

Item No. 7.1	Classification: Open	Date: 3 February 2015	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 14/AP/0115 for: Full Planning Permission Address: 2-2A CRYSTAL PALACE ROAD, LONDON SE22 9HB Proposal: Demolition of the existing building and erection of a part 3, part 4 storey building comprising 22 residential units together with basement car parking, landscaping and works incidental to the development.		
Ward(s) or groups affected:	East Dulwich		
From:	Head of Development Management		
Application Start Date 10/07/2014		Application Expiry Date 09/10/2014	
Earliest Decision Date 16/08/2014			

RECOMMENDATION

- 1 That the planning committee grant planning permission subject to conditions and legal agreement:
 - a) Subject to the applicant (or their successors in title) first entering into an appropriate legal agreement (at no cost to the council) by no later than 14 February 2015, planning permission be granted subject to the S106 and conditions.
 - b) In the event that the legal agreement is not entered into by 14 February 2015, then the Head of Development Management be authorised to refuse planning permission if appropriate for the reasons set out in paragraph 81 of this report.

BACKGROUND INFORMATION

Site location and description

- 2 The application site currently comprises a two storey light industrial warehouse building (with ancillary office) that is 8.5m high Above Ordnance Datum (AOD). The irregular shaped site area is 0.12Ha and the building has a maximum width of 33m fronting Crystal Palace Road and has a maximum depth of 35m. There are currently two access points to the site where pedestrian and vehicular access are taken from the main entrance on Crystal Palace Road. The yard in front of the building is used for storage, loading and unloading.
- 3 The site is within a mixed use area, but is predominantly residential. To the east of the site (opposite on Crystal Palace Road) is a block of more recently built flats and this road continues south with two to three storey Victorian terraced and semi-detached residential properties.
- 4 Immediately to the north east of the site is No. 39 East Dulwich Road, which is a part two / part three storey block of flats. To the north of the site is No. 41-43 East Dulwich Road (also known as Crown House in this report) and this is currently a vacant B Class

use building that has recently been given 'Prior Approval' for the change of use of the first and second floors of the building to C3 (residential) to provide 10 studio flats. This Crown House building is of 1960/1970s 'moderne' design but is currently in a poor state of repair. It is understood at the time of writing that the works to convert the building into residential is now under way.

- 5 Directly adjoining the site to the south and west is the East Dulwich Leisure Centre, which is a Grade II Listed Building. It was originally a large bath (known as Dulwich Public Baths) and has its frontage on East Dulwich Road. The baths have recently been extended with a new modern brick and bronze coloured entrance building fronting Crystal Palace Road (south of and immediately adjacent to the development site).
- 6 The site is within the following Core Strategy designations: Suburban Density Zone and Air Quality Management Area (AQMA).

It has a Public Transport Accessibility Level (PTAL) rating of five, which is very good. East Dulwich Train Station is approximately 600m from the site and East Dulwich Road has multiple bus services. The site is not within a conservation area and is not listed.

Details of proposal

- 7 It is proposed to demolish the existing industrial building and redevelop the site for residential flats. The proposed building is of a 'T' shaped footprint and comprise of a front and rear block, which is connected by a return element on the west side. The building would be four storeys at the front facing Crystal Palace Road, stepping down to three storeys at the rear. In total there would be 22 residential units comprising the following mix:
 - 9 one bed flats
 - 6 two bed flats
 - 3 three bed flats
 - 4 four bed town houses.
- 8 The front eastern block would comprise the flats and the four bedroom town house are located at the rear with their own access and private gardens. There are two wheelchair units proposed.
- 9 The design is of a contemporary block with a series of three linear bays fronting Crystal Palace Road and therefore has an articulated roof profile. The bays would comprise mainly of private balconies and are splayed at a slight angle to the road. These three principal linear elements would have a recessed horizontal link set back from the front facade. The building would have a maximum height of 12.9m to the top of the roof.
- 10 The block at the front is stepped down at the northern section which provides the residents' and car parking entrance (known as the north wing in this report). This three storey north wing is set further back from the front boundary than the main four storey block and is set in from the north boundary by at least 1m to provide a separate pedestrian access to the townhouses at the rear.
- 11 The main materials used are recycled bricks and metal panels and the top floor of the building behind the front elevation utilises floor to ceiling height glazing.
- 12 The townhouses within the rear block have a flat roof, but have been designed to have a gabled roof facade appearance by the use of the bricks. The maximum height of the town houses is 9.8m. The town house building would back onto the listed building to the west and is set in by at least 1m from the rear boundary.

- 13 A communal amenity space is provided between the front and rear blocks. Private amenity space is provided in the form of gardens for the town houses and balconies for the upper floor flats. Roof level amenity space is also proposed.
- 14 The basement would provide 22 no. off-street car parking spaces. 30 cycle spaces, refuse store and plant room are also proposed within the basement, which is accessed at the north wing.
- 15 Following negotiations and discussions between the applicant and the council's valuers, the scheme has been revised to provide 35% of affordable housing (calculated by habitable rooms).

Planning history

- 16 There is no relevant planning history on this site.

Planning history of adjoining sites

- 17 There is substantial planning history on the neighbouring sites and the most relevant are listed as follows:

No. 41-43 East Dulwich Road (Crown House)

There is a lot of history on this site, but it is considered that the most relevant to this (conversion into residential dwellings) are those listed below.

13-AP-3632 - Prior Approval not required (dated 20.12.2013) for: Change of use of the first and second floors of the building from B1a (office use) to C3 (residential) to provide 10 studio flats, works to include internal alterations to facilitate the internal residential configuration

14-AP-0074 - Planning permission granted (dated 06.05.2014) for: External alterations to the building which include the introduction of ramped access point at ground floor level, new , the replacement of cladding panels and windows, the provision of glazed overhanging balconies and amenity space to the rear of the site at first and second floor levels.

14-AP-0075 - Planning application submitted (pending a decision) for: Construction of an additional floor (third floor) comprising four flats; 2 x 2 bed and 2 x 1 bed, including associated internal and external alterations.

13-AP-1934 - Planning permission refused (dated 16/10/2013) for: Redevelopment of the site to provide mixed use development comprising; retention of ground floor retail use (as approved 12/AP/3604), change of use from Use Class B1 and reconfiguration of first and second floors and the construction of a third floor, all providing residential accommodation comprising 6 x one bedroom & 6 x two bedroom flats. Works to include external alterations.

12-AP-1767 - Planning permission refused and allowed at appeal (dated 18.03.2013) for: Change of use of ground floor and first floor from office (Use Class B1) to nursery (Use Class D1), provision of play equipment to front of building and playground to rear elevation at first floor level.

Dulwich Leisure Centre

08-AP-2226 - Planning permission granted (dated 27.01.2009) for: The removal of outbuildings located to the south east of the site on the area of land adjacent to Crystal Palace Road; the construction of a new building extension to Crystal Palace Road to form the new entrance and facilities at ground floor level with activity studios at the first

floor level; to remodel and refurbish the interior spaces of the area currently used as the creche; the pool changing, 2nd class slipper baths; gym changing to provide a new creche and new changing areas for the sports facilities; to renovate the pool hall, gym and the East Dulwich Road building; to repair and redecorate the exterior of the buildings, making good all roof areas, replacing or repairing rooflights; to remove and replace all service systems and plant within the building. (08-AP-2227 associated Listed Building Consent granted 23.02.2009).

31-35 East Dulwich Road

03-AP-0417 - Planning permission granted (dated 26.03.2004) for: Demolition of existing buildings and construction of 4 new buildings comprising of a four storey building of 72 flats, a four storey building of 24 affordable flats, a three storey building of 18 affordable flats, and a terrace of 11 houses, together with private and shared amenity space and 97 car spaces.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 18 The main issues to be considered in respect of this application are:
- a) Principle of the proposed development in terms of land use and conformity with strategic policies
 - b) Density and dwelling mix
 - c) Affordable housing
 - d) Impact on the amenities of occupiers of adjoining properties and future occupiers
 - e) Impact of adjoining uses on occupiers of proposed development
 - f) Transport issues
 - g) Design and impact on setting of adjacent listed buildings
 - h) Environmental impacts, air quality and site contamination
 - i) Planning obligations
 - j) Energy and sustainability.

Planning policy

- 19 National Planning Policy Framework (the Framework)
Para 12 Core planning principles
Part 4 Promoting sustainable transport
Part 7 Requiring good design
Part 8 Promoting healthy communities
Part 10 Meeting the challenge of climate change, flooding and coastal change
Part 11 Conserving and enhancing the natural environment
Para 173 – 177 – Ensuring viability and deliverability
Para 203-206 Planning obligations and conditions.

London Plan July 2011 consolidated with revised early minor alterations October 2013
Policy 3.1 Ensuring equal life chances for all
Policy 3.3 Increasing housing supply

Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 3.10 Definition of affordable housing
Policy 3.11 Affordable housing targets
Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.13 Affordable housing thresholds
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
Policy 5.7 Renewable energy
Policy 5.11 Green roofs and development site environs
Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.21 Contaminated land
Policy 6.3 Assessing effects of development on transport capacity
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.11 Smoothing traffic flow and tackling congestion
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.5 Public realm
Policy 7.6 Architecture Policy 7.8 - Heritage assets and archaeology
Policy 7.14 Improving air quality
Policy 7.15 Reducing noise and enhancing soundscapes
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy.

Core Strategy 2011

Strategic Policy 1 - Sustainable development
Strategic Policy 2 - Sustainable transport
Strategic Policy 5 – Providing new homes
Strategic Policy 6 – Homes for people on different Incomes
Strategic Policy 7 – Family Homes
Strategic Policy 10 - Jobs and businesses
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High environmental standards
Strategic Policy 14 – Implementation.

Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19 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.

Policy 1.4: Employment Sites Outside The Preferred Office Locations And Preferred Industrial Locations
Policy 2.5: Planning Obligations
Policy 3.1: Environmental Effects
Policy 3.2: Protection of Amenity

Policy 3.3: Sustainability Assessment
Policy 3.4: Energy Efficiency
Policy 3.6: Air Quality
Policy 3.7: Waste Reduction
Policy 3.9: Water
Policy 3.11: Efficient use of Land
Policy 3.12: Quality in Design
Policy 3.13: Urban Design
Policy 3.14: Designing out Crime
Policy 3.18 Setting of Listed buildings, Conservation Areas and world heritage sites
Policy 3.28: Biodiversity
Policy 4.2: Quality of Residential Accommodation
Policy 4.3 Mix of dwellings
Policy 4.4 Affordable housing
Policy 5.1: Locating Developments
Policy 5.2: Transport Impacts
Policy 5.3: Walking and Cycling
Policy 5.6: Car Parking
Policy 5.7: Parking Standards for Disabled People and the mobility impaired.

Supplementary Planning Documents
Section 106 Planning Obligations SPD (2007)
Sustainable Transport SPD (2010)
Sustainable Design and Construction SPD (2009)
Residential Design Standards SPD (2011)

Principle of development

Land use

- 20 Saved Policy 1.4 'Employment sites outside the Preferred Office Locations and Preferred Industrial Locations' of The Southwark Plan 2007 is relevant in assessing this application, which states:

Outside Preferred Industrial Locations and Preferred Office Locations, on sites which have an established B Class Use and which meet any of the following criteria:

- i. The site fronts onto or has direct access to a classified road; or
- ii. The site is in a Public Transport Accessibility Zone; or
- iii. The site is within the Central Activities Zone; or
- iv. The site is within a Strategic Cultural Area.

Development will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use. An exception to this may be made to this where:

- a) The applicant can demonstrate that convincing attempts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful; or
- b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to physical or environmental constraints; or
- c) The site is located within a town or local centre, in which case in accordance with policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses.

Where an increase in floorspace is proposed, the additional floor space may be used for suitable mixed or residential use. On employment sites outside the POLs and PILs and where criteria i-iv above do not apply, a change of use from an employment use to

suitable mixed or residential uses will be permitted.

- 21 The site is not within the Central Activities Zone (CAZ) or the Strategic Cultural Area (SCA) and therefore the above criteria do not apply. The policy does allow a change of use from an employment use to suitable mixed or residential uses and in this instance the principle of residential use on this site is therefore acceptable in land use terms.

Affordable housing provision

- 22 Strategic Policy 6 'Homes for people on different incomes' of the Core Strategy states that development will provide homes including social rented, intermediate and private for people on a wide range of incomes. The expectation under the development plan would be for a development which included a minimum of 35% affordable housing.
- 23 The application at submission originally provided zero affordable units and following extensive negotiation and discussion with the applicant regarding viability the offer has been increased to 35% based on habitable rooms. The total habitable rooms on the development is 82 and the number of affordable habitable rooms is 30 which equates to approximately 35% of the scheme. The total 9 affordable units would have the following mix:
- 4 x one bedroom
 - 3 x two bedrooms
 - 2 x three bedroom flats.

Density

- 24 The council's Core Strategy identifies the site as being the Suburban Density Zone, where a density of between 200 and 350 habitable rooms per hectare (HR/Ha) is expected. Based on the site area of 0.12Ha, the density of the development at 683HR/Ha exceeds the required density range. Whilst this exceeds the density range, it should be noted that there is a planning policy requirement to make efficient use of previously developed land, provided that other material considerations are not unduly impacted. Density *per se* is seldom the only factor and if there are no significant harmful impacts on the amenity of neighbouring residents or future residents of the scheme, or the character and appearance of the area, then the development may be acceptable. Furthermore, density is generally higher on smaller sites like this as there is not the same requirement for estate roads and other amenities, and therefore the density figure should not in itself be decisive in such situations.
- 25 In this instance, it should be noted that the habitable rooms in some of the units are larger than is required by the Residential Design Standards SPD and therefore counted as two rooms which has served to increase the density figure. Strategic Policy 5 'Providing New Homes' of the Core Strategy states that in the Opportunity Areas and Action Area Cores the maximum density ranges set out above may be exceeded when developments are of an exemplary standard of design. Whilst this site is not within an Opportunity Area or Action Area Core, it is nevertheless considered that the design if of a high standard, when considered against the criteria in the Residential Design Standards SPD, as discussed further below, and therefore this should also be taken into account in the consideration of the density here.
- 26 As discussed below in the amenity and design section of the report, there are no objections to the scheme in terms of its impact on residential amenity and the height, mass and bulk is considered acceptable. As such, it is considered that the proposed scheme is not an over development of the site. Furthermore higher densities can be justified where design and the form of accommodation is considered to be of a high standard, which as set out later in this report, is considered to be the case here.

Mix of dwellings and tenure

- 27 Strategic Policy 7 'Family Homes' of the Core Strategy requires major developments to provide at least 60% of the total units to have two or more bedrooms and in the Suburban Density Zone to have a minimum of 30% of three or more bedrooms. This application satisfies this policy requirement.
- 28 Saved Policy 4.3 'Mix of Dwellings' of the Southwark Plan require a minimum of 10% of the units to be wheelchair accessible. A total of 2 wheelchair units are proposed and complies with the policy requirement. A condition is recommended to ensure that these units hereby approved shall conform to the standards set out in The South East London Housing Partnership 'Wheelchair Homes Design Guidelines'.
- 29 Out of the total 30 affordable habitable rooms, 21 habitable rooms are at Affordable Rent and 9 habitable rooms as intermediate. This would equate to approximately 70:30 rented/intermediate, which is appropriate in the Suburban Density Zone. The applicant is proposing all of the affordable rent to be at target rent and officers consider this to be acceptable.

Environmental impact assessment

- 30 An Environmental Impact Assessment Screening Opinion was not requested prior to the submission of the application as the scheme is not Schedule 1 development. It does fall within Schedule 2, being an urban development project. Having reference to the Column 2 criteria, the site area does not exceed the initial threshold of 0.5ha. In addition it has been determined that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site is a brownfield site in an inner London location, and is located outside of a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an Environmental Impact Assessment is not required.

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

- 31 The potentially greatest physical impacts of the development would mainly be on its immediate adjoining properties to the north; No. 39 East Dulwich Road and Crown House.

Daylight and sunlight

- 32 The applicant has submitted a daylight and sunlight report (plus addendum) to assess the impact of the development on the neighbouring residential properties. The analysis was carried out on a worst case scenario.
- 33 The British Research Establishment (BRE) guidelines 'Site Layout Planning and Daylight and Sunlight' (2011) has been used to assess the impact on daylight and sunlight. The daylight assessment uses the Vertical Sky Component (VSC) methods. Absolute VSC considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the residential windows which look towards the site. The BRE target figure for VSC is 27% or greater to maintain good levels of daylight (the maximum value being 40% for a completely unobstructed wall).
- 34 The BRE advises that acceptable levels of daylight can still be achieved if VSC levels are within 0.8 (or 80%) of their original value. Any greater loss (i.e. loss of 20% or more) would mean there would be a noticeable reduction in the amount of daylight received.
- 35 The results show that the majority of existing VSC figures are above BRE's benchmark of 27%. There are only two instances where the values would fall below this figure, but

this is not less than 0.8 of the former (existing) value and is therefore considered to have no adverse effect.

- 36 In terms of sunlight, the windows that face within 90 degrees of south, would retain in most locations above the BRE recommended annual sunlight availability of 25%.
- 37 It is noted that in regards to winter sunlight availability a majority of the windows tested would retain the recommended 5% in the winter with the exception of a few windows within Hartwell Court (on the east side of Crystal Palace Road). It can be seen that in these locations the windows serve either kitchens or bedrooms and the BRE state that these are less important though care should be taken not to block too much sunlight.
- 38 In summary, the results confirm that the proposed scheme would not significantly impact on the neighbours' daylight or sunlight.

Outlook and overbearing impact

- 39 No. 39 East Dulwich Road: The proposed development is at least 12m from the rear wall of No. 39 East Dulwich Road, but this northern section of the building is shorter in depth and therefore does not extend across the whole width of the rear boundary of No. 39. This north wing is also less tall than the main block. There are windows to the rear of this block of flats at No. 39 and the communal garden space immediately adjoins the site, but since the proposed building does not extend across the whole of this boundary, there will be adequate outlook available from the rear windows of No. 39 East Dulwich Road.
- 40 Crown House (Nos. 41-43 East Dulwich Road): The adjoining property abuts the application site boundary to the north and this boundary is splayed at an angle with the first and upper floors at different depths and therefore the separation distances are varied across the site. The ground floor has no rear windows and Officers have therefore looked at the minimum separation distances on the upper floors. The distances are as follows:
- First floor: 13.8m
 - Second floor: 15.1m
 - Third floor: 15.1m

(Note: The above separation distances are measured from the rear corner of the proposed building).

- 41 This distance is below the minimum 21m required by the Residential Design Standards SPD for back-to-back distances. It should be noted however, that the existing industrial building at the application site already abuts the neighbouring building Crown House (albeit less in height) and the proposed development would now leave a greater gap allowing better outlook for the future occupants of Crown House (when it is all eventually converted to residential flats). The proposed rear block accommodating the townhouses is also lower in height than the front block. The immediate surroundings to the site comprise mainly flatted or mixed use developments, to the north west, north and north east, with the large leisure centre building wrapping round the site to the west and south. Accordingly, in this more urbanised setting the provision of a 21m separation distance between new dwellings is not always feasible. In this instance, it is not considered to have an overbearing impact upon future occupiers on both sites.
- 42 Hartwell Court (Nos. 1-24 Crystal Palace Road): The block of flats at Hartwell Court building on the east side of Crystal Palace Road would be at least 20m from the development building and this distance is considered adequate.
- 43 In summary, the proposed development would not have an overbearing impact on the

adjoining residents.

Overlooking

- 44 There are no flank windows proposed to the north wing facade that adjoins No. 39 East Dulwich Road. The windows that have the most potential to overlook neighbouring properties are those that belong to the 4 bedroom town houses in the rear block and facing Crown House. As discussed above, the minimum separation distance is 15.1m on the upper floors and is below the standard of 21m required by the Residential Design Standards SPD. The upper floor bedroom window in the town houses are almost full floor to ceiling height, but these are angled to an extent that would limit direct overlooking into the windows at Crown House. The permission recently granted at Crown House for residential flats had a condition requiring privacy screening to the first floor roof terraces and therefore would limit overlooking. The bedrooms being placed on the first floor and second floor levels also means less time is generally spent 'socialising' in bedrooms. It is considered reasonable however, that a condition requiring the bedroom windows to the 4 bedroom town houses be obscurely glazed (to 1.7m high) be imposed to prevent any further overlooking to neighbouring residents.

Noise and disturbance

- 45 Some concerns have been raised relating to the construction of the development and the noise and disturbance that would be created.
- 46 Noise caused during the construction process is not a material planning consideration since other environmental legislation is in place to ensure that the noise emissions are within environmental standards. In particular, the construction of the development would be a temporary phase.
- 47 The development is therefore considered to comply with saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.

Impact of adjoining and nearby uses on occupiers and users of proposed development; and quality of accommodation within the scheme

- 48 The existing B Class use is within a mixed use area where Goose Green Trading Estate is located to the west of the site (behind the Dulwich Leisure Centre). The area is predominantly residential however and therefore would not impact on the nearby uses.

Quality of accommodation

- 49 The density of the development at 683HR/Ha exceeds the required density range and as explained above there is a need for housing in Southwark and in this instance there are larger family dwellings proposed with the requisite affordable housing offered. Flexibility should be given for such schemes and Strategy Policy 5 'Providing New Homes' of the Core Strategy states that maximum densities may be exceeded when developments are of exemplary standard of design. For the development to be considered as being of an exemplary standard of design applicants will be expected to demonstrate that their proposed schemes exceed the Residential Design Standards SPD 2011.
- 50 The development exceeds the minimum floor space standards and a predominant number of the flats have dual aspect (approximately 60%). The rooms within the units are similarly stacked to minimise noise nuisance.
- 51 Following discussions with the applicant, further tests were carried out on the sunlight and daylight within the proposed accommodation. Some of the windows in the development have been enlarged to allow for greater amount of daylight especially the kitchens and there is another window added to a ground floor flat. By identifying the

most affected room and on the basis that this receives a fair standard of interior daylight, with reference to the guidelines then so will every other room. Density *per se* is not the sole factor in determining whether a development is acceptable on the site provided there is no significant harm and the quality of accommodation is acceptable. In this instance the density is considered acceptable.

Amenity space

- 52 Each residential unit has its own private amenity space in the form of balconies or in the case of those town houses would have a rear garden. All of the 3 bedroom units have a minimum of 10sqm of private amenity space which complies with the Residential Design SPD.
- 53 Where those units that do not meet the minimum private amenity space standards (one and two bedrooms units), the communal amenity space would make up for this and it is important to note that the Residential Design Standards SPD allows for such deviation. In this instance, given the amount of communal space provided to the rear (of at least 157sqm combined) it is considered acceptable and this would also not compromise the design of the building. In accordance with the Mayor's calculation method, the child yield of 5.8 would mean a requirement for 58sqm of playspace. It is envisaged that the 157sqm communal space would be designed flexibly so that all of the space can be used for provision for play and informal recreation and it is suggested that details be submitted prior to commencement.
- 54 The council's Environmental Protection Team (EPT) has advised that conditions relating to internal noise levels be imposed on any consent. This is however not considered necessary given that the site is not adjacent to a major road or source of noise and does not include commercial uses within the site.
- 55 It is considered that the proposal would provide a good standard of living accommodation and satisfies Saved Policy 4.2 and Strategic Policy 12.

Transport issues

Parking

- 56 The site is located within a high PTAL (Level 5) and is not located within a Controlled Parking Zone (CPZ). The plans as originally submitted had shown 27 No. off-street parking spaces within the basement, but this was above the Southwark Plan maximums and does not accord with the Dulwich SPD, which seeks to promote sustainable transport. The Transport planning group recommended that parking is provided in accordance with 1 space per unit, in this high PTAL area otherwise any additional parking will create a reliance on the private vehicle. As a result of this and negotiation with the applicant, the basement parking now only provides a total of 22 spaces, one for each unit and is in accordance with the Southwark Plan's sustainability objectives.
- 57 The additional 22 residential dwellings on this site are not likely to create a significant number of vehicle trips and therefore would not impact on the local highway network. The Transport Planning group has recommended a condition to require the submission of a Travel Plan as this is a development for more than 10 residential units. As noted below, the applicant has also agreed to provide 3 years car club membership for residents to provide an alternative to using individual private cars. Given the level of on-site parking provided and with the car club also it is considered that an appropriate balance has been struck to promote more sustainable modes of transport whilst ensuring that sufficient on-site parking is provided given the location.

Access to parking

- 58 The site falls away from the highway and therefore creates an additional consideration for when vehicles exit the site. Drivers are to enter the site via the ramp to the

basement. The Transport Planning group had commented that there was no indication how this would be controlled. Priority is needed for those entering the site in order to reduce vehicles blocking the highway and provide a waiting space in case a vehicle is exiting the site. The applicant has confirmed that traffic light signals will be installed with priority to incoming traffic in order to reduce the impact of vehicles waiting on-street. The likelihood of vehicles arriving / departing at the same time will be limited and, in the unlikely event of this happening, it is highly unlikely that this will then lead to a harmful impact on the adjacent public highway which is characterised by low flows. The Transport group are satisfied with this arrangement.

- 59 The Transport group had considered the access too narrow for cars to pass and following discussions with the applicant the plans have now been amended to show a minimum width of 3.0m and is acceptable.

Cycle parking

- 60 Given the 22 residential dwellings with seven family sized units and remaining two or one bedroom units then a minimum of 29 spaces plus two visitor cycle spaces should be provided. The total provision proposed at 44 spaces would exceed the standards and is welcomed. Following amendments from the applicant, the cycle stands are of 'Sheffield' type and are acceptable. Normally the transport group recommend that cyclists should have separate accesses to vehicles. In this case the applicant has provided both so the transport group is satisfied that cyclists can choose depending on how comfortable they are with using the garage ramp.

Car Clubs

- 61 In order to address the potential overspill parking and to reduce the level of private car ownership, the Council would require the applicant to provide a contribution covering 3 years membership of car club for each eligible adult. Car club bays are measures aimed at mitigating against an under provision of parking or a method to deter private parking and car ownership. This will be included in the s106 agreement.

Refuse and servicing

- 62 Refuse storage is contained within the basement. The Transport group has advised that details of servicing and deliveries should be submitted and this can be secured by condition. As the development is not considered to be significant in size and scale, it is not recommended a construction logistics plan is required.

Design issues

Massing and design

- 63 Saved Policy 3.12 of the Southwark Plan, requires that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment; new buildings should embody a creative and high quality appropriate design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment. Saved Policy 3.13 requires that "In designing new developments, consideration must be given to: Height, scale and massing of buildings – Designing a building that is appropriate to the local context and which does not dominate its surroundings inappropriately".
- 64 Concerns have been raised by local residents regarding the height of the scheme. The northern part of Crystal Palace Road has blocks of flats (built within the last 10 years) that are four storeys and therefore the proposed development is of a similar scale. It is also important to recognise that the site is situated adjacent to the large leisure centre building and further blocks adjacent on East Dulwich Road, and therefore in this context the height of the frontage block is considered to be acceptable.

- 65 The frontage block is also considered to be acceptable in terms of its scale and massing given the larger footprints and massing of the neighbouring blocks, as described. The rear block is lower and more subservient, as would be expected given its secondary location.
- 66 The applicants' submitted design studies make reference to the urban grain of the 19th century houses further south along Crystal Palace Road. The proposed front elevation has a regular rhythm of projecting bays, which are designed to reflect the rhythm of the bays on the houses further to the south.
- 67 The design of the bays has also been altered from the iterations seen at the pre-application stage by having a squared off top rather than an arch as previously, which has resulted in the overall height being lower.
- 68 The adoption of a more contemporary form of architecture is considered acceptable in this location given the mixed character of nearby buildings.
- 69 Officers note the private amenity space at the front facing the street and consider with more demarcation through appropriate hard and soft landscaping that this could more clearly be assigned to the frontage units adjacent and hence increase its useability for these residents. The proposed development features a below ground car park which extends across the entire footprint of the site which will therefore require careful choice of landscaping above. Details of appropriate hard and soft landscaping will therefore need to be secured by condition.
- 70 Whilst the plan should ideally relate to the building line to that of the 19th century houses further south, which are of a character that the design statement shows as a design precedent and suggests a relationship with them, it should be noted that the adjoining properties No. 39 East Dulwich Road already steps forward along this part of Crystal Palace Road.

Materials

- 71 The main materials used are recycled bricks and metal panels (warm coloured brick, random textured feature anodised bronze coloured metal cladding and 70/40 Sun Cool Active Glass). It is considered that the use of bricks and metal is appropriate in this location given the modern extension of the leisure centre and a condition requiring further details and samples to be submitted for approval post permission is reasonable and appropriate.
- 72 There are other external variations on the building facades (such as punched metal balustrades) to provide visual interest.
- 73 In summary, the scale and design of the proposed scheme is considered to be acceptable in this location given the prevailing form of development adjacent to the site. The proposal will increase the housing offer in the area and will enhance the appearance of the site which is currently occupied by an industrial/warehouse building. As set out below, the proposal will also preserve the setting of the adjacent listed leisure centre.

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

- 74 Saved Policy 3.15 'Conservation of the Historic Environment' of the Southwark Plan, requires that development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Saved Policy 3.18 'Setting of Listed Buildings, Conservation Areas and World Heritage Sites', states that permission will not be granted for developments that would not preserve or enhance the immediate or wider setting of a listed building.

- 75 The adjoining Grade II listed former Bath House has its main frontage onto the East Dulwich Road which is the primary external area of historic significance. To the rear, adjacent to the development site, the side walls facing onto the boundary are not of primary significance and the development will be set back so that the fabric of the listed building will not be affected. It is important to note that the existing industrial building is already obscuring any views of this part of the building from Crystal Palace Road. The new frontage development will be of contemporary appearance with robust materials including brick and is therefore considered to complement the neighbouring leisure centre extension on Crystal Palace Road which itself is of contemporary design, having been erected within the last five years. Therefore the proposal will preserve the setting of the neighbouring leisure centre.

Biodiversity and trees

- 76 There are no existing trees on the site and the applicant has indicated that there will be new planting, soft landscaping and trees within the courtyard and the external circulation spaces. A condition is recommended for further landscaping details. The proposal to include planting of trees and provision of grassed areas and green roofs would be an enhancement of the biodiversity value of the site.
- 77 Following amendment to the Ecological Appraisal report, the Council's Ecology Officer is pleased to see recommendations to install swift bricks, invertebrate boxes and a green roof in the report and conditions are recommended.

Planning obligations (S.106 undertaking or agreement)

- 78 Saved policy 2.5 'Planning Obligations' of the Southwark Plan, Strategic Policy 14 'Implementation and Delivery' of the Core Strategy and Policy 6A.5 of the London Plan advise that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the Supplementary Planning Document (SPD) on Section 106 Planning Obligations.

The contributions elements are calculated using the S106 SPD's toolkit and are proposed by the applicant, which are outlined below. The amount of contributions is in accordance with the toolkit.

Employment during Construction - £16,944

Employment during Construction (management fee) - £1,282

Education - £45,177

Public Open Space, Children's play equipment and sports development - £29,895

Transport Strategic - £12,389

Transport site-specific - £11,000

Public Realm - £16,500

Health - £25,655

Community Facilities - £4,012

Admin charge £3,257

Total: £166,111

- 79 The S106 agreement will also secure the provision of 35% affordable habitable rooms to be provided within the development.
- 80 As part of the S106 agreement the applicant will provide free car club membership to the future residents for the first 3 years.
- 81 In accordance with the recommendation, if the Section 106 Agreement is not signed by 14th February 2015 the Head of Development Management should be authorised to refuse permission if appropriate, for the reason below:

'In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on employment, education, public open space, the transport network, the public realm, health care services, community facilities and affordable housing, and the proposal would therefore be contrary to saved policy 2.5 of the Southwark Plan (2007), strategic policy 14 of the Core Strategy (2011) and Policy 8.2 of the London Plan (2011).'

Mayoral Community Infrastructure Levy (CIL)

- 82 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.

The proposed development would have a total gross internal area of 2,046sqm, which equates to £114,412. Since part of the site would be for affordable housing the applicant can apply for an exemption for those areas.

Sustainable development implications

- 83 Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Strategic Policy 13 'High Environmental Standards' of the Core Strategy also stipulate that development should be designed of the highest environmental standards.
- 84 The applicant has submitted a Sustainability Statement and an Energy Statement and has made the following targets:
- Residential development to achieve a Code for Sustainable Homes Level 4
 - 32.4% reduction in carbon dioxide (CO₂) emissions.
- 85 The scheme is in accordance with the London Plan's Energy Hierarchy and the proposed development would incorporate energy efficiency measures (Combined Heat and Power system) to reduce CO₂ emissions by 32.4% when compared to current Part L Building regulations (2010). Photovoltaics is proposed as the most suitable renewable technology for this development and has the potential to reduce CO₂ emissions by 8.13%. The London Plan standard for CO₂ reductions was fairly recently increased to 40% above the Building Regs and at the time of writing a response is awaited from the applicant as to whether they can achieve this higher level. An update on this situation will be provided in an addendum report.

Other matters

Air quality

- 86 The development is within the Council's declared Air Quality Management Area (AQMA). While there will be an increase in vehicles servicing the site it is not regarded as having a significant effect on existing air quality bearing in mind the current traffic levels in that area.
- 87 EPT considered that an informative should be imposed to advise that when deciding upon ventilation to the building, the applicant should consider how to reduce exposure to road traffic pollution.

Water

- 89 The application site is not within a flood risk zone, but the Council's Flood and Drainage team was consulted and has recommended conditions relating to details of the proposed rainwater harvesting system, details of the proposed green roofs and the submission of a site drainage strategy which incorporates Sustainable Urban Drainage System (SuDS) as the site is a major development in the Central Southwark Critical Drainage Area.

Land contamination

- 90 The site had previous potentially contaminative use. EPT expects further remedial works and assessment to be carried out. Conditions requiring site investigation and risk assessment to be submitted prior to commencement are recommended including remediation strategy if found necessary.

External light

- 91 EPT has advised that a condition be imposed to require any external lighting system installed to comply with national guidelines.

Conclusion on planning issues

- 92 The proposed development would replace the existing industrial employment use with residential use. Given that the site is not in an area where employment use is protected by planning policies, the introduction of residential in this area is acceptable in land use terms. The density is over the maximum range for this area, but as there is no significant adverse impacts upon amenity and the design is considered to be appropriate and the proposal would provide for much needed housing including affordable housing this would meet Southwark's planning policies and objectives.
- 93 The mitigation measures proposed would ensure that there is no significant impact on neighbouring residents' outlook, natural light or privacy. There is good quality of living accommodation proposed for the future residents and the design is considered to be of high quality and would improve the local townscape. It would preserve the setting of the adjoining Grade II Listed Building.
- 94 The level of parking is considered acceptable and in this high PTAL location there would not be significant impact on the local highway network or safety. The scheme would also be of sustainable design and would not harm the environment significantly. It is therefore recommended for approval.

Community impact statement

- 95 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 following 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

- 96 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

A total of 10 local residents have submitted representations objecting to the scheme with the comments summarised below:

Parking stress, inadequate parking, disruption to traffic flow, the design is not in scale or in keeping with the surrounding area, the scheme exceeds the density for the area, the development would impact on the adjoining listed building, there would be loss of privacy to future residents that adjoin the site to the north, the development should be set further away from the adjoining building (Crown House on East Dulwich Road), the basement would cause structural damage and disruption to neighbouring properties, incorrect and inaccurate information submitted.

Neighbours and local groups

- 97 Reality Holdings Limited

The proposal would have a detrimental impact on their properties (adjoining the site and have permission for residential flats) and the wider area; incorrect information provided for consultation and the sectional drawings are misleading; no basement is shown on the sectional drawings; the applicant should set the proposal further away from the boundary of their property; the basement would lead to risks of structural integrity of surrounding properties; the extent of excavation to create the basement will necessitate serious disturbance; the proposal should remove the basement; the proposal would be detrimental to the character of the area due to the scale and bulk; the development would adversely affect the character of the listed building; poor quality living accommodation; the distance between their site boundary and the garden terraces of their flats and the proposed development is inadequate and would lead to loss of privacy for future residents; little detail on refuse collection and servicing; roof gardens and balconies of the scheme should be removed; there would be parking stress, overspill parking onto the public roads; overwhelming of traffic flow; insufficient visibility splays compromising pedestrian safety.

Flat 72 Altima Court

Would like to know more details on the kind of property the developers intend to build; the extent of work and disruption to immediate neighbours; question how tall the buildings would be and if it would restrict the view; question the length of construction works and construction hours; who would be responsible for structural damage.

16 Hartwell Court Crystal Palace Road

The proposal would add to the parking problems on Crystal Palace Road; the development would lead to further noise and disruption on a very busy road; loss of privacy; the building is too tall; lack of parking.

One resident on Henslowe Road

The density is out of scale with the historic environment; number of new residents would put an unacceptable load on local services; contradictions in the submitted documents on the number of bedrooms.

179 Friern Road

This is a light industrial site and should continue to provide employment within the neighbourhood.

One resident from Henslowe Road

The development is out of scale with the surrounding area; there is an ongoing need for the site for local employment use.

9 Crystal Palace Road

The proposed buildings are one storey too high; the development is not in keeping with the mixed Victorian heritage of the street; the disruption and risks produced when excavating the basement car park are substantial.

24 Crystal Palace Road

The proposal does not provide enough parking space for all the residents; the design is not in keeping with the architecture in the area; the buildings are too tall.

9 Worlingham Road

The development would impact significantly on parking in the area; question if there has been a study into the impact on parking.

One local resident

The density should not be exceeded; unclear from the documents how many units are proposed and what the density would be; discrepancies between the submitted documents; the scheme is over the density and is too tall.

Statutory and non-statutory organisations

- 98 London Fire & Emergency Planning Authority: No response.
Thames Water: Development Planning - No objections.

Human rights implications

- 99 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.
- 100 This application has the legitimate aim of providing residential development. 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

- 101 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2666-E Application file: 14/AP/0115 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 5453 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	Wing Lau, Planning Officer	
Version	Final	
Dated	14 January 2015	
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 of Environment and Leisure	Yes	Yes
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	22 January 2015	

APPENDIX 1

Consultation Undertaken

Site notice date: 18/07/2014

Press notice date: 24/07/2014

Case officer site visit date: n/a

Neighbour consultation letters sent: 22/07/2014

Internal services consulted:

Access Officer
Design and Conservation Team
Ecology Officer
Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]
Surface Water Flood Management Team
Transport Planning Team
Urban Forester

Statutory and non-statutory organisations consulted:

London Fire & Emergency Planning Authority
Thames Water - Development Planning

Neighbour and local groups consulted:

8 Crystal Palace Road London SE22 9HB
6 Crystal Palace Road London SE22 9HB
Flat A 30 Worlingham Road SE22 9HD
Flat A 15 Worlingham Road SE22 9HD
34 Crystal Palace Road London SE22 9HB
32 Crystal Palace Road London SE22 9HB
4 Crystal Palace Road London SE22 9HB
36 Crystal Palace Road London SE22 9HB
Flat A 34 Worlingham Road SE22 9HD
Flat B 34 Worlingham Road SE22 9HD
Flat B 15 Worlingham Road SE22 9HD
Flat B 45 Worlingham Road SE22 9HD
Flat B 35 Worlingham Road SE22 9HD
Flat A 45 Worlingham Road SE22 9HD
Flat A 35 Worlingham Road SE22 9HD
Flat A 8 Worlingham Road SE22 9HD
Flat A 5 Worlingham Road SE22 9HD
30b Crystal Palace Road London SE22 9HB
9 Crystal Palace Road London SE22 9EX
5 Crystal Palace Road London SE22 9EX
12b Crystal Palace Road London SE22 9HB
12a Crystal Palace Road London SE22 9HB
39 Crystal Palace Road London SE22 9EX
37 Crystal Palace Road London SE22 9EX
43 Crystal Palace Road London SE22 9EX
41 Crystal Palace Road London SE22 9EX
14a Crystal Palace Road London SE22 9HB
18b Crystal Palace Road London SE22 9HB
30a Crystal Palace Road London SE22 9HB
28 Crystal Palace Road London SE22 9HB
16a Crystal Palace Road London SE22 9HB
14b Crystal Palace Road London SE22 9HB
18a Crystal Palace Road London SE22 9HB
16b Crystal Palace Road London SE22 9HB
45 Crystal Palace Road London SE22 9EX
22b Crystal Palace Road London SE22 9HB
3 St James Cloisters East Dulwich Road SE22 9BW

6c Worlingham Road London SE22 9HD
6b Worlingham Road London SE22 9HD
50a East Dulwich Road London SE22 9AX
38c Oakhurst Grove London SE22 9AQ
Ground Floor Flat 21 Worlingham Road SE22 9HD
19a Worlingham Road London SE22 9HD
Flat 34 Altima Court SE22 9AL
Flat 27 Altima Court SE22 9AL
Flat 29 Altima Court SE22 9AL
Flat 35 Altima Court SE22 9AL
Flat 26 Altima Court SE22 9AL
Flat 52 Altima Court SE22 9AL
Flat 51 Altima Court SE22 9AL
Flat 47 Altima Court SE22 9AL
Flat 44 Altima Court SE22 9AL
4 Hartwell Court Crystal Palace Road SE22 9AF
3 Hartwell Court Crystal Palace Road SE22 9AF
6 Hartwell Court Crystal Palace Road SE22 9AF
5 Hartwell Court Crystal Palace Road SE22 9AF
Flat 72 Altima Court SE22 9AL
Flat 69 Altima Court SE22 9AL
2 Hartwell Court Crystal Palace Road SE22 9AF
1 Hartwell Court Crystal Palace Road SE22 9AF
Flat 49 Altima Court SE22 9AL
Flat 1 Altima Court SE22 9AL
Flat 15 Altima Court SE22 9AL
Flat 24 Altima Court SE22 9AL
Flat 40 Altima Court SE22 9AL
Flat 13 Altima Court SE22 9AL
Flat 12 Altima Court SE22 9AL
Flat 14 Altima Court SE22 9AL
Flat 33 Altima Court SE22 9AL
Flat 22 Altima Court SE22 9AL
Flat 45 Altima Court SE22 9AL
Flat 41 Altima Court SE22 9AL
Flat 32 Altima Court SE22 9AL
Flat 30 Altima Court SE22 9AL

1 St James Cloisters East Dulwich Road SE22 9BW
27b Crystal Palace Road London SE22 9EX
27a Crystal Palace Road London SE22 9EX
7b Crystal Palace Road London SE22 9EX
7a Crystal Palace Road London SE22 9EX
5 St James Cloisters East Dulwich Road SE22 9BW
6 St James Cloisters East Dulwich Road SE22 9BW
4 St James Cloisters East Dulwich Road SE22 9BW
10 St James Cloisters East Dulwich Road SE22 9BW
8 St James Cloisters East Dulwich Road SE22 9BW
9 St James Cloisters East Dulwich Road SE22 9BW
7 St James Cloisters East Dulwich Road SE22 9BW
2 St James Cloisters East Dulwich Road SE22 9BW
11 St James Cloisters East Dulwich Road SE22 9BW
21b Crystal Palace Road London SE22 9EX
Flat 11 Dulwich Mews SE22 9AN
Flat 10 Dulwich Mews SE22 9AN
Flat 1 Dulwich Mews SE22 9AN
Flat 12 Dulwich Mews SE22 9AN
Flat B 8 Worlingham Road SE22 9HD
Flat B 5 Worlingham Road SE22 9HD
Dulwich Leisure Centre 2b Crystal Palace Road SE22 9HB
Flat C 5 Worlingham Road SE22 9HD
Flat 2 Dulwich Mews SE22 9AN
Flat 8 Dulwich Mews SE22 9AN
Flat 7 Dulwich Mews SE22 9AN
21a Crystal Palace Road London SE22 9EX
Flat 9 Dulwich Mews SE22 9AN
Flat 4 Dulwich Mews SE22 9AN
Flat 3 Dulwich Mews SE22 9AN
Flat 6 Dulwich Mews SE22 9AN
Flat 5 Dulwich Mews SE22 9AN
35 Crystal Palace Road London SE22 9EX
32b Oakhurst Grove London SE22 9AQ
32a Oakhurst Grove London SE22 9AQ
36a Oakhurst Grove London SE22 9AQ
32c Oakhurst Grove London SE22 9AQ
2b Oakhurst Grove London SE22 9AQ
2a Oakhurst Grove London SE22 9AQ
20b Oakhurst Grove London SE22 9AQ
20a Oakhurst Grove London SE22 9AQ
36b Oakhurst Grove London SE22 9AQ
48b Oakhurst Grove London SE22 9AQ
48a Oakhurst Grove London SE22 9AQ
Flat 1 84 East Dulwich Road SE22 9AT
48c Oakhurst Grove London SE22 9AQ
42a Oakhurst Grove London SE22 9AQ
36c Oakhurst Grove London SE22 9AQ
42c Oakhurst Grove London SE22 9AQ
42b Oakhurst Grove London SE22 9AQ
18b Oakhurst Grove London SE22 9AQ
Flat 5 63 East Dulwich Road SE22 9AP
Flat 5 61 East Dulwich Road SE22 9AP
Flat 6 63 East Dulwich Road SE22 9AP
Flat 3 63 East Dulwich Road SE22 9AP
Flat 3 61 East Dulwich Road SE22 9AP
Flat 4 63 East Dulwich Road SE22 9AP
Flat 4 61 East Dulwich Road SE22 9AP
14b Oakhurst Grove London SE22 9AQ
14a Oakhurst Grove London SE22 9AQ
18a Oakhurst Grove London SE22 9AQ
14c Oakhurst Grove London SE22 9AQ
10a Oakhurst Grove London SE22 9AQ
59 East Dulwich Road London SE22 9AP
10c Oakhurst Grove London SE22 9AQ
10b Oakhurst Grove London SE22 9AQ
56 East Dulwich Road London SE22 9AX
13 Crystal Palace Road London SE22 9EX
11 Crystal Palace Road London SE22 9EX
82 East Dulwich Road London SE22 9AT
52 East Dulwich Road London SE22 9AX
88 East Dulwich Road London SE22 9AT
15 Crystal Palace Road London SE22 9EX
29 Crystal Palace Road London SE22 9EX
33 Crystal Palace Road London SE22 9EX
31 Crystal Palace Road London SE22 9EX
19 Crystal Palace Road London SE22 9EX
17 Crystal Palace Road London SE22 9EX
25 Crystal Palace Road London SE22 9EX
Flat 21 Altima Court SE22 9AL
Flat 36 Altima Court SE22 9AL
Flat 25 Altima Court SE22 9AL
Flat 58 Altima Court SE22 9AL
Flat 54 Altima Court SE22 9AL
Flat 28 Altima Court SE22 9AL
Flat 61 Altima Court SE22 9AL
Flat 68 Altima Court SE22 9AL
Flat 43 Altima Court SE22 9AL
10 Hartwell Court Crystal Palace Road SE22 9AF
Flat 31 Altima Court SE22 9AL
Flat 56 Altima Court SE22 9AL
Flat 55 Altima Court SE22 9AL
Flat 59 Altima Court SE22 9AL
Flat 57 Altima Court SE22 9AL
Flat 39 Altima Court SE22 9AL
Flat 37 Altima Court SE22 9AL
Flat 50 Altima Court SE22 9AL
Flat 48 Altima Court SE22 9AL
Flat 42 Altima Court SE22 9AL
13 Hartwell Court Crystal Palace Road SE22 9AF
12 Hartwell Court Crystal Palace Road SE22 9AF
15 Hartwell Court Crystal Palace Road SE22 9AF
14 Hartwell Court Crystal Palace Road SE22 9AF
8 Hartwell Court Crystal Palace Road SE22 9AF
7 Hartwell Court Crystal Palace Road SE22 9AF
11 Hartwell Court Crystal Palace Road SE22 9AF
9 Hartwell Court Crystal Palace Road SE22 9AF
16 Hartwell Court Crystal Palace Road SE22 9AF
22 Hartwell Court Crystal Palace Road SE22 9AF
21 Hartwell Court Crystal Palace Road SE22 9AF
24 Hartwell Court Crystal Palace Road SE22 9AF
23 Hartwell Court Crystal Palace Road SE22 9AF
18 Hartwell Court Crystal Palace Road SE22 9AF
17 Hartwell Court Crystal Palace Road SE22 9AF
20 Hartwell Court Crystal Palace Road SE22 9AF
19 Hartwell Court Crystal Palace Road SE22 9AF
Flat 11 Altima Court SE22 9AL
Flat 4 53 East Dulwich Road SE22 9AP
Flat 3 53 East Dulwich Road SE22 9AP
First Floor And Second Floor Flat 20 Hinckley Road SE15 4HZ
First Floor And Second Floor Flat 18 Hinckley Road SE15 4HZ
Ground Floor Flat 19 Worlingham Road SE22 9HD
54 East Dulwich Road London SE22 9AX
Ground Floor Flat 46 Oakhurst Grove SE22 9AQ
Ground Floor And First Floor Flat 10 Crystal Palace Road SE22 9AF
Flat A 4 Worlingham Road SE22 9HD
Top Flat 1 Worlingham Road SE22 9HD
Flat 5 82 East Dulwich Road SE22 9AT
Flat 4 82 East Dulwich Road SE22 9AT
Ground Floor Front 3 Worlingham Road SE22 9HD
Unit 9 Goose Green Trading Estate SE22 9BN
Unit 8 Goose Green Trading Estate SE22 9BN
Top Flat 59 East Dulwich Road SE22 9AP
Lower Flat 59 East Dulwich Road SE22 9AP
Flat 1 11 Hinckley Road SE15 4HZ
38b Worlingham Road London SE22 9HD
38a Worlingham Road London SE22 9HD
Flat 1 53 East Dulwich Road SE22 9AP
Middle Floor Flat 1 Worlingham Road SE22 9HD
22a Crystal Palace Road London SE22 9HB
Flat 2 53 East Dulwich Road SE22 9AP
Top Floor Flat 53 Worlingham Road SE22 9HD
Flat 18 Altima Court SE22 9AL
Flat 17 Altima Court SE22 9AL
Flat 2 Altima Court SE22 9AL
Flat 19 Altima Court SE22 9AL
10 Holmes Close London SE22 9AR
9 Holmes Close London SE22 9AR
Flat 16 Altima Court SE22 9AL
11 Holmes Close London SE22 9AR
Flat 20 Altima Court SE22 9AL
Flat 8 Altima Court SE22 9AL
Flat 7 Altima Court SE22 9AL
Flat 10 Altima Court SE22 9AL
Flat 9 Altima Court SE22 9AL
Flat 4 Altima Court SE22 9AL
Flat 3 Altima Court SE22 9AL
Flat 6 Altima Court SE22 9AL

23 Crystal Palace Road London SE22 9EX
66a East Dulwich Road London SE22 9AT
66c East Dulwich Road London SE22 9AT
66b East Dulwich Road London SE22 9AT
Flat 3 84 East Dulwich Road SE22 9AT
Flat 2 84 East Dulwich Road SE22 9AT
Flat 5 84 East Dulwich Road SE22 9AT
Flat 4 84 East Dulwich Road SE22 9AT
66d East Dulwich Road London SE22 9AT
78a East Dulwich Road London SE22 9AT
78c East Dulwich Road London SE22 9AT
78b East Dulwich Road London SE22 9AT
Flat C 64 East Dulwich Road SE22 9AT
Flat C 76 East Dulwich Road SE22 9AT
Flat E 64 East Dulwich Road SE22 9AT
Flat D 64 East Dulwich Road SE22 9AT
Basement And Ground Floor Flat 70 East Dulwich Road SE22 9AT
Basement Flat 10 Crystal Palace Road SE22 9HB
Basement And Ground Floor Flat 86 East Dulwich Road SE22 9AT
Basement And Ground Floor Flat 74 East Dulwich Road SE22 9AT
Flat F 64 East Dulwich Road SE22 9AT
Ground Floor And First Floor Flat 26 Crystal Palace Road SE22 9HB
Ground Floor And First Floor Flat 1 Crystal Palace Road SE22 9EX
Ground Floor Flat 18 Hinckley Road SE15 4HZ
Flat 2 39 Worlingham Road SE22 9HD
Ground Floor Front 80 East Dulwich Road SE22 9AT
Flat G 64 East Dulwich Road SE22 9AT
Ground Floor Rear 80 East Dulwich Road SE22 9AT
Ground Floor Rear 3 Worlingham Road SE22 9HD
Flat B 64 East Dulwich Road SE22 9AT
Flat B 51 East Dulwich Road SE22 9AP
First Floor Flat 74 East Dulwich Road SE22 9AT
First Floor Flat 14 Hinckley Road SE15 4HZ
First Floor Flat 13 Hinckley Road SE15 4HZ
First Floor Flat 57 Worlingham Road SE22 9HD
First Floor Flat 3 Worlingham Road SE22 9HD
First Floor Flat 55 East Dulwich Road SE22 9AP
First Floor Flat 46 Oakhurst Grove SE22 9AQ
Flat 1 52-54 East Dulwich Road SE22 9AX
Flat A 64 East Dulwich Road SE22 9AT
Flat A 32 Solway Road SE22 9BG
Flat B 32 Solway Road SE22 9BG
Flat B 76 East Dulwich Road SE22 9AT
Flat 3 52-54 East Dulwich Road SE22 9AX
Flat 2 52-54 East Dulwich Road SE22 9AX
Flat A 76 East Dulwich Road SE22 9AT
Flat 4 52-54 East Dulwich Road SE22 9AX
Units 1 And 2 Goose Green Trading Estate SE22 9BZ
Flat D 51 East Dulwich Road SE22 9AP
Part Ground Floor 50 East Dulwich Road SE22 9AX
Units 5 To 6 Goose Green Trading Estate SE22 9BN
26 Worlingham Road London SE22 9HD
Third Floor Flat 55 East Dulwich Road SE22 9AP
Ground Floor Flat 57 Worlingham Road SE22 9HD
Ground Floor Flat 53 Worlingham Road SE22 9HD
Ground Floor Flat 55 East Dulwich Road SE22 9AP
Ground Floor Flat 2 Oakhurst Grove SE22 9AQ
Ground Floor Flat 1 Worlingham Road SE22 9HD
Ground Floor Flat 20 Hinckley Road SE15 4HZ
Ground Floor Flat 49 Worlingham Road SE22 9HD
Flat 1 39 Worlingham Road SE22 9HD
Flat A 51 East Dulwich Road SE22 9AP
Second Floor Flat 55 East Dulwich Road SE22 9AP
Second Floor Flat 46 Oakhurst Grove SE22 9AQ
Flat C 51 East Dulwich Road SE22 9AP
Second Floor Flat 74 East Dulwich Road SE22 9AT
Ground Floor Flat 14 Hinckley Road SE15 4HZ
Ground Floor Flat 13 Hinckley Road SE15 4HZ
20c Oakhurst Grove London SE22 9AQ
Second Floor Flat 3 Worlingham Road SE22 9HD
First Floor Flat 20 Crystal Palace Road SE22 9HB
Unit 3 Goose Green Trading Estate SE22 9BN
St Johns Church 62a East Dulwich Road SE22 9AT
47b East Dulwich Road London SE22 9AN
Neighbourhood Housing Office 41-43 East Dulwich Road SE22 9BY
Flat 5 Mission Court SE22 9EX
Flat 4 Mission Court SE22 9EX
62 East Dulwich Road London SE22 9AU
Flat 6 Mission Court SE22 9EX
Flat 5 Altima Court SE22 9AL
8 Holmes Close London SE22 9AR
3 Holmes Close London SE22 9AR
Flat 23 Altima Court SE22 9AL
Flat 38 Altima Court SE22 9AL
Flat C 4 Worlingham Road SE22 9HD
Flat B 4 Worlingham Road SE22 9HD
69 Oakhurst Grove London SE22 9AH
Flat 46 Altima Court SE22 9AL
5 Holmes Close London SE22 9AR
4 Holmes Close London SE22 9AR
7 Holmes Close London SE22 9AR
6 Holmes Close London SE22 9AR
The Lodge 47 East Dulwich Road SE22 9AN
Flat 53 Altima Court SE22 9AL
2 Holmes Close London SE22 9AR
1 Holmes Close London SE22 9AR
18 Worlingham Road London SE22 9HD
17 Worlingham Road London SE22 9HD
2 Worlingham Road London SE22 9HD
19 Worlingham Road London SE22 9HD
14 Worlingham Road London SE22 9HD
13 Worlingham Road London SE22 9HD
16 Worlingham Road London SE22 9HD
20 Worlingham Road London SE22 9HD
28 Worlingham Road London SE22 9HD
27 Worlingham Road London SE22 9HD
29 Worlingham Road London SE22 9HD
22 Worlingham Road London SE22 9HD
25 Worlingham Road London SE22 9HD
23 Worlingham Road London SE22 9HD
12 Worlingham Road London SE22 9HD
28 Oakhurst Grove London SE22 9AQ
34 Oakhurst Grove London SE22 9AQ
30 Oakhurst Grove London SE22 9AQ
24 Oakhurst Grove London SE22 9AQ
11 Worlingham Road London SE22 9HD
10 Worlingham Road London SE22 9HD
40 Oakhurst Grove London SE22 9AQ
4 Oakhurst Grove London SE22 9AQ
6 Oakhurst Grove London SE22 9AQ
55 Worlingham Road London SE22 9HD
54 Worlingham Road London SE22 9HD
51 Worlingham Road London SE22 9HD
50 Worlingham Road London SE22 9HD
52 Worlingham Road London SE22 9HD
58 Worlingham Road London SE22 9HD
Flat 1 63 East Dulwich Road SE22 9AP
Flat 1 61 East Dulwich Road SE22 9AP
Flat 2 63 East Dulwich Road SE22 9AP
Flat 2 61 East Dulwich Road SE22 9AP
59 Worlingham Road London SE22 9HD
9 Worlingham Road London SE22 9HD
7 Worlingham Road London SE22 9HD
37 Worlingham Road London SE22 9HD
36 Worlingham Road London SE22 9HD
31 Worlingham Road London SE22 9HD
30 Worlingham Road London SE22 9HD
33 Worlingham Road London SE22 9HD
32 Worlingham Road London SE22 9HD
40 Worlingham Road London SE22 9HD
47 Worlingham Road London SE22 9HD
46 Worlingham Road London SE22 9HD
48 Worlingham Road London SE22 9HD
42 Worlingham Road London SE22 9HD
41 Worlingham Road London SE22 9HD
44 Worlingham Road London SE22 9HD
43 Worlingham Road London SE22 9HD
16 Oakhurst Grove London SE22 9AQ
Flat 15 Greenview Court SE22 9AJ
Flat 14 Greenview Court SE22 9AJ
Flat 17 Greenview Court SE22 9AJ
Flat 16 Greenview Court SE22 9AJ
Flat 11 Greenview Court SE22 9AJ
Flat 10 Greenview Court SE22 9AJ
Flat 13 Greenview Court SE22 9AJ
Flat 12 Greenview Court SE22 9AJ
Flat 18 Greenview Court SE22 9AJ
Flat 4 80 East Dulwich Road SE22 9AT

Flat 1 39 East Dulwich Road SE22 9AN
 44c Oakhurst Grove London SE22 9AQ
 44b Oakhurst Grove London SE22 9AQ
 8b Oakhurst Grove London SE22 9AQ
 8a Oakhurst Grove London SE22 9AQ
 3b Crystal Palace Road London SE22 9EX
 3a Crystal Palace Road London SE22 9EX
 44a Oakhurst Grove London SE22 9AQ
 Flat 3 Mission Court SE22 9EX
 17 St James Cloisters East Dulwich Road SE22 9BW
 15 St James Cloisters East Dulwich Road SE22 9BW
 57 East Dulwich Road London SE22 9AP
 19 St James Cloisters East Dulwich Road SE22 9BW
 14 St James Cloisters East Dulwich Road SE22 9BW
 12 St James Cloisters East Dulwich Road SE22 9BW
 18 St James Cloisters East Dulwich Road SE22 9BW
 16 St James Cloisters East Dulwich Road SE22 9BW
 Basement Flat 1 Crystal Palace Road SE22 9EX
 27-29 East Dulwich Road London SE22 9BD
 Flat 2 Mission Court SE22 9EX
 Flat 1 Mission Court SE22 9EX
 48 East Dulwich Road London SE22 9AX
 58 East Dulwich Road London SE22 9AX
 Unit 4 Goose Green Trading Estate SE22 9BN
 24 Crystal Palace Road London SE22 9HB
 68c East Dulwich Road London SE22 9AT
 68b East Dulwich Road London SE22 9AT
 72b East Dulwich Road London SE22 9AT
 72a East Dulwich Road London SE22 9AT
 56a Worlingham Road London SE22 9HD
 68a East Dulwich Road London SE22 9AT
 56b Worlingham Road London SE22 9HD
 72c East Dulwich Road London SE22 9AT
 First Floor And Second Floor Flat 70 East Dulwich Road SE22 9AT
 First Floor And Second Floor Flat 49 Worlingham Road SE22 9HD
 Flat 2 11 Hinckley Road SE15 4HZ
 First Floor And Second Floor Flat 86 East Dulwich Road SE22 9AT
 63 East Dulwich Road London SE22 9AP
 Basement And Ground Floor Flat 20 Crystal Palace Road SE22 9HB
 26 Crystal Palace Road London SE22 9HB
 26b Oakhurst Grove London SE22 9AQ
 26a Oakhurst Grove London SE22 9AQ
 38a Oakhurst Grove London SE22 9AQ
 26c Oakhurst Grove London SE22 9AQ
 22a Oakhurst Grove London SE22 9AQ
 8c Oakhurst Grove London SE22 9AQ
 22c Oakhurst Grove London SE22 9AQ
 22b Oakhurst Grove London SE22 9AQ
 38b Oakhurst Grove London SE22 9AQ
 6a Worlingham Road London SE22 9HD
 First Floor Flat 21 Worlingham Road SE22 9HD
 Flat 3 80 East Dulwich Road SE22 9AT
 88a East Dulwich Road London SE22 9AT
 Flat E 51 East Dulwich Road SE22 9AP
 Flat 2 80 East Dulwich Road SE22 9AT
 Flat 1 80 East Dulwich Road SE22 9AT
 Flat 9 Greenview Court SE22 9AJ
 Flat 66 Altima Court SE22 9AL
 Flat 65 Altima Court SE22 9AL
 Flat 70 Altima Court SE22 9AL
 Flat 67 Altima Court SE22 9AL
 Flat 62 Altima Court SE22 9AL
 Flat 60 Altima Court SE22 9AL
 Flat 64 Altima Court SE22 9AL
 Flat 63 Altima Court SE22 9AL
 Flat 71 Altima Court SE22 9AL
 Flat 6 Greenview Court SE22 9AJ
 Flat 5 Greenview Court SE22 9AJ
 Flat 8 Greenview Court SE22 9AJ
 Flat 7 Greenview Court SE22 9AJ
 Flat 2 Greenview Court SE22 9AJ
 Flat 1 Greenview Court SE22 9AJ
 Flat 4 Greenview Court SE22 9AJ
 Flat 3 Greenview Court SE22 9AJ
 100c Adys Road London SE15 4DZ
 100b Adys Road London SE15 4DZ
 Unit 10 Goose Green Trading Estate SE22 9BN
 Unit 7 Goose Green Trading Estate SE22 9BN
 16b Hinckley Road London SE15 4HZ
 16a Hinckley Road London SE15 4HZ
 The Lodge 63 Adys Road SE15 4DX
 Flat 7 39 East Dulwich Road SE22 9AN
 Flat 5 39 East Dulwich Road SE22 9AN
 Flat 4 39 East Dulwich Road SE22 9AN
 12 Oakhurst Grove London SE22 9AQ
 2-2a Crystal Palace Road London SE22 9HB
 Flat 6 39 East Dulwich Road SE22 9AN
 Flat 8 39 East Dulwich Road SE22 9AN
 Flat 3 39 East Dulwich Road SE22 9AN
 Flat 2 39 East Dulwich Road SE22 9AN
 65 Adys Road London SE15 4DX
 63 Adys Road London SE15 4DX
 69 Adys Road London SE15 4DX
 67 Adys Road London SE15 4DX
 Goose Green Centre St Johns Church SE22 9AT
 54a East Dulwich Road London SE22 9AX
 100a Adys Road London SE15 4DZ
 22 Hinckley Road London SE15 4HZ
 16 Keston Road London SE15 4JB
 14 Keston Road London SE15 4JB
 12 Hinckley Road London SE15 4HZ
 15 Hinckley Road London SE15 4HZ

Re-consultation: n/a

APPENDIX 2

Consultation Responses Received

Internal services

Ecology Officer

Statutory and non-statutory organisations

Thames Water - Development Planning

Neighbours and local groups

By Email Reality Holdings Limited SW19 2JE
Email representation
Flat 72 Altima Court SE22 9AL
16 Hartwell Court Crystal Palace Road SE22 9AF
17b Henslowe Road London SE22 0AP
179 Friern Road London SE22 0BD
2c Henslowe Road London SE22 0AP
24 Crystal Palace Road London SE22 9HB
9 Crystal Palace Road London SE22 9EX