

Item No.	Classification:	Date:	Meeting Name:
7.1	OPEN	1 October 2013	Planning Sub Committee A
Report title:	Development Management planning application: Application 13/AP/1732 for: Full Planning Permission Address: DULWICH SPORTS GROUND, 102-106 TURNEY ROAD, LONDON, SE21 7JH Proposal: Erection of a single storey timber clad building adjacent to the existing clubhouse, to be used as a children's day nursery (D1) Monday-Friday, and to provide evening and weekend sports teaching facilities (D2).		
Ward(s) or groups affected:	Village		
From:	Head of Development Management		
Application Start Date	20/06/2013	Application Expiry Date	15/08/2013
Earliest Decision Date 26/07/2013			

RECOMMENDATION

- 1 That members resolve to grant planning permission subject to conditions.

BACKGROUND INFORMATION

- 2 This application is being brought back to sub-committee for the purpose of updating Members on consultation responses and the inclusion of an additional condition concerning finished floor levels of the development prior to a final decision being taken.
- 3 The above application was considered at Planning Sub-Committee A on the 23 July 2013 where it was resolved to grant planning permission subject to no new material planning considerations being raised. The application was presented to committee prior to the end of the statutory consultation period to facilitate a timely decision being made within the statutory timeframe of the application.
- 4 This application is reserved to members for decision as the site falls within Metropolitan Open Land (MOL).

Consultation Responses

- 5 Prior to the meeting of 23 July 2013, the Council had received 26 letters of objection raising the following areas of concern:
 - The proposal is on Metropolitan Open Land and is not for an appropriate use, the use is not an essential facility for outdoor sports and is not ancillary.
Considered in committee report
 - Introduction of commercial activity on MOL.

Although the site is MOL, it is also private land; it is not available for public access and the sports club is not a public facility. Most recreational activities on MOL (such as golf clubs, sports clubs etc) are commercial ventures. The definition of outdoor sport is not restricted to public or private sports.

- The proposed building will impact on the open nature of the site.
Considered in committee report
- The proposed building will impact the setting of the large willow tree.
Considered in committee report, previously recommended condition amended in line with discussions at 23 July sub-committee meeting following the submission of a full method statement.
- The development will affect views into and out of the Dulwich Village Conservation Area and the building does not preserve or enhance that area.
Considered in committee report
- The proposed use of the building by the sports club is secondary, would be sporadic and could be accommodated with the existing building.
Considered in committee report
- Would result in a precedent for further development on MOL.
- The site is prone to flooding.
The site is not within a FRZ and therefore a FRA is not required. Further advice has been sought from the Councils internal Flood and Drainage Team with regard to localised flooding. See body of main report for full details.
- Detrimental impact on traffic on Turney Road, Burbage Road and the Village area.
Considered in committee report
- Increased activity on the playing fields (unclear on what basis this is raised as an objection)
Residential amenity issues are considered in committee report.
- Detrimental impact on views from the rear windows of properties on Turney Road.
Considered in committee report
- Increased risk of burglary to properties backing onto the sports ground as the site would be more open to public access.
This is a civil matter as the site is private land and could be left open anyway.

6 Following the meeting of 23 July 2013, the Council received a further 76 letters of objection and 5 additional letters specifically referring to the committee meeting. In addition to the above matters the following was also raised:

- Failure of the plans to shown enclosed play areas for the nursery.
The application drawings do not show specific areas for outside play associated with the proposed nursery and therefore any boundary treatment has not been considered as part of this proposal. The Council is unable to refuse on the basis of something which hasn't been applied for. The

applicant has stated that they currently do not have plans to provide outdoor enclosed play areas and that they are aware that permission may be required.

- Failure of the application to demonstrate that the harm to MOL etc is outweighed by the positive factors. Failure for the applicant to justify the exceptional circumstances in this case.
- The consideration of section 9 (Green Belts) of the NPPF rather than Southwark Plan Policy 3.25 which is based on the no longer applicable PPG2.
- Failure to be in accordance with section 8 of the NPPF.
- Conflict between the Southwark Plan and NPPF.
These all relate to the principle of development which is outlined within the committee report and which was previously discussed at the 23 July 2013 meeting.
- The volume of the building would erode the openness of the MOL.
The scale and position of the proposal is considered in the committee report

7 Prior to the meeting of 23 July 2013, the Council had received 6 letters of support raising the following matters:

- Lack of nursery provision in the surrounding area with current waiting lists of 18 months at some nurseries. The new facility is much needed.
- Creation of 14 new jobs.
- The facility would be a shared resource with the sports club.
- There would be no loss of useable sports fields.
- Minimal impact on transport.
- The provision of the nursery would help support the viability of the sports ground.

8 Following the meeting of 23 July 2013, the Council received a further 9 letters of support.

9 In total, the Council received 102 objections, 15 supports, 1 comment and 5 additional letters of objection from previous objectors specifically referring to discussions which took place at the committee meeting.

Site location and description

10 The application site relates to Dulwich Sports Ground, an 8.9ha open area of land situated to the west of Dulwich Village and bounded to the west by Croxted Road and the railway. Access to the site is via Turney Road to the north which gives access to an existing car parking area and sports pavilion building. This particular application relates to a small area of land located to the west of the existing pavilion.

11 To the north the site is bounded by the rear gardens of the residential properties fronting Turney Road.

12 The surrounding area is predominantly residential in nature and is within the Dulwich Village Conservation Area. The site is subject to the following designations on the Proposals map to the Saved Southwark Plan:

- Metropolitan Open Land (MOL)
- Suburban Density Zone - South
- Air Quality Management Area
- Dulwich Village Conservation Area

Details of proposal

- 13 This application seeks full planning permission for the erection of a flat roofed prefabricated building to the west of the existing clubhouse. The proposed building would be single storey to a maximum height of 3.2m and would provide 187sqm of floorspace. During weekdays the building would be used as a children's day nursery catering for a maximum of 41 children up to the age of 5 years. In the evenings and weekends the building would be used by the sports club as a 'wet weather' training facility providing space for theoretical classroom learning.
- 14 The building would have a dual Use Class of D1 non-residential institutions (day nursery) and D2 assembly and leisure (sports club).
- 15 A covered bicycle store would be erected adjacent to the existing clubhouse
- 16 Hours of Operation
Day Nursery (D1): Monday - Friday 7:30am to 6:30pm
Sports Club (D2): Monday - Friday 6:30pm to 10:30pm, Saturday - Sunday 9:00am to 10:30pm
- 17 Materials
- Timber clad Siberian Larch
 - Timber steps, ramp, decking and balustrades
 - Grey uPVC double glazed windows
 - Glazed white uPVC doors

Planning history

- 18 None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 19 The main issues to be considered in respect of this application are:
- a) Principle
 - b) Design, Appearance and impact on Conservation Area
 - c) Traffic and Transportation
 - d) Residential Amenity

Planning policy

- 20 Core Strategy 2011
Strategic Policy 11 - Open Spaces and Wildlife
Strategic Policy 12 - Design and Conservation
Strategic Policy 13 - High Environmental Standards

- 21 Southwark Plan 2007 (July) - saved policies
 The Council's cabinet on 19th March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- 3.1 Environmental effects
 - 3.2 Protection of Amenity
 - 3.11 Efficient Use of Land
 - 3.12 Quality in Design
 - 3.13 Urban Design
 - 3.15 Conservation of the Historic Environment
 - 3.16 Conservation Areas
 - 3.18 Setting of Listed Buildings, Conservation Areas and World heritage Sites
 - 3.25 Metropolitan Open land
 - 5.1 Locating Developments
 - 5.2 Transport Impacts
- 22 London Plan 2011
 Policy 7.4 Local Character
 Policy 7.5 Public Realm
 Policy 7.6 Architecture
 7.17 Metropolitan Open Land
- 23 National Planning Policy Framework (NPPF)
 7. Requiring good design
 9. Protecting green belt land
 12. Conserving and enhancing the historic environment

Principle of development

- 24 The application site is located within Metropolitan Open Land (MOL) and as such saved Southwark Plan policy 3.25 is relevant to the determination of this proposal. Policy 3.25 states that there is a general presumption against inappropriate development on MOL and that planning permission will only be granted for appropriate development which is considered to be for the following purposes:
- i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL; or
 - iii) Extension of or alteration to an existing dwelling, providing that it does not result in disproportionate additions over and above the size of the original building; or
 - iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.
- 25 The National Planning Policy Framework (NPPF) makes no specific reference to MOL rather considers Green Belt Land which has traditionally been afforded the same protection which is confirmed by policy 7.17 (MOL) of the London Plan. Para 89 of the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are for the provision of

appropriate facilities for outdoor sport and outdoor recreation.

- 26 The erection of the proposed building would provide additional space for sports teaching in association with the wider use of the site as a sports ground. To the north of the site is the existing two-storey pavilion building. At ground floor this provides twelve team dressing rooms and an open plan bar/dining area, whilst at first floor is a caretakers apartment. All these facilities would be retained.
- 27 Southwark Community Sports Trust, being the applicant, has established that the existing building no longer meets the demands that modern day sporting facilities require. This being an expanding need for classroom based training, administration and coaching, particularly during the wetter winter months, all of which support the wider continued use of the site for outdoor sporting activities. The requirement for indoor teaching/meeting space is predominantly on weekday evenings and at weekends when the grounds are used by various youth and senior sports teams. Examples of activities requiring this additional indoor space are as follows:
- Coaching of sports rules (theory) for players of cricket, football and rugby
 - Training of referees, linesmen and umpires
 - Parent meetings for colts and junior players
 - Use of video and sporting technique demonstration
 - Disability awareness seminars
 - Southwark Sports Clubs Alliance meetings, Surrey and Kent RFU, the ECB and Surrey County Cricket Club and the South London FA
 - After training review meetings
 - First aid training
 - Registration sessions
 - SCST board and committee meetings
 - Selection committees and club panels
- 28 The existing pavilion does not afford suitable space for activities such as these and as such the building, being the subject of this application, is proposed. The new structure would be low rise and located to the side of the existing pavilion on land not currently utilised for sports. This is designed and sited to ensure the open nature of the MOL would not be affected, whilst being in a convenient position to allow its use in connection with the wider outdoor facilities.
- 29 During the day Monday to Friday the demand for such sports facilities is limited as the site is mostly utilised by local schools who have their own facilities for such sports training activities, the building would very likely remain empty. It is therefore proposed to use the building as a children's day nursery between the hours of 7.30am-6.30pm. Each classroom has been designed with extensive storage space to allow training aids and play equipment to be easily stored when not in use to allow a convenient dual use to take place with minimal disruption.
- 30 Allowing the flexibility in the use of the building results in a sustainable solution ensuring the potential use of the building is realised and would provide a much needed facility to the local community where childcare provision is under immense pressure.
- 31 The wider sports ground occupies 8.9 hectares of land; within this the new building would have a footprint of 197sqm, representing just 0.22% of the overall site. The predicted usage split of the building is approximately 50:50 between sporting use and the day nursery. The percentage use of the wider sports ground for a day nursery is therefore a tiny proportion of the overall use of the site and it does not involve any removal, reduction or conflict with sports facilities on the site.

- 32 The provision of this building for sports teaching in association with the wider sports ground is considered both an essential and an appropriate facility within this MOL site. The building's use during the day as a children's day nursery does not conflict with this use, nor the wider purposes of the land as MOL and is therefore considered, due to it being a shared use, an appropriate facility.

Design, Appearance and impact on Conservation Area

- 33 Saved policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan seek to ensure that developments achieve high quality architectural and urban design, while policy 3.15 seeks to conserve the historic environment and 3.18 seeks to preserve or enhance the setting of Listed Buildings, Conservation Areas and World Heritage Sites.
- 34 The application site is characteristically open with the existing pavilion building and storage buildings sited on the MOL boundary closest to the neighbouring built form of the residential dwellings on Turney Road. The proposed building has been sited next to the existing building reducing its impact on the open nature of the MOL. Its design as a low level, flat roofed structure, clad in timber further reduces its dominance and allows it to sit comfortably on the site.
- 35 It is therefore considered appropriate in the local context having minimal impact on the open nature of the MOL and will preserve the character and appearance of this section of the surrounding Conservation Area.

Traffic and Transportation

- 36 The application site has an existing dedicated on site car park which would be reconfigured as part of the proposed works. This makes provision for 46 general parking spaces, 3 dedicated disabled spaces and 10 covered bicycle parking spaces.
- 37 As the proposed use would provide sports related wet weather teaching facilities it is not anticipated that there would be any noticeable change of activity on the site during the weekends and evenings, and therefore no increase in vehicle movements.
- 38 During weekdays, peak times for movements to and from the site would be during morning drop-off and afternoon pick-up from the day nursery. The nature of a children's day nursery means that these movements would be staggered throughout the morning and afternoon rather than traditional school hours. The applicant has provided a transport statement analysing the arrivals and departures of children at their nursery located at 27 Turney Road which is considered to be comparable in terms of location and size.
- 39 This shows that the peak time for drop-off would be 08:00-08:15 and for pick-up would be 17:45-18:00. However this would represent less than 20% of the total number of children. Furthermore, it is anticipated that 75% of arrival and departures modes would be by walking or cycling with just 9 children arriving by car. Walking to the site is further encouraged by the proposed large buggy storage area attached to the new building.
- 40 Given the large existing area for car parking, those users dropping off children by car would enter the site from the existing access on Turney Road, thus ensuring that there would be no overspill onto surrounding roads and no impact on existing parking situations in the locality.

- 41 In consideration of the above there would be no increased pressure on the surrounding transport network or parking situation resulting from the erection of the building and its proposed use.

Residential Amenity

- 42 Saved policy 3.2 'Protection of Amenity' of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers.
- 43 The nearest residential properties are those located to the north on the southern side of Turney Road. The rear elevation of these properties would be sited approximately 45m from the proposed new building. Given the single storey nature of the building, separation distance and the existing levels of vegetation within the rear gardens, there is considered to be no material impact on outlook or visual intrusion.
- 44 It is not anticipated that the proposed use as a children's day nursery would result in increased levels of noise or disturbance, such as to warrant refusal.

Flood Risk

- 45 The application site is not located within an area as defined by the Environment Agency as being within a flood risk zone. However, it has been established that this area of Dulwich is within a much larger area at risk of localised flooding, this area has no clearly defined boundaries and extends in parts over much of the southern section of the borough. The Council's internal Flood Alleviation Team have provided comments and advice with regard to this application and have raised no objections to the proposal, subject to the finished floor level of the building being 500mm above ground level. The positioning and design of the building will have no impact on flooding within the locality or the wider area.
- 46 The required finished floor level of 500mm above ground can be achieved with no overall impact on the height or positioning of the building and would be ensured through the imposition of an appropriate condition.

Impact on trees

- 47 The application site has a large mature tree sited approximately 5m to the north of the proposed new building. Given the construction methods of pre-fabricated buildings of this nature, it is considered that with adequate protection during construction the existing tree would not be affected by the proposed development. This would be ensured through the imposition of appropriate conditions.

Mayoral CIL

- 48 Section 143 of the Localism Act 2011 states the 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. CIL is payable on this application. The applicant has completed the relevant form and CIL is payable on 187 square metres of floorspace equivalent to a CIL charge of £6545.

Environmental impact assessment

- 49 An Environmental Impact Assessment is not required for a development of this nature.

Conclusion on planning issues

- 50 The proposed development is in accordance with adopted policy and is consistent with the established use of the application site for recreational and sporting purposes. The proposed building is considered acceptable in design terms and in terms of the impact on visual and residential amenity. The proposal will provide essential and appropriate supporting facilities for outdoor sporting activities and a children's day nursery in a sustainable and accessible location with minimal impact on the surrounding environment.
- 51 In consideration of all letters received as a result of the statutory consultation and taking into account all matters raised by objectors and supporters, it is concluded that no new material planning considerations have been raised which were not previously considered and discussed at the sub-committee meeting on the 23rd July 2013.
- 52 For the reasons as discussed above it is recommended that planning permission be granted subject to a conditions.

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.
- a) The impact on local people is set out above.
- b) There are no issues relevant to particular communities/groups not discussed above.
- c) There are no likely adverse or less good implications for any particular communities/groups not discussed above.

Consultations

- 54 Details of consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 55 Details of consultation responses received in respect of this application are set out at the beginning of this report and within Appendix 2.

Human rights implications

- 56 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.
- 57 This application has the legitimate aim of providing a new children's day nursery and improved sports facilities. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

58 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2546-B Application file: 13/AP/1732 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 5452 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

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

APPENDIX 1

Consultation undertaken

Site notice date: 03/07/2013

Case officer site visit date: 03/07/2013

Neighbour consultation letters sent: 04/07/2013

Internal services consulted:

Transport Planning

Waste Management

Flood Alleviation Team

Neighbours and local groups consulted:

154 TURNEY ROAD LONDON SE21 7JJ
156 TURNEY ROAD LONDON SE21 7JJ
158 TURNEY ROAD LONDON SE21 7JJ
152 TURNEY ROAD LONDON SE21 7JJ
144 TURNEY ROAD LONDON SE21 7JJ
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130 TURNEY ROAD LONDON SE21 7JJ
132 TURNEY ROAD LONDON SE21 7JJ
174 TURNEY ROAD LONDON SE21 7JL
BOROUGH POLYTECHNIC GROUNDS 102-106 TURNEY ROAD
LONDON SE21 7JH
FIRST FLOOR FLAT 83 TURNEY ROAD LONDON SE21 7JB
140A CROXTED ROAD LONDON SE21 8NR
FLAT 2 144 CROXTED ROAD LONDON SE21 8NR
142 CROXTED ROAD LONDON SE21 8NR
FLAT 1 144 CROXTED ROAD LONDON SE21 8NR
GROUND FLOOR FLAT 83 TURNEY ROAD LONDON SE21 7JB
HOLLINGTON CLUB REAR OF 123 TO 125 BURBAGE ROAD LONDON

SE24 9HD

140E CROXTED ROAD LONDON SE21 8NR
140B CROXTED ROAD LONDON SE21 8NR
140C CROXTED ROAD LONDON SE21 8NR
140D CROXTED ROAD LONDON SE21 8NR
138 CROXTED ROAD LONDON SE21 8NR
184 TURNEY ROAD LONDON SE21 7JL
186 TURNEY ROAD LONDON SE21 7JL
188 TURNEY ROAD LONDON SE21 7JL
182 TURNEY ROAD LONDON SE21 7JL
176 TURNEY ROAD LONDON SE21 7JL
178 TURNEY ROAD LONDON SE21 7JL
180 TURNEY ROAD LONDON SE21 7JL
67 TURNEY ROAD LONDON SE21 7JB
134 CROXTED ROAD LONDON SE21 8NR
136 CROXTED ROAD LONDON SE21 8NR
116 TURNEY ROAD LONDON SE21 7JJ
190 TURNEY ROAD LONDON SE21 7JL
192 TURNEY ROAD LONDON SE21 7JL
90 TURNEY ROAD LONDON SE21 7JH
117 TURNEY ROAD LONDON SE21 7JB
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107 TURNEY ROAD LONDON SE21 7JB
35 TURNEY ROAD LONDON SE21 7JA
37 TURNEY ROAD LONDON SE21 7JA
39 TURNEY ROAD LONDON SE21 7JA
33 TURNEY ROAD LONDON SE21 7JA
144A CROXTED ROAD LONDON SE21 8NW
29 TURNEY ROAD LONDON SE21 7JA
31 TURNEY ROAD LONDON SE21 7JA
101 TURNEY ROAD LONDON SE21 7JB
103 TURNEY ROAD LONDON SE21 7JB
105 TURNEY ROAD LONDON SE21 7JB
47 TURNEY ROAD LONDON SE21 7JA
41 TURNEY ROAD LONDON SE21 7JA
43 TURNEY ROAD LONDON SE21 7JA
45 TURNEY ROAD LONDON SE21 7JA
55 TURNEY ROAD LONDON SE21 7JB
82 TURNEY ROAD LONDON SE21 7JH
84 TURNEY ROAD LONDON SE21 7JH
86 TURNEY ROAD LONDON SE21 7JH
100 TURNEY ROAD LONDON SE21 7JH
89 TURNEY ROAD LONDON SE21 7JB
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93 TURNEY ROAD LONDON SE21 7JB
98 TURNEY ROAD LONDON SE21 7JH
108 TURNEY ROAD LONDON SE21 7JJ

110 TURNEY ROAD LONDON SE21 7JJ
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77 TURNEY ROAD LONDON SE21 7JB

Consultation responses received

Internal services

Transport Planning
Flood Alleviation Team

Neighbours and local groups

Objectors

16 Alleyn Road – (also owns/occupies 118 Turney Road)
18 Alleyn Road
16 Allison Grove
39 Burbage Road
81 Burbage Road
117 Burbage Road
121 Burbage Road
133 Burbage Road
138 Burbage Road
140 Burbage Road
142 Burbage Road
36 Calton Avenue
61 Casimir Road (E5)
1 College Gardens
11 College Gardens
43 Comber House, Comber Grove (SE5)
79 Court Lane,
9 Court Lane Gardens
22 Court Lane Gardens
43 Dulwich Common
4a Dulwich Wood Park
36 Dulwich Village
36 Dulwich Village
62 Dulwich Village
102 Dulwich Village
103 Dulwich Village
105 Dulwich Village
4 Frank Dixon Way
15 Frank Dixon Way
22 Frank Dixon Way
51 Pymers Mead
45 Turney Road
63 Turney Road
81 Turney Road
84 Turney Road
86 Turney Road
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169 Turney Road
170 Turney Road
176 Turney Road
184 Turney Road
184 Turney Road
186 Turney Road
188 Turney Road
188 Turney Road
268 Turney Road
42 Stradella Road
49 Stradella Road
63 Stradella Road
85 Stradella Road
93 Stradella Road
103 Stradella Roas
264 Upland Road
31 Winterbrook Road
34 Winterbrook Road
57 Winterbrook Road
76 Wood Vale
59 Woodward Road
117 Woodward Road
4 Woodyard Lane
No address, via email
No address, via email
No address, via email
No address, via email
No address, via email
Friends of Belair Roak
People's Republic of Southwark
Greer Pritchard Planning & Urban Design

Support

15 College Road
134 Court Lane
60 Dulwich Village
19 Turney Road
27 Turney Road
41 Turney Road

69 Turney Road
77 Turney Road
85 Turney Road
110 Turney Road
160 Turney Road
160 Turney Road
182 Turney Road
Lyndhurst Primary School
No address, via email

Comment

Dulwich Society

Specific further letters received in response to meeting of 23 July 2013

100 Turney Road
118 Turney Road
136 Turney Road
146 Turney Road