

Item No. 6.1	Classification: Open	Date: 24 November 2011	Meeting Name: Dulwich Community Council
Report title:	Development Management planning application: Application 11-AP-1495 for: Full Planning Permission Address: 300 LORDSHIP LANE, LONDON, SE22 8LY Proposal: Erection of two residential dwellings to the land at the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building, with ground floor rear and side extensions and alterations to elevations. Demolition of the existing garages.		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date 16 June 2011		Application Expiry Date 11 August 2011	

RECOMMENDATION

- 1 Grant detailed planning permission, subject to conditions.

BACKGROUND INFORMATION

- 2 This application has been referred to Dulwich Community Council for determination due to the number of objections received from local residents.

Site location and description

- 3 The application site refers to the backland garage area located to the rear of and accessed from 300 Lordship Lane, East Dulwich, London. 300 Lordship Lane is a two storey dwelling with roof accommodation currently laid out as two self contained flats. To the side of the dwelling is a long access route to a large area accommodating 20 single storey garages. The section of the site where the garages are located lies within the Dulwich Village Conservation Area however no buildings on site are listed.
- 4 To the west, south and east the site is bounded by the rear garden ground of the dwellings on Beauval Road, Woodward Road and Lordship Lane respectively. To the north the application site is bounded by another garage site accessed from Milo Road. The area is largely characterised by residential use. There are several large mature trees within the properties surrounding the application site.

Details of proposal

- 5 Planning consent is sought for the erection of two residential dwellings to the land at the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building on Lordship Lane with ground floor rear and side extensions and alterations to elevations. The development will incorporate the demolition of the existing garages on site.

- 6 The proposed dwellings will be clad in timber with red clay roof tiles set centrally within the site. The proposed dwellings will have large garden areas and parking for two vehicles with adequate turning space. The proposed dwellings will incorporate multi pitch roofs with a total height at ridge level of 7350mm and 7500mm respectively. The fenestration has been designed to look centrally into the site as much as possible in order to reduce impacts in terms of overlooking. Both dwellings will accommodate four bedrooms.
- 7 The dwelling fronting Lordship Lane, (no. 300) will be improved and extended including a widening of the entrance to the rear of the site and improvements to the ground floor front elevation. A single storey rear extension is proposed to improve the standard of accommodation and a dedicated access to the ground floor dwelling will be provided from the outrigger allowing the front entrance to be used solely by the first floor flat. The rear extension will measure 3100mm in height, 1500mm in width from the side elevation and 1500mm in depth from the rear of the existing outrigger. internally the property will be rearranged to provide an improved layout and a large hall window at first floor level on the side elevation of the outrigger. The entrance to the site will be widened from the current 2550mm to 3100mm.
- 8 The applicant has amended the plans following Officer advice to reduce the height and footprint of the new dwellings in order to minimise the impact on the adjacent residential properties. The applicant provided revised plans on Friday 4th November 2011.

Planning history

9

Reg. No.	Type	Description	Status	End Date
06/EQ/0562	ENQ	Proposed development - 5 mews houses to the rear of 300	REC	15/09/2006
06/EQ/0662	ENQ	Proposed development	REC	25/09/2006
10/AP/0306	FUL	Demolition of existing garages and redevelopment to provide 4 semi-detached dwellings on ground and first floors and elevational/internal alterations to 300 Lordship Lane.	WDN	20/05/2010
10/AP/0307	CAC	Demolition of existing garages to the rear of 300 Lordship Lane.	WDN	20/05/2010
11/AP/1495	FUL	Erection of two residential dwellings to the land at the rear of 300 Lordship Lane (both being two storeys) and refurbishment of the existing front building, with ground floor rear and side extensions and alterations to elevations. Demolition of the existing garages.	REG	Recommended for approval.
11/AP/1664	CAC	Demolition of the existing garages.	REG	Recommended for approval.

- 10 Planning permission was refused in 1984 for the change of use of the garages to a builders/storage yard with the use of 300 Lordship Lane as office space. Permission was again refused in 1988 for the use of garages 2,3 and 4 for general motor repairs.
- 11 Planning permission was refused in 1986 for the redevelopment of the garage area to provide four two-storey dwellings.
- 12 Permission was granted in 1988 for the extension of the ground floor flat at 300 Lordship Lane.

Planning history of adjoining sites

- 13 None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 14 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.
 - b) The impact on the visual and residential amenity of the area and the impact on the character and setting of the Dulwich Village Conservation Area.
 - c) Transport impacts.
 - d) Design quality
 - e) quality of residential accommodation proposed.
 - f) All other relevant material planning considerations.

Planning policy

Core Strategy 2011

- 15 SP1 - Sustainable Development
SP2 - Sustainable Transport
SP5 - Providing New Homes
SP12 - Design and Conservation
SP13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

- 16 Policy 3.1 - Environmental Effects
Policy 3.2 - Protection of Amenity
Policy 3.11 - Efficient Use of Land
Policy 3.12 - Quality in Design
Policy 3.13 - Urban Design
Policy 3.15 - Conservation of the Historic Environment
Policy 3.16 - Conservation Areas
Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites
Policy 4.2 - Quality of Residential Accommodation
Policy 5.3 - Walking and Cycling
Policy 5.6 - Car Parking

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

- 17 PPS5 - Planning for the Historic Environment
SPD: Residential Design Standards
Dulwich Village Conservation Area Appraisal
Dulwich SPD (Draft)

Principle of development

- 18 The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.
- 19 The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).
- 20 The draft Dulwich SPD para 3.8 states that back land development is not suitable in Dulwich. In this circumstance the land is already developed and policies of the Core Strategy and Saved Southwark Plan would support, in principle a residential use for the site. Given the weight attached to national, regional and adopted local policy the guidance set out in the Draft Dulwich SPD should in this circumstance be given limited weight.

Environmental impact assessment

An Environmental Impact Assessment is not required for an application of this nature.

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

- 21 The main impact of the development will be on the visual amenity of the area whereby two storey dwellings will replace single storey garages in a large, open backland site. In terms of height the proposed houses are much lower than those on the surrounding streets, with the eaves dropped to below window-head level, which reduces them to below two full-storeys. The dwellings have been designed to have a minimal impact on residential amenity and will ensure there are no significant impacts in terms of overlooking, loss of privacy, sense of enclosure or indeed a loss of daylight/sunlight. The impact on adjacent dwellings is set out below:
- 22 Milo Road garages (northern boundary)
This site is not in residential use and as such there will be no adverse impact on visual or residential amenity however it should be noted that the dwellings have been designed in such a way that they will not compromise the future development potential of this site to the north.
- 23 298, 300 and 302 Lordship Lane (eastern boundary)
At the closest point the proposed dwellings lie 15 metres away from the rear wall of the dwellings on Lordship Lane (measured from the south dwelling to the rear wall of 302 Lordship Lane). There are three windows at upper levels on the elevations facing the rear of the properties on Lordship Lane and this forms a hallway and bedroom window in excess of 21 metres distance from 300 Lordship Lane, and a secondary bedroom window which would lie 15 metres from the boundary with no. 302. It is suggested that this window be conditioned to be fixed shut and obscure glazed to ensure there will be no overlooking or intensification of overlooking. Daylight and sunlight levels will be reduced slightly in the winter months in the evening to the rear garden ground only, however it is not considered that this would be such that would diminish the quality of the gardens to suggest that significant harm would occur. In terms of light to the rooms at the rear of these properties the windows on the rear

elevation pass the 25 degree BRE Test, indicating that there is unlikely to be any significant light loss.

- 24 The proposed extension to the dwelling at 300 Lordship Lane will have no adverse impact on the adjoining properties at 302 and 298 Lordship Lane. There will be no overlooking, loss of privacy, sense of enclosure or indeed a loss of daylight or sunlight. The large hall window at first floor level on the side elevation of the outrigger will not present any issues with regards to overlooking or loss of privacy.

25 42 and 44 Woodwarde Road (southern boundary)

At the closest point the proposed dwelling will lie 16 metres from the rear wall of 44 Woodwarde Road. This is considered to be an acceptable distance given the fact that there will be no overlooking or loss of privacy as there are no directly facing room windows at upper levels. The bedroom window of the south dwelling will directly overlook the rearmost section of garden to the dwelling at 42 Woodwarde Road however this is the rearmost section of what is a very large rear garden with tree coverage and as such there will be no detrimental loss of privacy as a result of the single, narrow bedroom window. As the dwellings lie to the northeast/north of 42 and 44 Woodwarde Road there will be no detrimental loss of daylight or sunlight and any change in available daylight/sunlight will be negligible. The properties will still achieve daylight and sunlight levels in line with the guidance specified in the BRE: Guide to Site Layout Planning.

26 46-52 Woodwarde Road and 91-97 Beauval Road (western boundary)

The properties along the western boundary all lie in excess of 16 metres from the walls of the proposed dwellings. There are three windows at upper levels in the proposed dwellings, two in the north dwelling serving a bathroom and landing and one in the south dwelling representing an ensuite bathroom. All of these windows can be obscure glazed and as such will present no issues in terms of overlooking. The proposed dwellings lie to the east of the properties outlined above and as such there may be a very small reduction in daylight/sunlight to the rear gardens in the early morning however this will be minimal and the properties will still achieve daylight and sunlight levels in line with the guidance specified in the BRE: Guide to Site Layout Planning. The windows on the rear elevation pass the 25 degree BRE Test.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 27 The proposed use is residential, a use which conforms to the residential nature of the locality. It is therefore considered that there will be no conflict of use detrimental to amenity.

Traffic issues

- 28 No cycle storage has been proposed for the two new dwellings. Saved Policy 5.3 of the Southwark Plan 2007 (July) states that cycle storage must be convenient, secure and weatherproof. For reasons of convenience, cycle storage must be of the dimensions stated in the *Manual for Streets*, sections 8.2.21-8.2.24. Relevant conditions to secure adequate safe and secure cycle storage will be imposed on any consent issued.

- 29 The application site has a PTAL rating of 3. Developments in areas with this PTAL rating and which are not within a CPZ are expected to provide sufficient on-site parking in order to minimise overspill parking on the road network. The Level of parking proposed is in line with the saved Southwark Plan Policy 5.6 appendix 15 table 15.4. The applicant has proposed to provide two off-street parking spaces for two family-sized dwellings (2x4 beds). Southwark Plan policy 5.6 seeks to minimise

the number of parking places provided, however, given the PTAL rating and that these are family sized dwellings the level of off-street parking is considered acceptable and as such no reduction in off-street parking will be sought.

Design issues

- 30 In general terms the application proposed a high quality of contemporary design. The development site is within the Dulwich Village Conservation Area, which starts in-line with the rear garden wall to the Lordship Lane properties, and therefore excludes No.300 and the access driveway. The development area is a backland site and is surrounded by rear gardens (to Lordship Lane and Beauval/Woodwarde Road properties), with only the existing building/site-access at No.300 fronting onto the streetscape; there is the potential for glimpses between houses.
- 31 This proposal retains No.300 and builds two detached 4-bedroom houses on the rear plot. These have been designed in a bold contemporary style, with a spacious arrangement on the site and generous gardens/amenity space surrounding them.
- 32 In terms of height the proposed houses are much lower than those on the surrounding streets, with the eaves dropped to below window-head level, which reduces them to below two full-storeys. In terms of massing, each house is split into two elements, of varying scale, and with further variation in the form of the roofs. The variety of forms and shapes are tied together by a consistency of materials, with clay roof-tiling and timber cladding to the walls. The aesthetic of the detail-design is characterised by flush elements and junctions, as well as a variety in the shape and design of the fenestration. Facing materials, as well as all typical details, will require conditioned approval to ensure a high quality of finish.
- 33 It is considered that the positioning, form and material-finish of the proposed houses will greatly minimise the impacts that they will have on the surrounding properties, impacts that would not be anticipated as being significant. Landscaping of the site will be very important to blend the development in with the surrounding gardens; this should include trees of a significant scale, relative to planting area, and approval by condition. A landscaping plan should also seek improvements to the front yard of No.300. On balance it is considered that this contemporary proposal on a backland site, within a sensitive conservation area context, has the potential to enhance its heritage setting.

Impact on character and setting of a listed building and/or conservation area

- 34 The proposed development by virtue of its high standard of design and use of traditional materials that will help the development to contextualise with the surrounding open nature of the site will ensure that there will be no significant adverse impact on the Dulwich Village Conservation Area. Securing the use of high quality materials by way of planning condition will ensure that the development will contribute positively to the area and will enhance the setting of the backland site within the conservation area.

Impact on trees

- 35 In terms of trees there are several large mature trees on adjoining sites that contribute positively to the area. As such a condition should be imposed on any consent issued in order to secure tree protection measures during the course of construction in order to negate any potential impacts on the trees.

Planning obligations (S.106 undertaking or agreement)

36 Not required for a development of this nature.

Sustainable development implications

37 The proposed dwellings would provide good levels of natural daylight and natural ventilation. It is proposed to achieve Sustainable Code Level 4 as required by the Strategic Policy 13 High environmental standards of the Core Strategy 2011. In addition each dwelling would incorporate the use of sedum planted roofs and solar thermal and photo voltaic panels.

38 The proposal will involve the reuse of brownfield land to provide much needed family accommodation and as such is considered sustainable in principle. The development raises no significant sustainability issues.

Other matters

39 No other matters have been identified that are of relevance in the determination of this planning application.

Conclusion on planning issues

40 The proposed development is considered acceptable in terms of its design, scale, massing and materials and will enhance the heritage setting. The development will provide a high standard of residential accommodation and will result in the sustainable reuse of a previously developed brownfield site. The development complies with the relevant policies of the Southwark Plan 2007 (July) and the Core Strategy 2011 (April) and as such it is recommended that detailed planning permission be granted.

Community impact statement

41 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.

b) There are no issues relevant to particular communities/groups.

c) There are no likely adverse or less good implications for any particular communities/groups.

Consultations

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

Consultation replies

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

44 Summary of consultation responses

All comments received from internal and statutory consultees have been summarised and addressed below:

- 45 Design and Conservation - No objections. The high quality contemporary design should be commended and is supported.
Response - Noted and agreed.
- 46 Environmental Protection Team - No objection subject to conditions.
Response - Noted and agreed the relevant condition will be attached to any consent issued.
- 47 Transport - No objections however the cycle parking will need to be addressed.
Response - Noted and agreed, relevant conditions will be attached to any consent issued in order to secure appropriate cycle parking.
- 48 Conservation Area Advisory Group (CAAG) - positive endorsement of this scheme for two houses on a backland site, a bold contemporary design in appropriate materials that has a minimal impact on surrounding houses/streetscapes and should enhance the conservation area (much more than the current garages/hardstanding). Particular praise for the individual design and the modulation of the bulk and roof form. Note that landscaping and tree-planting will be particularly important to 'soften the edges' and embrace the garden setting.
Response - Noted and agreed.
- 49 Thames Water - No objections.
Response - Noted
- 50 Transport for London - No objection.
Response - Noted.
- 51 Following neighbour consultation 11 objections have been received, the main points of which have been summarised and addressed below:
- 52 Objection - The Conservation Area Consent application is misleading as it states many of the garages are vacant when in fact several are occupied.
Response – The application states that several of the garages are vacant however a detailed list has not been provided to denote which garages are vacant and which are occupied however as the CAC is for demolition the vacant state of the garages or otherwise is not a planning consideration.
- 53 Objection - The garages are not in such a state of disrepair to be unusable and many are in regular and constant use.
Response – The owner of the site has applied to demolish the garages for redevelopment irrespective of the state of repair. The garages are of no architectural or historical importance to the area and as such there is no objection to the demolition.
- 54 Objection - The garages provide an excellent amenity as off-street secure car parking which is lacking in the area.
Response – The loss of the garages will have no significant impact on the area as many are used for storage as opposed to car parking. In addition there will still be ample street parking for current occupiers of the garages. The development will also provide enough parking to service the two proposed dwellings. Of the existing garages, only three are used for parking with the rest being largely storage. Of the three being used for parking, all three are being used for long terms storage of cars and not day to day parking.
- 55 Objection - The demolition of the garages will weaken the rear walls which remain as garden walls for the properties bounding the site on Lordship Lane, and Woodwarde Road and as such there are safety concerns.
Response – Details of proposed boundary treatments for all site boundaries will be

secured by way of a planning condition. This will ensure that the boundary treatment will retain current levels of amenity and security.

56 Objection - Removal of the garages will have security implications for the properties on Woodwarde Road as would leaving the access gate at 300 Lordship Lane open.

Response - The loss of the garages is not considered a security issue.

57 Objection - The close proximity of the proposed two storey dwellings to the rear of the properties on Woodwarde Road and Beauval Road will adversely affect the skyline and view from the garden, rear ground and first floor windows.

Response – The proposed dwellings will not dominate the view or the skyline and the use of sensitive materials will ensure the dwellings blend into the landscape. It should also be noted that nobody is entitled to a view over a third parties land and as such the existing view will not be protected.

58 Objection - The design of the dwellings and the proposed materials are out of character with the surrounding houses of the Conservation Area.

Response – The contemporary design and appropriate materials will have a minimal impact on surrounding houses/streetscapes and should enhance the conservation area by providing a well design sensitive addition to the townscape.

59 Objection - The access to the site is insufficient to allow emergency vehicles and given the close proximity to an electrical substation this is a safety concern in the event of a fire, posing a risk to the dwellings, surrounding buildings and the families within.

Response – The access to the site will not accommodate a Fire Engine or an ambulance however the dwellings are not located a significant distance from the access and as such the emergency services will still be able to fully undertake their duties in response to possible emergencies on site.

60 Objection - As the proposed dwellings are three and four bedroom, they are likely to attract families to reside there and as such there are safety concerns of living in such close proximity to an easily accessible electricity substation.

Response - The electricity substation is enclosed by brickwork and presents no issues with regards to safety.

Objection - No account is made of the large mature trees on properties surrounding the development site. Any building work could severely damage these trees.

61 **Response** - In terms of trees there are several large mature trees on adjoining sites that contribute positively to the area. As such a condition should be imposed on any consent issued in order to secure tree protection measures during the course of construction in order to negate any potential impacts on the trees.

Objection - The application mentions sewage, drainage and water supply but this is not evident on the application drawings.

62 **Response** – Details such as these are not usually shown on planning drawings however Thames Water have been consulted on the application and have raised no objections.

63 Objection - The noise, dust and dirt arising from the demolition will cause considerable and undue stress to the family at 46 Woodwarde Road, and will render the kitchen and family room uninhabitable and the garden will be unusable.

Response – The demolition works are not significant and will not be carried out over an extended period. Any disturbance will be minimal for a limited time and will not render dwellings or gardens unusable.

Objection - The demolition works could contribute to ill health and will affect the living environment of the children at 46 Woodwarde Road.

64 **Response** – The small scale demolition works proposed will not affect any adjoining residents health. The Environmental Protection team have been consulted on the application and have raised no objections.

Objection - The proposed development will overlook the properties on Woodwarde Road and will restrict daylight and sunlight.

65 **Response** – Due to separation distances and the orientation/location of the proposed dwellings there will be no loss of daylight or sunlight and no loss of privacy.

66 Objection - The design and materials of the proposed dwellings is not in keeping with the style of the area and is not high quality.

Response - The contemporary design and appropriate materials will have a minimal impact on surrounding houses/streetscapes and should enhance the conservation area by providing a well design sensitive addition to the townscape. The design is considered high quality and materials will be conditioned to ensure they are of an equally high standard.

67 Objection - There is inadequate green space for the dwellings which is not in keeping with the area which is characterised by large private playing fields, public open space and large private gardens.

Response – The proposed dwellings exceed the minimum amenity space standards.

68 Objection - The proposed homes are large with five double bedrooms each with an ensuite bathroom which is out of character with the surrounding area which is characterised by smaller bedrooms and fewer bathrooms. This could result in 20 people living on this small site putting an increased strain on local services and utilities. In addition the refuse and recycling will have to be carried 23 metres to the roadside.

Response – The maximum allowable distance to transport refuse and recycling is 30 metres and as such the proposed development complies. It should be noted that these are family dwellings and as such are unlikely to accommodate 20 people on site however this would not increase pressures on the site or surroundings. The plans have also been amended to reduce the scale and scope of accommodation and now only four bed dwellings are being proposed.

69 Objection - The development will result in increased noise and existing resident noise will be amplified by the echoed sound from the walls of the proposed development.

Response – The level of noise will be typical of the noise emitted from a family dwelling and will not be an excessive level of noise within the area. The development is unlikely to result in any noise disturbance and will certainly not amplify existing resident's noise levels due to echo from the walls of the proposed dwellings.

70 Objection - The scheme is not significantly different to or an improvement on the previous scheme. The floorspace remains largely the same and the height has increased.

Response – The scheme is a reduction in the number of units, reduction in number of bedrooms, a reduction in terms of footprint and floorspace and a much improved standard of design to the previous proposal. Whilst the height has increased the design and modulation has improved and as such the development is considered to be a high standard of design.

71 Objection - The roof of the garages appears to be asbestos and as such there are health and safety concerns in terms of demolition.

Response – These issues can be addressed by way of planning conditions to ensure adequate protection measures are taken.

72 Objection - The proposed access is too narrow and does not meet guidelines that say

a minimum width of 2.75 metres and a desired width of 3.25 metres.

Response – The improved width of the access will be 3.1 metres and as such is considered acceptable as it exceeds the minimum width.

73 Objection - The buildings are larger than necessary due to each building having access to an adjacent full size bathroom and the multi pitch double roofs which are visually incongruous.

Response – The proposal is considered to be a proportionate response to the size of the application site and the surroundings and with the use of high quality materials the dwellings will enhance the setting and visual amenity.

Human rights implications

74 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.

75 This application has the legitimate aim of providing 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

76 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2315-300 Application file: 11-AP-1495 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 5365 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Consultee list

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Terence McLellan, Planning Officer	
Version	Final	
Dated	24 November 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 Leisure	No	No
Date final report sent to Constitutional Team	24 November 2011	

Consultation undertaken

Site notice date: 27/06/2011

Press notice date: 30/06/2011

Case officer site visit date: 27/06/2011

Neighbour consultation letters sent: 29/06/2011

Internal services consulted:

Design and Conservation
Environmental Protection
Transport
Urban Forester
Waste Management

Statutory and non-statutory organisations consulted:

Conservation Area Advisory Group
Thames Water
Transport for London

Neighbours and local groups consulted:

As detailed in Appendix 3

Re-consultation:

Re-consultation not required.

Consultation responses received

Internal services

Design and Conservation – No objection
Environmental Protection – No objection
Transport – No objection

Statutory and non-statutory organisations

CAAG – No objection
Thames Water – No objection
Transport for London - No objection.

Neighbours and local groups

87, 91, 95 and 97 Beauval Road
302 Lordship Lane
42, 44A, 46, 50 and 52 Woodwarde Road

Consultee list

List of consultations and notifications for application 11-AP-1495

TP No	TP/2315-300	Site	300 LORDSHIP LANE, LONDON, SE22 8LY	
App. Type	Full Planning Permission			
Date Started	16/06/2011	Target Decision Date		Stat. Expiry Date 11/08/2011

Statutory Consultations

Date Printed	Consultee	Date Created
20/06/1837	Conservation & Design Team	11/02/2010
23/06/2011	Transport Planning Team	11/02/2010
07/07/2011	Waste Management	11/02/2010
23/06/2011	Transport for London (NON-REFERABLE APPLICATIONS ONLY)	11/02/2010
23/06/2011	Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]	21/06/2011
23/06/2011	Urban Forester	22/06/2011

Neighbour Notifications

Date Printed	Address	Date Created
29/06/2011	97 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	42 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	46 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	95 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	89 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	91 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	93 BEAUVAL ROAD LONDON SE22 8UH	27/06/2011
29/06/2011	48 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	THE SURGERY 306 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	304A LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	304B LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	52 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	44A WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	44B WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	50 WOODWARDE ROAD LONDON SE22 8UJ	27/06/2011
29/06/2011	308 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	SECOND FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	GROUND FLOOR FLAT 302 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	GROUND FLOOR FLAT 327 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	GROUND FLOOR FLAT 300 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR AND SECOND FLOOR FLAT 300 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	FIRST FLOOR FLAT 327 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	325 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	298 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
29/06/2011	329 LORDSHIP LANE LONDON SE22 8JH	27/06/2011
29/06/2011	296 LORDSHIP LANE LONDON SE22 8LY	27/06/2011
20/06/1837	87 BEAUVAL ROAD LONDON SE22 8UH	26/07/2011
20/06/1837	by email	02/08/2011