larger vehicles are proposed, they shall be required to enter the site from the east and exit the site to the west.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance and in the interests of highway safety, in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 5.2 'Transport impacts' of The Southwark Plan 2007.

- 41 In the event that a controlled parking zone is implemented in the area, no employees at the school, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit to park within the controlled parking zone.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 42 During the construction of the development hereby permitted, the applicant shall provide a training and employment scheme comprising:

28 jobs at 26 weeks (or a contribution of £120,400 shall be made to the Council towards training and employment in the borough in the event that this is not met);

28 short courses (or a contribution of £4,200 shall be made to the Council towards training and employment in the borough in the event that this is not met);

7 apprenticeships / NVQ starts (or a contribution of £135,100 shall be made to the Council towards training and employment in the borough in the event that this is not met).

Reason

In order to enhance the range and number of jobs which would directly benefit local people, as required by saved policy 1.1 'Access to employment opportunities' of the Southwark Plan (2007) and strategic policy 10 'Jobs and businesses' of the Core Strategy (2011).

Statement of positive and proactive action in dealing with the application

The applicant has engaged in pre-application discussions. The application was determined in a timely manner.

Informatives

- 1 Regarding the condition for a lighting plan, to minimise potential impacts on bats the recommended lighting specification is LEDs (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread less than 70°, and including an automatic timer.
- 2 Air quality - The air quality on some parts of the site (roadside) is above current air quality objectives. It is recommended that any external doors are fitted with automatic closers and that any air being brought into the building for ventilation purposes is pulled from the rear of the building, not the facade facing East Dulwich Grove.
- 3 The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), www.southwark.gov.uk/ssdm.

Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

- 4 This permission does not convey any consents required under the Building Regulations or party wall legislation. You are advised to contact the Council's Building Control Service on 020 7525 5500 or email at building.control@southwark.gov.uk
- 5 There is a bat roost on the site which would need to be removed in order for the development to proceed. Bats are protected under the Wildlife and Countryside Act (1981) and under European law. You are advised to contact Natural England with regard to obtaining a licence to carry out works which may affect bats on the site.
- 6 Construction environmental management plan condition. This must consider air quality impacts during demolition and from traffic during the construction and operational phases of the development.
- 7 Thames Water - Waste Comments - Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses. 'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921

There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

8 Highways

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), www.southwark.gov.uk/ssdm.

Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

- 9 Network Rail comments: The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

