Item No. | Classification | Meeting Date | Meeting Name
---|---|---|---
6.1 | OPEN | 12 January 2011 | Nunhead & Peckham Rye Community Council


**Address:**
LAND BETWEEN 120-150 IVYDALE ROAD, LONDON, SE15 3BS

**Proposal:**
Redevelopment of the site involving the demolition of existing pre-fab bungalows and their replacement with 2 terraces of 14 residential units (4 x 4 bed, 5 x 3 bed, 2 x 2 bed and 2 x 1 bed units, and 1 x 3 bed wheelchair unit), 9 off-street parking space, 1 on-street disabled parking space, 34 cycle parking spaces and associated hard & soft landscaping.

**Ward(s) or groups affected:** Nunhead

**From:** Head of Development Management

**Application Start Date** 15 October 2010  |  **Application Expiry Date** 14 January 2011

**RECOMMENDATION**

1 Subject to the applicant first entering into an appropriate legal agreement (at no cost to the Council) by no later than 13 January 2011, to grant planning permission subject to conditions.

2 In the event that the requirements of 1 are not met by 13 January 2011, the Head of Planning be authorised to refuse planning permission for the reasons set out under paragraph 63.

**BACKGROUND INFORMATION**

3 This application is before Members of the Community Council as it is recommended for approval and more than 3 objections have been received.

**Site location and description**

4 0.2ha site located on the western side of Ivydale Road in the Nunhead area of the borough. A gap site created through WW2 bomb damage the plot is currently occupied by three post war pre-fabricated houses. The site sits between rows of two-storey Victorian terraced houses, while to the rear it adjoins Nunhead Cemetery.

5 Listed Buildings: n/a Conservation Area: Adjacent to Archaeological Priority Zone (APZ): Proposed London to Lewes Roman Road Public Transport Accessibility Level (PTAL): 2 Controlled Parking Zone (CPZ)+: n/a

**Details of proposal**

6 This application seeks planning permission for the erection of two terraces of two-storey residential dwellings comprising 14 units.
Schedule of accommodation:

<table>
<thead>
<tr>
<th>Unit no.</th>
<th>Combined Living Space</th>
<th>Kitchen</th>
<th>Diner</th>
<th>Living Room</th>
<th>Bed 1</th>
<th>Bed 2</th>
<th>Bed 3</th>
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<tr>
<td>1-5 &amp; 6</td>
<td>-</td>
<td>14.3sqm</td>
<td>15sqm</td>
<td>12.1sqm</td>
<td>12sqm</td>
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<td>7</td>
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<td>8</td>
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<td>23.3sqm</td>
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<td>8sqm</td>
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<tr>
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<td>18sqm</td>
<td>17.8sqm</td>
<td>12sqm</td>
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<td>12sqm</td>
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</tbody>
</table>

- 9 off street car parking spaces accessed via a centrally located access road from Ivydale Road.
- 34 cycle parking spaces located in the rear parking area.
- 1 designated on-street disabled parking bay.

The units would be arranged as paired dwellings with projecting bay windows and with small front garden areas. Materials used would be a mixture of brickwork and render, with tiled roofs and grey UPVC windows.

Planning history

The application site has not been subject to any previous planning history.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

The main issues to be considered in respect of this application are:

a) The principle of the development in terms of land use and conformity with strategic policies.


c) Residential Amenity.

d) Neighbour Amenity.

e) Traffic and Transportation.

f) Archaeology.

g) Trees and Ecology.

h) Planning Obligations.
i) Sustainable Development.

Planning policy

12 Southwark Plan 2007 (July)
2.5 Planning Obligations
3.1 Environmental effects
3.2 Protection of Amenity
3.4 Energy Efficiency
3.5 Renewable Energy
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
4.1 Density of residential development
4.2 Quality of Residential Accommodation
4.3 Mix of Dwellings
4.4 Affordable Housing
4.5 Wheelchair Affordable Housing
5.1 Locating Developments
5.2 Transport Impacts
5.3 Walking and Cycling
5.6 Car Parking
5.7 Parking Standards for the Mobility Impaired.

13 London Plan 2008 consolidated with alterations since 2004
3A.1 Increasing London’s supply of housing
3A.2 Borough housing targets
3A.5 Housing choice
3C.22 Parking Strategy
4A.3 Sustainable design and construction
4A.07 Renewable energy
4B.1 Design principles for a compact city
4B.3 Enhancing the quality of the public realm

14 Core Strategy
The Council submitted the draft Core Strategy to the Secretary of State on 26 March 2010 and the Examination in Public hearings took place in July 2010. The Core Strategy policies should be considered as currently having no weight when determining planning applications as they are awaiting the Inspector's report and his finding of soundness. Applications should continue to be determined pending receipt of the Inspector's report primarily in accordance the saved policies in the Southwark Plan 2007 and the London Plan 2008.

15 The Inspector's report on the Core Strategy is expected in January 2011. With a recommendation of soundness from the inspector there will be a very high degree of certainty that the Core Strategy will be adopted and that a number of existing Southwark Plan policies will be replaced. In view of this, on publication of the inspector's report, all core strategy policies should be given significant weight in determining planning applications. Less weight should be given to existing policies which are soon to be replaced. Formal adoption of the core strategy is expected in January 2011.
16 **Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)**

PPS 1 Delivering Sustainable Development
PPS 3 Housing
PPS22 Renewable Energy
PPG13 Transport

**Principle of development**
17 The principle of a residential development on this site is acceptable in general policy terms in relation to the adopted London Plan (2008) and the Southwark Plan (2007). There are no changes in emerging policy that would impact on the principle of the development in the draft London Plan, and the draft Southwark Core Strategy.

**Design, Appearance and Impact on adjoining Conservation Area**
18 Having regard to policies 3.12 'Quality in Design' and 3.13 'Urban Design', the scale, design and position of the proposed scheme is considered acceptable within the context of the streetscene. Ivydale Road presents a townscape of near identical richly decorated Victorian terraced housing. The existing houses are handed in pairs with double-height projecting bay-windows.

19 The proposal design has looked to make a contemporary response to this typology, with two terraces of six houses, in handed pairs with projecting square bays. It would not be desirable to see a pastiche copy of the existing houses, and the simple contemporary design is considered to be the correct approach to the redevelopment of this site.

20 In terms of scale and building-line the proposal matches the existing to either side, continuing eaves and ridge-lines. This allows the new development to sit comfortably next to the original dwellings respecting the building lines and streetscape. It is not considered that the proposed scheme would appear incongruous to its surroundings or dominate surrounding development.

21 Key to the success of this simple contemporary approach however will be the quality of the materials and detailing, both of which should be conditioned for approval should permission be granted.

22 **Adjacent Conservation Area**

The proposal does not lie within a conservation area, although the cemetery to the rear is located within the Nunhead Cemetery Conservation Area. Officers do not believe that the proposal would impact negatively on the Conservation Area and that it would preserve its character and appearance. As such it is considered to be in accordance with policies 3.15 and 3.16, and guidance contained within PPS5.

**Residential Amenity**
23 The proposed unit sizes and individual room sizes are in keeping with the standards as set out in the Residential Design Standards SPD. All units are dual aspect and would have sufficient outlook east over Ivydale Road and west over the rear gardens towards the cemetery. Subsequently all of the units would achieve sufficient daylight and sunlight to habitable areas.

24 **Density**

The site is located within the Urban Density Zone which has a density range of 200-450hr/ha in areas with predominately two to three storeys and a PTAL of 2-3.

25 The density of the proposed development would equate to 250hr/ha. This is in accordance with policy and is consistent with the predominant existing built form of the area which is made up of two-storey terraced dwellings.
26 Mix of Units
The proposed development provides a mix of residential units including 10% with 3 beds or more as required by Policy 4.3 of the Southwark Plan (2007). The draft Core Strategy increases this requirement to 20%. The proposed mix exceeds both existing and emerging policy by providing 71% of units with 3 or more bedrooms.

27 Accessibility
The residential units would meet the Lifetime Homes criteria and in line the Mayor’s Housing SPG, Southwark Plan and the Residential Design Standards SPD requirements the development provides 10% of the proposed units as wheelchair accessible units. There is no emerging policy that would increase these requirements.

28 Amenity Space
Policy 4.2 requires residential development to provide suitable amenity space for the use of residential units. The Residential Design Standards SPD requires a minimum of 50sqm private amenity space for houses of at least 10m in depth. All the proposed houses exceed this requirement with between 97sqm and 55sqm provided.

29 The proposed first floor flats are all provided with a balcony located to the rear of the terraces providing an area of 5sqm each. At ground floor level the wheelchair unit would have direct access to a private rear yard of 22sqm and the ground floor one bed unit would have direct access to a private rear yard of 8.8sqm. These areas are considered sufficient to meet the needs of future occupants and would ensure a suitable standard of amenity is provided.

30 Refuse, Recycling and Composting Facilities
Refuse and recycling storage areas would be provided within the proposed front gardens and would meet the future needs of the development. The stores are considered to be acceptable in terms of their size and location and is appropriately sited for collection. A condition requiring them to be provided prior to occupation is recommended to ensure compliance with policy 3.7 'Waste reduction'.

31 In addition each unit with access to a ground floor amenity space would have access to a conveniently located composting bin and water butt. A communal composting space would be provided within the car parking area to the rear.

Neighbour Amenity
32 The proposed development would not result in any form of detrimental impact on the amenity of neighbouring properties through loss of outlook, light or privacy.

33 A minimum distance of 19m is provided between the front elevation of the terraces and the facing dwellings on the opposite side of Ivydale Road. This is considered sufficient to protect existing levels of privacy and to ensure unnecessary overlooking is not experienced.

34 By aligning the terraces with the existing houses on Ivydale Road this ensures that there would be no overshadowing to neighbouring properties and any overlooking experienced to adjoining gardens from proposed first floor windows would be to no greater extent than already experienced from existing neighbouring dwellings.

Traffic and Transportation
35 The adopted London Plan, Southwark Plan and the Southwark Sustainable Transport SPD set out parking and cycle parking guidance. There are no emerging policy issues that will change these standards.

36 Policy 5.2 of the Southwark Plan seeks to ensure that developments would not result in any adverse highway impacts. The site has a low public transport accessibility level
(PTAL) of 2 and the site does not form part of a controlled parking zone. Government guidance is to reduce reliance on the private car and as such any perceived shortfall of parking is not considered to be sufficient grounds for refusal.

37 Parking
Policy 5.6 of the Southwark Plan states that all developments should minimise the number of parking spaces provided; parking standards are set out in Appendix 15 which requires a maximum of 1 parking space per dwelling.

38 The development makes provision for 9 off-street parking bays to be located to the rear of the site. Objectors have raised concerns over the level of parking proposed and the pressure that the development would place on an area where on-street parking is already at a premium. Although these concerns are noted, it should be recognised that the site has a long street frontage and has three existing residential dwellings with no off-street parking.

39 Given the constraints of the site, the density of development and adopted policy the quantum of off-street car parking proposed is considered appropriate in this location.

40 The site is not located within a CPZ and as such the Council would not be able to designate the development as car-free.

41 Disabled Parking
Policy 5.7 of the Southwark Plan states that developments must provide adequate parking for disabled people and the mobility impaired and requires a minimum of 1 space per wheelchair accessible unit. This would be provided on-street in a marked disabled bay.

42 Although the bay could not be specifically tied to the wheelchair unit proposed (i.e. anyone with a blue badge could park there) it is considered to be conveniently and appropriately located to adequately serve the needs of the unit.

43 Cycle Parking
Policy 5.3 of the Southwark Plan seeks to ensure that developments provide facilities for pedestrians and cyclists.

44 The plans show that 34 cycle parking spaces would be provided. The Transport Group have reviewed the location and details of the cycle parking and have advised that it is acceptable subject to it being covered. The imposition of a condition will ensure that details are submitted for consideration and that it is provided prior to occupation.

Affordable Housing
45 Policy 3A.11 of the London Plan requires all developments capable of providing 10 or more units to make a contribution towards affordable housing provision.

46 The application proposes 100% affordable housing, all of which would be social rented. Policy 4.4 of the Southwark Plan generally requires a tenure split of 70:30 social rented to intermediate housing, although paragraph 5.4 of the Affordable Housing SPD permits a move away from the 70:30 tenure split for schemes proposing 100% affordable housing, which are generally put forward in order to meet a specific need. As such, there are no objections in this regard.

47 The applicant, Family Mosaic, is on the Council's list of Registered Social Landlords. The Council's Housing Officer has not raised any objections to a 100% social rented scheme, and has advised that an application for grant funding is likely to be supported; as such, no education contribution has been sought. A section 106
agreement will secure the flats as affordable, social rented units in perpetuity, together with a range of other contributions.

**Archaeology**

48 The application site falls within the proposed London to Lewes Roman Road APZ. As such the Council's Archaeology Officer has been consulted and has raised no objections to the proposed development. It is recommended that any approval given be subject to appropriate conditions to ensure the evaluation, protection and recording of any remains found at the site.

**Biodiversity**

49 Policy 3.28 of the Southwark Plan states that the Council 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.

50 The vehicle access route onto the site and car parking area would be hard landscaped and the remainder of the site would either be paved with permeable materials or planted. This is considered to be acceptable and would reduce surface water run-off.

51 **Trees**

The proposed development requires the removal of a number of trees on the application site and would result in the removal of two street trees on the site frontage. The Council's Arboriculturist has raised no objection to the loss of the trees subject to an appropriate landscaping plan and the protection of those trees to be retained.

52 A planting and landscaping plan would be ensured through the imposition of a condition and the applicants have stated that this would include small to medium native trees in the rear gardens towards the rear boundary of the site. This would lead into the mature trees which are within the cemetery.

53 In order to ensure the suitable replacement of the street trees it is recommended that a financial contribution be required through the S106 agreement. This has been calculated based on the girth of the trees lost and the cost for the suitable replacement specimens.

54 **Bats**

Bats are known to inhabit the local area and in particular the cemetery to the rear of the site. The applicant has prepared an Ecological Survey, a construction ecological management plan, a Habitat Survey and a Bat Survey.

55 The Habitat Survey concludes that the existing buildings on the site are unsuitable to sustain bat roosts and this has been confirmed by the Council's Ecology Officer. The trees however do have the potential to be used for roosting and shelter by bats. The trees (both those to be retained and removed) should therefore be inspected prior to the commencement of development and a written report detailing the method of protection of any bats found submitted for approval. This would be ensured through the imposition of an appropriate condition.

56 To further protect and preserve bats and wildlife in the area the development includes the installation of bat bricks to the rear of the terraces (2 on each house) and a condition will require a native planted buffer zone to be provided along the rear boundary of the site to the rear of the proposed gardens.

57 The Council's Ecology Officer has recommended the restriction of lighting at the rear of the dwellings which could have the potential to disturb bats. A condition has however not been added as it is not clear how this will be controlled.
Policy 2.5 of the Southwark Plan states that the Council will seek to enter into planning obligations to avoid or mitigate the adverse impacts of development which cannot otherwise be adequately addressed through conditions; further guidance is contained within the Section 106 planning obligations SPD.

A Section 106 agreement has been prepared which ensures the following:

- Payment of the Council's legal and other professional costs in (a) preparing and completing the agreement and (b) monitoring and enforcing its performance;
- Affordable Housing; 100% social rented provided on site
- Contribution of £6,272 towards employment during construction
- Contribution of £19,944 towards open space, children's play equipment and sports development
- Contribution of £7,896 towards strategic transport measures
- Contribution of £7,000 towards site specific transport measures
- Contribution of £10,500 towards public realm improvements
- Contribution of £12,614 towards healthcare improvements
- Contribution of £14,213 towards street tree improvements
- Contribution of £13,500 towards archaeology measures
- Contribution of £12,614 towards healthcare improvements

(Total: £94,496)

These contributions have been calculated in accordance with the Council's Section 106 toolkit for developers and the agreement will also include a clause to ensure the flats are retained as affordable, social rented units in perpetuity. As stated, because 100% social rented units are proposed, no education contribution is required and this is in accordance with the planning obligations SPD.

The contributions agreed are considered to adequately mitigate against the impacts of the development in accordance with Policy 2.5 of the Southwark Plan.

In the absence of a legal agreement being completed by 13 January 2011, the applicant has failed to adequately mitigate against the impacts of the development and, in accordance with Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, it is recommended that the application be refused for the following reason:

“In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on the public realm, public open space, the transport network, health facilities and employment and the proposal would therefore be contrary to Policy 2.5 of the Southwark Plan and Policy 6A.5 of the London Plan.”

Policy 3.4 ‘Energy efficiency’ states that all developments must be designed to maximise energy efficiency and minimise and reduce energy consumption and carbon dioxide emissions; major developments for residential use are required to provide an ecohomes (now Code for Sustainable Homes - CSH) assessment.

A preliminary CSH report has been submitted with the application which indicates that the proposal would achieve code level 4. This complies with the minimum standard set out in the Sustainable Design and Construction SPD and a condition to ensure this is carried through to the completed development is recommended.
66 Policy 4A.7 of the London Plan requires major developments to draw at least 20% of their energy requirements from renewable energy production equipment on site or renewable energy sources.

67 The proposed development will incorporate renewable energy in the form of solar photovoltaic panels, and the scheme would achieve the following:

- 32% carbon reduction through building fabric enhancement
- 54% carbon reduction through the incorporation of renewable energy (solar photovoltaic panels)
- 69% combined carbon reduction

**Conclusion on planning issues**

68 The proposed scheme would provide housing on this site, contributing to the overall housing need of the borough. The quality of the accommodation provided is considered to be of a sufficient standard. The overall design of the units are well considered and appropriate to the character of the area and the proposed homes would be energy efficient. As noted above there will be some impacts on the local area although it is not considered that the proposed scheme would result in significant harm to the amenities of the existing residents such that would justify a refusal of the scheme. It is therefore recommended that planning permission be granted subject to conditions the completion of the Section 106 Agreement.

**Community impact statement**

69 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 above.

**Consultations**

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

**Consultation replies**

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

72 Summary of consultation responses:

**Arboriculturalist**
Raise no objections to the loss of the trees subject to the submission of a landscape scheme by way of a condition and the provision of a S106 contribution to ensure the replacement of the street trees.

**Archaeology Officer**
Raise no objections to the principle of development and recommends the imposition of appropriate conditions.

**Design and Conservation**
Consider the proposed design acceptable however note that the key to the success of this simple contemporary approach is the quality of the materials and detailing. Recommend that both of these matters be conditioned for approval along with details of boundary treatment.

**Ecology Officer**
Raise no objections to the principle of development. Confirms that the pre-fabricated buildings are unsuitable to sustain bat roosts. Recommend that bat bricks be installed, the restriction of lighting, a native planting buffer zone provided and a further survey of the trees prior to commencement of development.

Transport Planning
Raise no objections to the development by way of parking or highways implications. Request the submission of details of the cycle storage to ensure that it is covered, secure and convenient.

English Heritage
Raise no objection and advise that the application be determined in accordance with national and local policy guidance, and on the basis of the Council's own specialist conservation advice.

Natural England
Do not wish to make any substantive comments on the scheme however advise that the Council consider a further survey for protected species.

Thames Water
Raise no objections.

The Council has received 16 letters of objection and a petition with 33 signatures. These raise the following areas of concern:

- Currently high levels of parking exist in the area and the proposed development provides insufficient parking which will put additional pressure on Ivydale Road. See section 35 onwards of this report for consideration of parking and highways matters.

- Concern over bats and wildlife being present on the site. See section 54 onwards of this report for consideration of ecology issues.

- Inappropriate design, being unsympathetic and not in keeping with the existing style of the road. See section 18 onwards of this report for consideration of the proposed design and appearance.

- Insufficient amenity space for family units and unacceptable internal layout with the kitchens overlooking the street. See section 23 onwards of this report for consideration of proposed residential amenity.

- Concern over existing sewage and water system. This is a matter for consideration under building regulations and falls outside of planning controls.

- Existing traffic calming measures on the road do not work. Unable to consider in the context of this application.

- Loss of privacy, and light to neighbouring dwelling and concern over security. See section 32 onwards of this report for consideration of neighbour amenity.

- Concern over building line and proximity to 150 Ivydale Road. Amended plans were prepared which corrected a discrepancy in the drawings with regard to this boundary. No.150 Ivydale Road was reconsulted with regard to these changes and no further response has been received. Access to the side wall of
no.150 currently falls outside of the dwelling's boundary line. Access rights are therefore a private matter for the owners of the land.

Human rights implications
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 14 new units of residential accommodation. 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.

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<tr>
<th>Background Documents</th>
<th>Held At</th>
<th>Contact</th>
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<tbody>
<tr>
<td>Site history file: TP/2521-120</td>
<td>Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ</td>
<td>Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5420 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a></td>
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<td>Application file: 10-AP-3004</td>
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<td>Southwark Local Development Framework and Development Plan Documents</td>
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APPENDICES

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<tr>
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<tbody>
<tr>
<td>Appendix 1</td>
<td>Consultation undertaken</td>
</tr>
<tr>
<td>Appendix 2</td>
<td>Consultation responses received</td>
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</table>

AUDIT TRAIL

| Lead Officer | Gary Rice, Head of Development Management |
| Report Author | Amy Lester, Planning Officer |
| Version | Final |
| Dated | 23 December 2010 |
| Key Decision | No |

CONSULTATION WITH OTHER OFFICERS / DIRECTORIES / CABINET MEMBER

<table>
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<tr>
<th>Officer Title</th>
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<tr>
<td>Strategic Director of Communities, Law &amp; Governance</td>
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<td>Strategic Director of Regeneration and Neighbourhoods</td>
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<td>Strategic Director of Environment and Housing</td>
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Date final report sent to Constitutional Team | 30 December 2010 |
APPENDIX 1

Consultation undertaken

Site notice date: 03/11/10
Press notice date: 28/10/10
Case officer site visit date: 03/11/10
Neighbour consultation letters sent: 21/10/10

Internal services consulted:
Access Officer
Arboriculturalist
Archaeology Officer
Design and Conservation
Ecology Officer
Planning Policy
Transport Planning
Legal
Waste Management

Statutory and non-statutory organisations consulted:
English Heritage
Natural England

Neighbours and local groups consulted:
116A IVYDALE ROAD LONDON SE15 3BS
141 IVYDALE ROAD LONDON SE15 3DX
154A IVYDALE ROAD LONDON SE15 3BT
116B IVYDALE ROAD LONDON SE15 3BS
135 IVYDALE ROAD LONDON SE15 3DX
119 IVYDALE ROAD LONDON SE15 3DX
139 IVYDALE ROAD LONDON SE15 3DX
137 IVYDALE ROAD LONDON SE15 3DX
154B IVYDALE ROAD LONDON SE15 3BT
THE LODGE NUNHEAD CEMETERY Linden Grove London SE15 3LP
99E IVYDALE ROAD LONDON SE15 3DT
114 IVYDALE ROAD LONDON SE15 3BS
99B IVYDALE ROAD LONDON SE15 3DT
152 IVYDALE ROAD LONDON SE15 3BT
156 IVYDALE ROAD LONDON SE15 3BT
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136 IVYDALE ROAD LONDON SE15 3BT
106 IVYDALE ROAD LONDON SE15 3BT
117 IVYDALE ROAD LONDON SE15 3DT
107 IVYDALE ROAD LONDON SE15 3DT
158 IVYDALE ROAD LONDON SE15 3BT
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118A IVYDALE ROAD LONDON SE15 3BS
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118B IVYDALE ROAD LONDON SE15 3BS
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99C IVYDALE ROAD LONDON SE15 3DT
128 IVYDALE ROAD LONDON SE15 3BT
99D IVYDALE ROAD LONDON SE15 3DT
99A IVYDALE ROAD LONDON SE15 3DT

Re-consultation:
150 IVYDALE ROAD LONDON SE15 3BT
Consultation responses received

**Internal services**
- Arboriculturalist
- Archaeology Officer
- Design and Conservation
- Ecology Officer
- Transport Planning

**Statutory and non-statutory organisations**
- Thames Water
- Natural England
- English Heritage

**Neighbours and local groups**
- 19 Ivydale Road
- 80 Ivydale Road
- 84 Ivydale Road
- 89 Ivydale Road
- 96 Ivydale Road
- 110a Ivydale Road
- 112 Ivydale Road
- 118b Ivydale Road
- 120 Ivydale Road
- 143 Ivydale Road
- 150 Ivydale Road
- 166 Ivydale Road x 2

  Via email - S Shoults
  Via email - L Pickles
  Via email - S Gilchriest

- Petition with 33 Signatures