

<b>Item No.</b> 7.3	<b>Classification:</b> OPEN	<b>Date:</b> 1 October 2013	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 13/AP/0979 for: Full Planning Permission  <b>Address:</b> 109 KINGLAKE STREET, LONDON, SE17 2RD  <b>Proposal:</b> Construction of an extension at third floor level and first/second floor level extensions: providing additional residential accommodation to existing residential units and creation of a new self contained studio residential unit in the new third floor, with associated elevational alterations.		
<b>Ward(s) or groups affected:</b>	East Walworth		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 10/05/2013		<b>Application Expiry Date</b> 05/07/2013	
<b>Earliest Decision Date</b> 26/06/2013			

## RECOMMENDATION

- 1 Grant planning permission subject to conditions.

## BACKGROUND INFORMATION

### Site location and description

- 2 The subject site is located at the intersection of Kinglake Street and Bagshot Street, with the unit itself facing Bagshot Street. The site is occupied by a part two and part three storey building with a retail unit on the remaining ground floor, with residential units above.
- 3 The area is predominately residential in nature, and is located in the Urban Density Zone, Air Quality Management Area and Aylesbury Action Area. The site is not located within a conservation area or the setting of any listed building.

### Details of proposal

- 4 The application details an extension at third floor level and first/second floor level extensions: providing additional residential accommodation to existing residential units and creation of a new self contained studio residential unit in the new third floor, with associated elevational alterations.
- 5 This application will differ from the previous refused application as it will be reduced in width and set in from the boundary with Keston House which is situated to the east of the site by 1.5m with some existing windows retained within the rear elevation. The proposed new flat will be situated on the third floor of the proposed extension to the rear of the building.

- 6 The proposed materials consist of brickwork to match the existing, roof tiles to and uPVC windows all to match the existing materials within the building.

### **Planning history**

- 7 05-AP-0220 Planning permission was refused in May 2005 for the demolition of vacant three storey public house and erection of a five storey residential building with terrace on main roof comprising 8 flats (2 x 1 bed, 3 x 2 bed, 1 x 3 bed units) with associated balconies/terraces.
- 8 11-AP-2210 Certificate of Lawful Development was granted in October 2011 for the existing use of the building as 12 residential flats.
- 9 12/AP/0101 - Planning permission was granted in September 2012 for a change of use from residential (C3 use) to hot food take away (A5 use) including the installation of a new shopfront and refuse store door to the front, and extraction flue to the rear.
- 10 12/AP/0523 - A planning application was submitted for the construction of a three storey rear extension to provide an additional bedroom to 2 existing one-bedroom flats (providing a total of 2 bedrooms each) and the creation of an additional two-bedroom unit. The application was withdrawn as the case officer raised concerns over the internal layout of the flats.
- 11 12/AP/3573 - Planning Permission was refused for the construction of a three storey rear extension to provide additional residential accommodation to existing units and creation of new one bedroom self-contained residential unit, with installation of associated windows - 20/02/13. The reasons for refusal were:
- 13 *1. The proposed extension by reason of its height, depth and position is considered to result in a loss of amenity to the adjoining residential block at Keston House in relation to loss of outlook and undue sense of enclosure and dominance. The proposal is therefore considered contrary to Saved Southwark Plan 2007 Policy 3.2 Protection of amenity and Strategic Policy 13 High environmental standards of the Core Strategy 2011.*
- 14 *2. The proposal represents an overdevelopment of this site by reason of the impact of the proposed extension on the layout of the existing flats in the building, resulting in units F4 and F7 being compromised by poor outlook and layouts due to relocation of windows to face flank wall of Keston House, and with no provision of external space. As such, the proposal is contrary to Saved Southwark Plan 2007 Policies 3.2 'Protection of Amenity', 3.11 'Efficient Use of Land', 3.12 'Quality in Design' and 4.2 'Quality of Residential Accommodation' and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and the Residential design guidance SPD 2011*

### **Planning history of adjoining sites**

- 15 None relevant.

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

- 16 The main issues to be considered in respect of this application are:
- a) the design and visual impact of the proposed development.
  - b) the potential impact upon the amenity of adjoining residents.

c) the quality of residential accommodation provided within the property.

### **Planning policy**

- 17 National Planning Policy Framework (NPPF)  
Part 6 - Delivering a wide choice of high quality homes.  
Part 7 - Requiring good design.
- 18 Policies of the London Plan 2011  
Policy 3.3 Increasing housing supply  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 6.13 Parking
- 19 Core Strategy 2011  
Strategic Policy 2 – Sustainable transport:  
Strategic Policy 5 – Providing new homes  
Strategic Policy 12 - Design and Conservation  
Strategic Policy 13 – High environmental standards:
- 20 Southwark Plan 2007 (July) - saved policies  
Saved Policy 3.2. Protection of Amenity  
Saved Policy 3.7 Waste Reduction  
Saved Policy 3.12. Quality of Design  
Saved Policy 3.13. Urban Design  
Saved Policy 4.2. Quality of Accommodation  
Saved Policy 5.2 Transport Impacts  
Saved Policy 5.3 Walking and Cycling  
Saved Policy 5.6 Car Parking
- 21 Residential Design Standards SPD 2011

### **Principle of development**

- 22 The proposal provides an additional living space to existing flats and an additional studio flat. The principle of additional residential accommodation subject to ensuring there is no loss of amenity for adjoining occupiers and the proposal results in an acceptable layout and good quality of residential accommodation.
- 23 In regards to the external extensions and alterations, there is no objection to the principle of extending a residential building provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on amenity or the character of the area in accordance with the Residential Design Standards SPD (2011) and the relevant saved policies of the Southwark Plan (2007).
- 24 These issues will be assessed in the main body of the report below.

### **Environmental impact assessment**

- 25 Not required for an application of this nature.

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

- 26 The application is for the construction of an extension at third floor level and first/second floor level extensions: providing additional residential accommodation to existing residential units and creation of a new self contained studio residential unit in the new third floor, with associated elevational alterations.
- 27 This application will differ from the previous refused application as it will be reduced in width and set in from the boundary with Keston House which is situated to the east of the site by 1.5m with two windows within the rear elevation also retained.
- 28 Quality of Accommodation.  
Proposed  
In terms of the internal layout and design of the flat, the proposed additional studio flat will have an overall flat size of 44.1m<sup>2</sup> and as such complies with updated Councils Standards, as outlined in the Residential Design Standards SPG (2011), which stipulates that studio flats should be 36m<sup>2</sup>.
- 29 Existing  
In order to facilitate the proposed works the existing lawful flats noted as F7, F4 and F8 and F9 are reconfigured. On floors 1A and 2 (Flats 8 and 9) will moderately increase in size, although the overall layout of each flat would remain with the living area serving to access all of the rooms within the flat. Flat 8 which is a two bedroom flat, but would remain undersized, having a total floor area of 53 sq metres. Flat 9 would also not meet the floorspace requirements and it would not be altered internally to provide an improved layout with the bedrooms and kitchens being accessed from the living room with no hallway in place. However, as both of these flats are lawful, the existing size of these units is not subject to this proposal, further, the alterations will moderately improve the living conditions of the lawful flats and thus no issues are raised.
- 30 The existing units within the main section F4 and F7 currently benefit from having two windows with outlook to the side and rear, the proposal would remove the one of the rear windows however one rear window would remain with additional side windows provided. The proposed works would marginally reduce outlook and light available to two of the existing units to an extent, however as each room will have access to natural light and ventilation, this would not warrant refusal of the permission on this ground.
- 31 The proposal does not offer any outdoor space and whilst this would not meet the usual guidelines outlined in the SPD, due to the site constraints that exist within the site and existence of by Burgess Park public open space which is situated approximately 200m south of the site, it is not considered that there any objections in this regard.

### **Amenity Impacts of the Extensions.**

- 32 In regards to the extensions proposed, the three storey addition will be situated on the southern section of the building this is most likely to impact on the properties within the adjacent Keston House. It is acknowledged that with the reduced width of the extension, there is a gap of around 5.5 metres between the two blocks,
- 33 The extension is still most likely to impact on the properties within the adjacent Keston House, namely the ground floor unit.
- 34 Having assessed the reduced scheme against the BRE 45 degree rule, the impact on outlook and to the amount of daylight and sunlight to existing windows within Keston

House will not impact on the properties at ground and first floor to an extent to warrant refusal of planning permission.

- 35 Further, given the extent of the existing building footprint and high two storey existing addition at the rear of the building, it is not considered that the proposed additional storey and infill section is likely to significantly impact on these properties to an extent to warrant refusal of consent.
- 36 To the southeast of the site, there could also be potential impacts from the proposed extension on the third floor on the adjacent property at 15 Bagshot Street. However, there are no windows situated on the flank elevation of this neighbouring building and as such there will be no impacts in terms of overlooking or loss of daylight/sunlight on this property.
- 37 Whilst the windows in this rear elevation of the extension could give rise to some overlooking into this property's garden, the distances will be approximately 14m at an oblique angle and as such is unlikely to have significant impact in terms of overlooking into the garden of this property.
- 38 As such, for the above reasons, the amended proposal is considered to be in accordance with saved policy 3.2 'protection of amenity' of the Southwark Plan (2011).

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

- 39 None expected as a result of the proposal as neighbouring uses are also residential.
- 40 The previous case officer raised concerns that the proposed development, in particular the windows proposed to the rear (southeastern) elevation, would result in a detrimental impact on the development potential of the site adjacent which currently operates as a vehicular access way into the car park for Keston House.
- 41 However, it is unlikely that this site would be developed anytime soon due to the site constraints and its existing use for access into a car park of a Local Authority residential block.

#### **Transport issues**

- 42 Cycle Storage  
Table 15.4 in the Southwark Plan, states that for residential developments the secure parking standard for cycles is a minimum of 1.1 spaces per unit. For this development of 1 additional unit there is a minimum requirement for storage with capacity for 1 cycle.
- 43 The applicant has drawings which show 3 cycles contained within a store on the ground floor. It is evident that this store would be large enough for containing three cycles, and it will be secure and weatherproof thus would be considered acceptable. Sheffield stands are the preferred cycle storage method in all cases and officers request that the applicant makes every attempt to provide these in the design. It is recommended that a condition is attached to any consent in order for the applicant to provide further details of the specific type of cycle storage.

#### Car Parking

- 44 This proposed development is located in an area with a TfL PTAL rating of 3 reflecting the area's medium level of access to all forms of public transport.
- 45 So as not to increase existing on street parking levels in the area it is Council Policy to

impose an exemption for permits within the CPZ. This will be added as a condition to any approval given.

#### Refuse and Recycling Storage

- 46 The applicant proposes to place the bins adjacent to the cycle stands which would usually be considered unacceptable. However the refuse store will be fully enclosed and will have a separate access door accessed from Bagshot Street. It is noted that a separate door to the refuse area is shown on the plan drawing no. AD/13/KIN109/EXT/RESPL08 3 of 9, and this now appears on the corresponding elevation, and thus is acceptable.
- 47 Before finalising the refuse and recycling stores, it is recommended that the applicant takes account of the Council produced document entitled *Waste Management guidance notes for residential developments* which is aimed at providing developers with the requirements for waste storage at new sites.

#### Service Parking and Access

- 48 Servicing and refuse collection will be undertaken from Bagshot Street. Given the nature of the proposed development and the location of the bin stores it is not thought there will be many service vehicle movements associated with the above application; or that the refuse vehicles stationary in the highway for an extended period and thus no internal impacts are expected in this regard.

#### **Design issues**

- 49 The existing main building is not unattractive, originally constructed as a public house with accommodation above. There have however been a number of alterations over the years including the conversion of the ground floor into a retail use and there are 12 existing lawful flats/bedsits on the upper floors with numerous material changes on the elevations.
- 50 This proposal follows a traditional style that would not be out of keeping with the existing building with matching bricks, roof materials and windows to the existing materials. The surrounding area features a variation of styles including the adjacent large local authority buildings, and a number of two/three storey terrace properties also situated within the surrounding area.
- 51 The amendments to reduce the width of the extension, has helped to break up the bulk of the proposed alterations, the height and scale would not excessively alter the existing building, retaining a dual pitch roof formation and would not be the tallest within its immediate vicinity and would thus not appear overly dominant within the local vicinity.
- 52 The proposed design and use of materials would thus be considered acceptable in this regard as it will not undermine the visual amenity of the host building and character of the surrounding area in a detrimental manner.
- 53 It is considered that the proposed development would provide an acceptable addition to the existing building which would not appear incongruous to the surrounding built environment and streetscape. The proposal is considered in accordance with saved plan policy 3.12 'Quality in Design' of the Southwark Plan.

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

- 54 None expected as a result of the proposed development.

### **Impact on trees**

- 55 None expected as a result of the proposed development.

### **Planning obligations (S.106 undertaking or agreement)**

- 56 Not required of an application of this nature.

### **Sustainable development implications**

- 57 The proposal will provide additional/enhanced residential accommodation within a sustainable location.

### **Other matters**

- 58 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.

- 59 According to the applicants CIL response form, the development has an existing floorspace of 382m<sup>2</sup> of residential floorspace and the extension will result in an additional 66.4m<sup>2</sup> floor space and a new residential dwelling being created. The current Southwark Charging rate is at £35 per additional m<sup>2</sup> of gross internal floorspace. In this instance, the change of use will be CIL liable for £35 x 66.4m<sup>2</sup> = £2324.

- 60 Amendments to plans received 17/09/13

The Council raised queries in relation to the accuracy existing plans and whether there were windows along the side Bagshot Street elevation for both the flats at level 1A and level 2. The applicant has confirmed that these windows cover both floor levels and as such both flats have access to part of each of these large windows.

- 61 The proposed elevations did not tally up with the proposed plans as there was an extra window indicated within the rear elevation drawing at second floor level. This has now been removed and these drawings now tally up correctly.

### **Conclusion on planning issues**

- 62 The proposed development will be acceptable in terms of its design and visual impact on the host building and surrounding streetscene and would provide an acceptable standard of residential living accommodation without causing an undue impact on neighbouring occupiers.

- 63 For the reasons set out above, the proposal is in accordance with the relevant policies within the Southwark Plan 2007 and it is thus recommended that planning permission be granted in this instance.

### **Community impact statement**

- 64 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) The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

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

### **Consultation replies**

- 66 Details of consultation responses received are set out in Appendix 2.
- 67 Summary of consultation responses  
A petition has been received in objection to the proposal and has been signed by no's 1, 2, 3, 4, 5, 7, 8, 9, 16, 18, 19, 22, 24, 26, 32, 33, 36, 37, 42, 44, 45, 48 and 49 of Keston House, no's 1, 6 Amery house, and 26 Barham House.
- 68 The grounds of objection raised within the letter attached consist of the proposed increased elevation of the new development will significantly deprive the dwellings adjoining 109 Kinglake Street and neighbouring of daylight. They also note that the flats appear to be contrary to the floorspace standards within the Residential Design Standards SPD. They note that the increase of refuse is of concern because no new provisions for proper disposal are present.
- 69 It also notes that the drawings and description are not accurate and that no Site notice was placed.
- 70 Four further objections have been received by the occupiers of 3, 19 and 44 Keston House and 19 Southborough House and raise issues additional to the above of drainage concerns, car parking issues and loss of outlook and undue sense of enclosure and dominance. The loss of daylight to the neighbouring flats will be unacceptable.
- 71 Due to the level of objection to the application, the case was referred to the local ward Councillors to see whether they wished for the application to be determined at the Planning Sub-Committee. The chair has agreed that this case should be determined by the sub-committee.

### **Human rights implications**

- 72 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.
- 73 This application has the legitimate aim of providing alterations to existing residential units and the provision of one additional residential unit. 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

74 None.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1195-B Application file: 13/AP/0979 Southwark Local Development Framework and Development Plan Documents	Chief executive's department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

### APPENDICES

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

### AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Alex Cameron, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	18 September 2013	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Corporate Services	No	No
Strategic Director, Environment & Leisure	No	No
Strategic Director Housing & Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	19 September 2013	

## APPENDIX 1

### Consultation undertaken

**Site notice date:** 03/06/2013

**Press notice date:** N/A.

**Case officer site visit date:** 03/06/13

**Neighbour consultation letters sent:** 20/05/2013

#### **Internal services consulted:**

N/A.

#### **Statutory and non-statutory organisations consulted:**

N/A.

#### **Neighbours and local groups consulted:**

FLAT 37 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 34 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 35 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 4 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 40 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 38 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 39 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 29 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 3 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 27 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 28 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 32 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 33 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 30 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 31 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 50 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 6 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 49 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 5 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 9 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 7 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 8 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 43 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 44 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 41 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 42 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 47 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 48 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 45 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 46 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 26 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 11 109 KINGLAKE STREET LONDON SE17 2RD	18/04/2013
FLAT 12 109 KINGLAKE STREET LONDON SE17 2RD	18/04/2013
FLAT 9 109 KINGLAKE STREET LONDON SE17 2RD	18/04/2013
FLAT 10 109 KINGLAKE STREET LONDON SE17 2RD	18/04/2013
FLAT 1 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 10 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013

15 BAGSHOT STREET LONDON SE17 2QW	18/04/2013
109 KINGLAKE STREET LONDON SE17 2RD	18/04/2013
FLAT 3 109 KINGLAKE STREET LONDON SE17 2RD	18/04/2013
FLAT 4 109 KINGLAKE STREET LONDON SE17 2RD	18/04/2013
FLAT 1 109 KINGLAKE STREET LONDON SE17 2RD	18/04/2013
FLAT 2 109 KINGLAKE STREET LONDON SE17 2RD	18/04/2013
FLAT 7 109 KINGLAKE STREET LONDON SE17 2RD	18/04/2013
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FLAT 20 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 21 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 19 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 2 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 24 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 25 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 22 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 23 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 13 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 14 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 11 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 12 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 17 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 18 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 15 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013
FLAT 16 KESTON HOUSE KINGLAKE ESTATE KINGLAKE STREET LONDON SE17 2RB	18/04/2013

**Re-consultation:**

N/A.

## APPENDIX 2

### Consultation responses received

#### Internal services

N/A.

#### Statutory and non-statutory organisations

N/A.

#### Neighbours and local groups

A petition has been received in objection to the proposal and has been signed by no's 1, 2, 3, 4, 5, 7, 8, 9, 16, 18, 19, 22, 24, 26, 32, 33, 36, 37, 42, 44, 45, 48 and 49 of Keston House, no's 1, 6 Amery house, and 26 Barham House.

The grounds of objection raised within the letter attached consist of the proposed increased elevation of the new development will significantly deprive the dwellings adjoining 109 Kinglake Street and neighbouring of daylight. They also note that the flats appear to be contrary to the floorspace standards within the Residential Design Standards SDP. They note that the increase of refuse is of concern because no new provisions for proper disposal are present.

It also notes that the drawings and description are not accurate and that no Site notice was placed.

Four further objections have been received by the occupiers of 3, 19 and 44 Keston House and 19 Southborough House and raise issues additional to the above of drainage concerns, car parking issues and loss of outlook and undue sense of enclosure and dominance. The loss of daylight to the neighbouring flats will be unacceptable.