

Item No.	Classification:	Date:	Meeting Name:
6.1	OPEN	4 July 2011	Dulwich Community Council
Report title:	Development Management planning application: Application 11-AP-0420 for: Renewal of unimplemented permission Address: 11-15 MELBOURNE GROVE, LONDON, SE22 8RG Proposal: Application to replace extant permission 08-AP-0579 for: Demolition of existing commercial and residential unit and the construction of Class A3 commercial space at ground floor with 3 x 1 bedroom and 1 x 2 bedroom flats and a studio flat over ground, first and second floors within newly constructed three storey building with associated bicycle storage and refuse storage to front of premises		
Ward(s) or groups affected:	East Dulwich		
From:	Head of Development Management		
Application Start Date 7 March 2011		Application Expiry Date 2 May 2011	

RECOMMENDATION

- 1 Grant Permission

BACKGROUND INFORMATION

- 2 The application is brought before Dulwich Community Council as 3 objections have been received.

Site location and description

- 3 The application site is located on the south east side of Melbourne Grove approximately 70m south of the junction with Grove Vale. The area is characterised by mixed uses, with single residential dwellings, commercial units and commercial units with residential flats above. The application site is located approximately 75m east of the railway line running through East Dulwich as well as the station.
- 4 Properties in the area are characterised by a mix of design, with both period buildings and representations of more modern additions within the vicinity of the site. The application site itself appears a mix of designs. The application site currently appears as a converted terrace, with an vacant A3 restaurant use below and residential above. The site is located on a corner plot, reflecting the 'bend' to Melbourne Grove as it goes to meet Grove Vale. This gives the site an irregular shape, with a wider frontage of around 17m, which funnels to a narrow rear boundary of 4m.
- 5 A change in levels gives the appearance of a one and two storey premises to the front of the site and a two and three storey premises to the rear of the site. The properties adjoining the application premises feature pitched roofs to both the north east and south of the site. Further to the north east, attached to no.9 Melbourne Grove there is a three storey building, further to this, three storey premises are exhibited opposite the

site.

- 6 There are a number of commercial premises located on the ground floor of buildings surrounding the site. These show a majority of A1 and A3 uses in the area. The application site currently has a vacant restaurant located to the ground floor.

Details of proposal

- 7 The application is to renew an unimplemented permission which was granted on 10th June 2008 for the demolition of the existing mixed use premises over the plots 11-15 Melbourne Grove, and replacing the current 2 storey and single storey (front elevation), 3 and 2 storey (to rear) with a 3 storey building with front mansard roof accommodating the third storey to the front elevation. This is not proposed to be any higher than the existing ridge line to the 2 storey dwelling currently located on the site.
- 8 On the ground floor a new shop front is proposed, together with the flat entrances and storage area. Above this, 4 residential units are proposed, within the first floor, and second floor set within a new mansard roof, and the loft area within the pitched roof adjoining neighbouring properties. A front and rear balcony are proposed to two of the units, with the ground floor residential unit, situated to the rear of the commercial floorspace having sole use of the rear garden amenity area.
- 9 The proposal is detailed to be finished in brick, with an off-white render section to the first floor, middle section of the front facade, reflecting the existing render finish to the existing building here. Two small, projecting front windows are proposed within the mansard roof section. The roof is detailed to be finished in slate grey zinc sheeting.
- 10 It is proposed to accommodate 60.7m² of commercial space and a one bedroom flat at ground floor, a one bedroom and two bedroom flat at first floor and a one bedroom and studio flat at second floor.

Planning history

- 11 11-15 Melbourne Grove
- 12 08/AP/0579 - Planning permission granted for demolition of existing commercial and residential unit and the construction of Class A3 commercial space at ground floor with 3 x 1 bedroom and 1 x 2 bedroom flats and a studio flat over ground, first and second floors within newly constructed three storey building with associated bicycle storage and refuse storage to front of premises.
- 13 07-AP-2797 – Planning permission refused for demolition of existing commercial and residential unit and construction of a Class A3 (restaurant) at ground floor and 2x 1 bedroom flats and 3x 2 bedroom flats over ground, first and second floors within newly constructed 3 storey building, with associated bicycle storage for 5 bikes and refuse storage to front of premises.

Reasons:

- 1. The excessive scale, bulk and mass of the proposed development in relation to the adjoining properties would represent an oppressive form of development that would result in an increased sense of enclosure detrimental to the residential amenities of the adjoining occupiers: specifically, to the rear of no.17 Melbourne Grove and to the roofline appearance of no.9 Melbourne Grove.
- 2. The proposal, by reason of its combined height, mass, bulk and detailed design, would be overly dominant in the context of its surroundings. The inappropriate scale and design of the building would be an incongruous feature within the street scene which would adversely affect the character and appearance of the existing

- terrace.
- 3. The proposed building by reason of the form and positioning would result in a poor living environment for future occupiers of the flats due to restricted outlook and levels of natural light to habitable room windows to the rear. Furthermore, the awkward layout of the ground floor flat would provide a poor living arrangement with the main living area forming a corridor to the 2nd bedroom and bathroom within the unit.
 - 4. The proposal would increase the demand for on street parking in an area that is already heavily parked to the detriment of the amenity of existing residents. In the absence of the ability to provide on-street parking on the site it is considered that the numbers of units should be reduced to alleviate any parking pressures.
- 14 11-15 Melbourne Grove – Planning permission granted for the change of use from office and storage to restaurant on ground floor no.11 Melbourne Grove, and ground and first floor no.'s 13 and 15 Melbourne Grove, and provision of new ground floor facade and erection of external duct.
- 15 LBS: 92/319 – Planning permission granted for the single storey rear extension to restaurant. 02-11-1992
- 16 13-15 Melbourne Grove – TP/2123/13 – Planning permission granted for the erection of a first floor addition for commercial purposes over the existing vehicle store and warehouse.
- 17 TP/2123/13 – Planning permission granted for the erection of an extension at second floor level at 13-15 Melbourne Grove and the use for office and storage purposes.
- 18 TP/2125-13/TE – Planning permission granted for elevational alterations at 13-15 Melbourne Grove. 02-08-1983
- 19 11A Melbourne Grove – 06-AP-2002 – Planning permission granted for a rear roof dormer window extension, converting hipped roof to gable end, front rooflight and single storey side extension to ground floor of dwellinghouse, all to provide additional residential accommodation.
- 20 07-AP-0421 – withdrawn application for the conversion of upper residential floors into two self-contained flats (one x 1 bed and one x 2 bed flats).
Reason:
The conversion was dependent upon extensions being carried out. There were extensions approved as part of a previous application 06-AP-2002 which are yet to commence.

Planning history of adjoining sites

- 21 05/AP/1764 - 17 Melbourne Grove: Planning permission granted for the conversion of single dwellinghouse into one three-bedroom flat and one two-bedroom flat, with alterations to the rear.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 22 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.

- b] the impact upon the amenity of adjoining occupiers.
- c] the design of the proposal.
- d] the impact upon traffic in the area.

Planning policy

Saved Southwark Plan Policies 2007 (July)

- 23 3.2 Protection of Amenity
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 Accommodation
4.2 Quality of Residential Accommodation
4.3 Mix of Dwellings
5.3 Walking and Cycling
5.6 Car Parking
- 24 Supplementary Planning Guidance: Standards, Controls and Guidelines for Residential Developments (2008)

Core Strategy

- 25 Strategic Policy 1 Sustainable Development
Strategic Policy 2 Sustainable Transport
Strategic Policy 5 Providing New Homes
Strategic Policy 12 Design and Conservation
Strategic Policy 13 High Environmental Standards

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 26 PPS 3 Housing (2011)
Ministerial Statement 'Planning for Growth' (2011)
DCLG 'Greater Flexibility for Planning Permissions' (2009)

Principle of development

- 27 The Government Department for Communities and Local Government released guidance (Greater Flexibility for Planning Permissions) in 2009 to assist Local Planning Authorities (LPA) in the determination of renewal applications. The guidance explains that the LPA retains jurisdiction to determine an application for an extension of time, even if the original permission has expired after the application was made but before its determination.
- 28 The guidance also explains that LPAs should take a positive and constructive approach towards renewal applications, which may improve the prospect of sustainable development being taken forward quickly. In determining such applications, the focus should be on development plan policies and other material considerations (including national policies on matters such as climate change) which may have changed significantly since the grant of permission.

- 29 The guidance also confirms that LPAs may refuse applications to extend the time limit for permissions where changes in the development plan or other relevant material considerations indicate the proposal should no longer be treated favourably.
- 30 The Ministerial Statement 'Planning for Growth' explains the Government's clear expectation that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national policy.
- 31 The principle of ground floor commercial use with residential use above in this location is acceptable, and it has been accepted under the previous permission (planning ref 08/AP/0579). However the policy environment is subject to change and it is necessary to ensure that the proposal is compliant with all relevant policies within the adopted Core Strategy as well as saved Southwark Plan Policies.
- 32 In relation to the proposed uses of the site, While it is not entirely clear from the planning history of the site detailed above, a site visit of the premises revealed that the current use of the property is ground floor A3 restaurant with self-contained residential accommodation above. Therefore there is no objection to the continued use of this site for mixed use A3 restaurant and C3 residential.

Environmental impact assessment

- 33 Not required for this type of application.

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

Increased bulk and mass of the premises

- 34 The previous refusal on this site raised concerns regarding the increased bulk and mass resulting for the incorporation of a flat roof which created a three storey building, as well as the depth over the 3 storeys. The current application has substantially reduced the impact caused by incorporating pitch roofs and a central mansard roof to the front elevation, while substantially reducing the depth over all levels.
- 35 The front facade now reflects a much improved relationship with the adjoining properties, with pitched roofs to either end adjoining the terrace blocks, and a central mansard which is in keeping with the mass of surrounding properties.
- 36 The proposed building actually now represents a reduction in depth to the existing building on the site. Therefore it is considered that the impact on adjoining occupiers will be improved. While neighbours have raised concerns of overshadowing and over dominance caused by the proposal to the rear, it is clear from the plans that the proposal actually results in a reduction to the rear depth, and this coupled with the fact that there is a substantial decrease in depth at 3rd floor, minimising the impact caused by the slight increase in height here, from 7.8m for the existing outrigger at ridge level to 8.6m, will ensure that there is minimal impact.
- 37 It is further noted that the proposed building is now set back from No.17 Melbourne Grove whereas the current building is built flush with the property. It is noted that an objector has raised the issue of the legality of the building being flush here but this is not considered to be a planning issue.

Standard of Residential Accommodation

Size of accommodation

- 38 The design and access statement submitted with this application details the density of the development to be 500 habitable rooms per hectare, however officer calculations find the density to be 465 habitable rooms per hectare. The site is located within the urban density zone and this requires sites to have a density of 300-700 habitable rooms per hectare, therefore the density of the proposal is appropriate for this location.
- 39 The size of the individual flats is considered acceptable, with the floorspace meeting those requirements specified in Supplementary Planning Guidance for Residential Development (2008). It is noted that flat 4 at second floor level (studio flat) does not strictly meet the definition of a studio flat (which has a shared living/sleeping area). However this unit has previously been approved in 2008 and it would be considered unreasonable to refuse the scheme in this instance as the policy requirements have not changed since 2008.
- 40 The previous refusal on this site raised concern regarding the level of natural light received by the accommodation, it is now considered that this has been improved. All of the habitable accommodation now has clear access to natural light and therefore there is no longer an objection on this point.

Layout of flats

- 41 The previous refusal resulted in an awkward layout to the flats, largely resulting from the shape of the site. With the decrease in depth and re-arrangement of the living space within the flats, it is now considered that the accommodation provides practical living space which has responded well to the site constraints resulting for the shape of the plot.

Amenity space

- 42 There is significant amenity space provided for flat no.1 in the rear garden area. Flat no.5 has a large rear terrace situated above the first floor, on the flat roof with screening provided (1.8m high) ensuring that there is no increase in overlooking here. Flat no.3 has a small front balcony area, while flats 2 and 4 have no amenity space.
- 43 Having regard to the refused application on this site, concern was raised regarding the lack of amenity space on the site. There is now an increase for flat no.5, resulting in the reduction in depth here, and while flats 2 and 4 have no amenity space, they are a one bedroom flat and a studio apartment, and it is not unusual to have accommodation in the borough, of this small size, without associated amenity space. It is apparent that a family would not be expected in these units, and therefore there is no objection raised to the level of amenity space at the site.

Traffic issues

Covered and secure cycle storage is proposed for five bicycles at ground floor level.

- 44 It is considered that this application has sufficiently addressed the previous concerns regarding the lack of parking on the site, by reducing the potential level of occupancy. It is noted that there is a bus stop directly in front of the development and a train station nearby, there is no objection to the development based on the lack of parking provision, and it is not intended to seek any contribution towards a CPZ review.

- 45 As part of the previous application, the agent has submitted a parking survey which demonstrates that there is capacity in the area for parking. For the indicated usage in the area, it would seem that the majority of users are not local occupiers, therefore capacity increases in the evening / night time period, when occupiers would be most likely to need a parking space. It is not considered that area has changed to such an extent that the parking survey would now be invalid.
- 46 Transport have not raised any objection to the proposal.

Design issues

- 47 There are no additional design policies in place that would override the assessment of the previous scheme.
- 48 The front elevation demonstrates pitched roof styles to either end, ensuring that the established appearance of the terrace is reflected. To the middle section a mansard roof is proposed, due to the existing appearance of the site, it is considered that this is an appropriate design solution. The eaves level flows from the existing terrace and is reflected in the design of the proposal, while the ridge height also follows that of the established buildings here.
- 49 The proposal is an improvement upon the existing appearance of the site which has poor aesthetic value and does not sit comfortably amongst the adjoining buildings. The proposal will re-establish the visual relationship between these buildings, filling what currently appears as a gap in the terrace row. Therefore it is considered that the proposal has a desirable design and there are no objections raised on this point.

Waste

- 50 There is space to the front of the premises where refuse can be adequately stored without resulting in the obstruction to pedestrians. This is considered to be a reasonable solution to waste/recycling storage.

Extract Flue

- 51 It is noted that an existing vacant restaurant use is on site. However no details of the proposed replacement extract has been included within the application. While this issue was not raised as part of the previous approval it is considered that details of this flue and any ventilation system should be required by condition.

Conclusion on planning issues

- 52 Having regard to the above considerations the proposal is acceptable and the recommendation is to grant permission.

Community impact statement

- 53 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.
- 54 a) The impact on local people is set out above.

Consultations

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

Consultation replies

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

Summary of consultation responses

- 57 10b Melbourne Grove

- Would like information on the time and duration of building work
- Is the building the same height as neighbouring property

- 12b Melbourne Grove

- Would like to know how it will impact on property

- 6 Melbourne Grove

- project will have a negative impact on businesses
- road closures, noise disturbance
- demolition is unnecessary.
- Are flats needed
- parking issues
- another business would be better

- 17 Melbourne Grove

- scheme will overlook the garden
- scheme will affect rights of light to the side of the house
- demolition may have an impact on 17 Melbourne Grove
- scale of scheme is excessive and doesn't fit in with surroundings
- parking issues
- density is too high
- would have objected to the original applications in 2007/2008 but did not live in the property and it may have been vacant
- Ventilation system and time of opening of A3 use should be carefully considered
- A restaurant could cause large amount of traffic
- customers smoking to the front and rear of the property
- A home delivery service may cause further disruption to the area
- would impact on amenity of the area
- application should be turned down

- 19 Melbourne Grove

- Traffic generation and parking issues
- Impact on amenity
- restaurant has been closed for several years
- impact on trees
- impact on daylight

Officer Response

The above issues are dealt with in the body of the report.

Human rights implications

- 58 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.

- 59 This application has the legitimate aim of providing commercial and residential floorspace. 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/2478-29 Application file: 11/AP/0420 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5420 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Ronan O'Connor, Planning Officer	
Version	Final	
Dated	14 June 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to the Community Councils Team		

Consultation undertaken

Site notice date: 01/04/11

Press notice date: n/a

Case officer site visit date: 21/04/11

Neighbour consultation letters sent:

16/03/11

Internal services consulted:

Transport

Statutory and non-statutory organisations consulted:

None

Neighbours and local groups consulted:

As per appendix 3

Re-consultation:

None

Consultation responses received

Internal services

Transport - raise no objection

Statutory and non-statutory organisations

None

Neighbours and local groups

10b Melbourne Grove

- Would like information on the time and duration of building work
- Is the building the same height as neighbouring property

12b Melbourne Grove

Would like to know how it will impact on property

6 Melbourne Grove

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19 Melbourne Grove

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Officer Response

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APPENDIX 3

Neighbour Consultee List for Application Reg. No. 11-AP-0420

TP No	TP/2125-11	Site	11-15 MELBOURNE GROVE, LONDON, SE22 8RG
App. Type	Renewal of unimplemented permission		

Date Printed **Address**

16/03/2011 29 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 31 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 5 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 20A DERWENT GROVE LONDON SE22 8EA
16/03/2011 20B DERWENT GROVE LONDON SE22 8EA
16/03/2011 8A MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 1 MELBOURNE TERRACE MELBOURNE GROVE LONDON SE22 8RE
16/03/2011 2 MELBOURNE TERRACE MELBOURNE GROVE LONDON SE22 8RE
16/03/2011 3 MELBOURNE TERRACE MELBOURNE GROVE LONDON SE22 8RE
16/03/2011 5 MELBOURNE TERRACE MELBOURNE GROVE LONDON SE22 8RE
16/03/2011 1 JARVIS ROAD LONDON SE22 8RB
16/03/2011 7 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 4 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 6 MELBOURNE TERRACE MELBOURNE GROVE LONDON SE22 8RE
16/03/2011 9 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 14 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 1 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 2 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 4 MELBOURNE TERRACE MELBOURNE GROVE LONDON SE22 8RE
16/03/2011 18A DERWENT GROVE LONDON SE22 8EA
16/03/2011 18B DERWENT GROVE LONDON SE22 8EA
16/03/2011 10B MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 10A MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 12B MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 12C MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 12A MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 FIRST FLOOR AND SECOND FLOOR FLAT 6 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 FIRST FLOOR FLAT 23 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 FIRST FLOOR FLAT 5 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 GROUND FLOOR FLAT 4 DERWENT GROVE LONDON SE22 8EA
16/03/2011 GROUND FLOOR FLAT 23 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 GROUND FLOOR FLAT 5 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 1A MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 1B-1C MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 MELBOURNE TERRACE MELBOURNE GROVE LONDON SE22 8RE
16/03/2011 3 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 10A DERWENT GROVE LONDON SE22 8EA
16/03/2011 10B DERWENT GROVE LONDON SE22 8EA
16/03/2011 FIRST FLOOR FLAT 4 DERWENT GROVE LONDON SE22 8EA
16/03/2011 14A MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 11A MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 25B MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 10 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 FLAT A 16 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 FLAT B 16 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 GROUND FLAT 29 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 TOP FLAT 5 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 TOP FLOOR 29 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 Flat G 3 Dunnage Crescent London SE16 7FJ
16/03/2011 25A MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 TOP FLAT 9 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011 5-6 MELBOURNE TERRACE MELBOURNE GROVE LONDON SE22 8RE
16/03/2011 FLAT A 4 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 FLAT B 4 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011 2A MELBOURNE GROVE LONDON SE22 8PL
16/03/2011 3 JARVIS ROAD LONDON SE22 8RB
16/03/2011 10 DERWENT GROVE LONDON SE22 8EA
16/03/2011 12 DERWENT GROVE LONDON SE22 8EA
16/03/2011 14 DERWENT GROVE LONDON SE22 8EA
16/03/2011 16 DERWENT GROVE LONDON SE22 8EA

16/03/2011	18 DERWENT GROVE LONDON SE22 8EA
16/03/2011	2 DERWENT GROVE LONDON SE22 8EA
16/03/2011	22 DERWENT GROVE LONDON SE22 8EA
16/03/2011	24 DERWENT GROVE LONDON SE22 8EA
16/03/2011	4 DERWENT GROVE LONDON SE22 8EA
16/03/2011	6 DERWENT GROVE LONDON SE22 8EA
16/03/2011	8 DERWENT GROVE LONDON SE22 8EA
16/03/2011	12 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011	16 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011	6 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011	8 MELBOURNE GROVE LONDON SE22 8QZ
16/03/2011	17 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011	19 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011	21 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011	23 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011	25 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011	27 MELBOURNE GROVE LONDON SE22 8RG
16/03/2011	38 Vardens Road London SW11 1RH
16/03/2011	9 Derwent Grove SE22 8EA