

Item No. 6.1	Classification: Open	Date: 24 September 2015	Meeting Name: Planning Committee
Report title:	Development Management planning application: Council's own development application 15/AP/2963 for: Council's Own Development - Reg. 3 Address: KEYWORTH PRIMARY SCHOOL, FAUNCE STREET, LONDON SE17 3TR Proposal: Demolition of the existing dining hall and the erection of a new two storey detached school building to accommodate nine new classrooms, double height hall and kitchen, associated landscaping and re-planting are also proposed. Re-submission of application 14/AP/4715 with additional information on sustainability.		
Ward(s) or groups affected:	Newington		
From:	Adam Greenhalgh		
Application Start Date 24/07/2015		Application Expiry Date 23/10/2015	
Earliest Decision Date 29/08/2015			

RECOMMENDATION

1. To grant planning permission subject to the recommended conditions.

BACKGROUND INFORMATION

2. The application represents a 're-submission' of planning application 14/AP/4715 which was for the same proposal and which was presented to the Planning Sub-Committee (B) on 28 April 2015. Planning permission was granted by the Committee for the previous application.
- 3.. However an application for judicial review was subsequently made by a third party alleging that the site comprised a playing field, a Sustainability Assessment (as required under saved policy 3.3 of the Southwark Plan for major development) had not been undertaken and consideration had not been given to alternative sites for the school expansion. The claimant's challenge is attached at Appendix 3 and the Council's response to the challenge is attached at Appendix 4.
4. These matters are considered in 'Principle of the Development' and 'Sustainable Development Implications' below. Reference is made to all other relevant planning issues. However, apart from alterations to the architectural appearance and materiality of the new building the proposal remains the same as before and the planning issues therefore remain the same.

Site location and description

5. The Site Location and Description are set out in the Committee report for application

14/AP/4715. For ease of reference the text is set out below:

Keyworth Primary School is a one and half form entry (FE) primary school with nursery located within Kennington in the north west of the Borough. It is situated 500m south of Kennington tube station in a predominantly residential area.

The site is irregular in shape being sited between neighbouring residential and commercial properties. The main entrance is at the end of Faunce Street, towards the south of the site, and the site generally sits behind and alongside adjoining residential and commercial properties. There is a secondary but well used entrance/exit at the end of Gaza Street (north west) and a largely unused opening onto Doddington Grove (east) between a pair of houses. The site extends along two stretches of Sharsted Street (west) either side of a terrace of flat roofed period houses. The site comprises a range of school buildings and associated access and hard and soft play areas.

The main school building is a three storey Victorian 'board' school building situated within the south east of the site and accessed from Faunce Street. It sits 7.5m from adjoining residential properties in Doddington Grove and Faunce Street and it is surrounded by hard surfaced access and play areas. In the south west corner, and adjoining Sharsted Street, is a new multi-use games area. In the middle of the site is hard surfaced play and circulation space and in the north west corner, also adjoining Sharsted Street, is a rectangle of woodland and a substantial detached single storey building used as a hall and with the school kitchen. There is an access strip which extends through the site off Gaza Street which is used for school parking and there is a lawn with one or two trees alongside this access strip. The school has a temporary classroom building on this lawn.

The building is not listed, or is it within the setting of a listed building, it is not within a conservation area. The main school building has a historic significance in the local townscape as a nearly complete example of a board school in a townscape of mostly C19 housing in a similar yellow stock brick. There are no protected trees on the site.

The site is the subject to the following designations in the Southwark Plan:

- *Air Quality Management Area*
- *Urban Density Zone.*

6. It should also be noted:

- The 'woodland' in the north west part of the site, adjoining Sharsted Street, does not include a marked up sports pitch and is not therefore considered to constitute a playing field (as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010. A 'playing field' means the whole of a site which encompasses at least one playing pitch
- The site adjoins two other LB Southwark owned sites. To the north east of the school and with boundaries onto Braganza Street and Doddington Grove are the Braganza Street workshops which are single storey industrial buildings. To the north of the school and with boundaries onto Braganza Street and Gaza Street is a hard surfaced area which provides a number of car parking spaces.

Details of proposal

7. The proposals are largely the same as for the previous (14/AP/4715) application. The proposals can be summarised as 'the erection of a new two storey detached building comprising nine classrooms, a new nursery and a linked double height hall with school kitchen, internal alterations within the main school building, provision of a covered

central hub, provision of new landscaping and boundary treatment and re-located car parking spaces all to facilitate the formation of a 3FE primary school with nursery.'

8. The proposed layout, form and configuration of the proposals are set out in the Committee report for application 14/AP/4715. For ease of reference the text is set out below:

The proposals are for the erection of a new two storey detached building comprising nine classrooms, a new nursery and a linked double height hall with school kitchen, internal alterations within the main school building, provision of a covered central hub, provision of new landscaping and boundary treatment and re-located car parking spaces all to facilitate the formation of a 3FE primary school with nursery.

The proposals would be undertaken as follows:

- *New detached pitched roof/two storey brick building comprising nursery and 3 reception classrooms and ancillary rooms on ground floor and three Year 5 and three Year 6 classrooms and ancillary rooms/spaces on the first floor. Formation of single storey foyer/after school club room attached to new double height hall building with school kitchen and internal chair/P.E. stores. The new buildings would be sited on the site of the existing dining hall/kitchen which would be demolished and on the existing woodland area facing Sharsted Street. A landscaped strip with plants and trees would be provided in front of the building along Sharsted Street and a soft play area provided at the far (north west) end for the new nursery*
- *The existing building would be altered internally to enable the provision of three Year 1 to Year 4 classrooms, assembly hall/P.E. hall, ancillary staff and support rooms (including music room and library), stores, W.C.s and caretaker's flat*
- *The lawn within the middle of the school will be re-modelled into a part soft/part hard reception class play area. The existing temporary classroom building will be removed*
- *A covered hub will be erected between the existing main school building and the new classroom block/hall.*

The main school building will be altered by way of:

- *Demolition of rear single storey toilet block*
- *Conversion of toilet block on boundary with 41 Faunce Street to stores and provision of 15 staff car parking spaces*
- *Provision of a covered playspace adjacent to north elevation.*

The facing materials indicated for the new classroom block and hall are brick slips for the walls and roof, aluminium windows and cladding panels, polyester powder coated aluminium doors and panels to conceal louvres. A 1m high anodised security screen would be provided to the roof of the hall and PV panels will be provided on the roof. The details of the boundary treatment are not indicated.

9. It should be noted that the roof and walls of the new building under 14/AP/4715 were to be of brick slips. The materials have been amended in the current proposal. Under the current proposal the walls would be of brickwork and the roof of clay tiles. Additionally the position and shape of a number of windows on the west (Sharsted Street) elevation and north (Braganza Street elevation) would be amended. The previously approved windows breaking into the roof and the ventilation chimneys on the roof would be omitted.
10. A Sustainability Report has been submitted for the current proposal. This includes a Sustainability Checklist, consideration of the brownfield status of the site and

assessment of the availability of alternative sites.

Planning history

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| 11. | 05/CO/0189 Application type: Full Planning Permission (FUL)
Erection of a single-storey structure at the rear of the main school building (adjacent to Gaza Street entrance) for use as a classroom.
Decision date 20/01/2006 Decision: Grant (GRA) |
| | 14/AP/1371 Application type: Council's Own Development - Reg. 3 (REG3)
Erection of a new temporary modular classroom block with disabled W/C, pupil W/C and store with new disabled access ramp.
Decision date 26/06/2014 Decision: Granted for Limited Period (GFLP) |
| | 14/AP/4715 Application type: Council's Own Development - Reg. 3 (REG3)
Demolition of the existing dining hall and the erection of a new two storey detached school building to accommodate nine new class rooms, double height hall and kitchen; associated landscaping and re-planting are also proposed.
Decision date 07/05/2015 Decision: Granted (GRA) |

Planning history of adjoining sites

12. There are none that are relevant.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

13. The main issues to be considered in respect of this application are:
- a) Principle of development
 - b) Effects on the character and appearance of the area
 - c) Effects on the amenity of neighbouring occupiers
 - d) Transport/highways implications
 - e) Design Issues
 - f) Impact on Trees
 - g) Ecology
 - f) Sustainability

Planning policy

14. National Planning Policy Framework (the Framework)
- S.4 - Promoting Sustainable Transport
 - S.7 - Requiring Good Design
 - S.8 - Promoting Healthy Communities
 - S.10 - Meeting the challenge of climate change, flooding and coastal change
 - S.11 - Conserving and enhancing the natural environment
15. London Plan July 2015
- Policy 3.16 - Protection and enhancement of social infrastructure
 - Policy 3.18 - Education facilities
 - Policy 4.6 - Support for and enhancement of arts, culture, sport and entertainment
 - 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 5.12 - Flood Risk Management

Policy 5.13 - Sustainable Drainage
Policy 6.9 - Cycling
Policy 6.10 - Walking
Policy 6.13 - Parking
Policy 7.3 - Designing out crime
Policy 7.2 - An inclusive environment
Policy 7.6 - Architecture

16. Core Strategy 2011

SP1 - Sustainable Development
SP2 - Sustainable Transport
SP4 - Places for Learning, Enjoyment and Healthy Lifestyles
SP12 - Design and Conservation
SP13 - High Environmental Standards

17. Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19 March 2013, as required by paragraph 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.

2.2 - Provision of New Community Facilities
3.3 - Sustainability Assessment
3.2 - Protection of Amenity
3.4 - Energy Efficiency
3.12 - Quality in Design
3.13 - Urban Design
5.2 - Transport Impacts
5.3 - Walking and Cycling

18. Southwark Supplementary Planning Documents

Sustainability Assessment SPD 2009
Sustainable Design & Construction SPD 2009

Principle of development

19. The application site falls within the curtilage of the existing school and as it has a long established use as a primary school there would be no material change of use and there are no land use objections.
20. As set out within the application for Judicial Review of the previous planning permission, the claimant's case rests on their argument that the alternative site of the Braganza Street workshops should have been considered for this school extension. Their case submits that saved policy 3.3 of the Southwark Plan 2007 requires a sustainability assessment which in turn requires the most sustainable option to be considered. The claimant submits that the more sustainable option is the Braganza Street workshop site and therefore that site should be used for the school expansion and not the application site on Sharsted Street which is adjacent to the claimant's property. They submit that the application site is not brownfield land. And they submit that the proposals will result in the loss of playing field land.

Assessment of alternative sites

21. The Council's response on the requirement to consider alternative sites is set out in the Summary Grounds of Resistance attached at Appendix 4. Firstly it is considered that an assessment of alternative sites is not a mandatory requirement when assessing the merits of proposed development on any site. The availability of alternative sites only may be a material consideration. Case law has established that only in narrow and exceptional circumstances may the consideration of alternative sites become a material consideration. Such circumstances can include where there is harm arising from a proposal, the nature and urgency of the need (for the proposal) the scope for alternatives which could sensibly satisfy the need; and the extent to which the feasibility of such alternatives has been demonstrated. The Council maintains that those exceptional circumstances do not arise here and therefore there is no obligation to consider alternative sites.
22. Notwithstanding this position, the applicant has submitted with this application within the additional Sustainability Report an assessment of alternative LB Southwark sites (including the Braganza Street workshops site), and the existing school site, for school expansion and the provision of new housing.
23. The options put forward would not allow for the siting of facilities to meet the school's needs on the neighbouring LB Southwark owned site at Braganza Street because this site is not available in 2015 for the delivery of school facilities in September 2016. Additional issues which would potentially hinder the use of this site for the school extension would be a greater density of residential development on Sharsted Street (as the Council has to satisfy both rising demand for school places and housing across these two sites) resulting in increased cars/traffic in Sharsted Street, the potential overlooking of nursery play space and potential taller development in Sharsted Street.
24. Furthermore, in addition to these factors, there is no application or even indicative scheme demonstrating how the school extension could be accommodated at the Braganza Street site.
25. All of the above factors demonstrate that the Braganza Street site is not a viable and feasible alternative. Moreover the development of this site by the school is not supported by the school or the Council.
26. To conclude, there is no obligation to consider alternative sites in the circumstances of this case. As is set out elsewhere in this report, there is no undue harm arising from the proposed school extension at Sharsted Street as proposed. Nevertheless, even when the Braganza Street site is considered it is clearly not a viable feasible alternative for a number of reasons as set out above and in more detail in the Council's submissions to the court at Appendix 4. The Braganza Street site will not be available in time to provide for the urgent school places that are required for the Council to meet its statutory duties under the Education Act. Also the site is most likely to be required for new housing in due course given the intense housing demands in the borough. Such housing development would need to be built at Sharsted Street in the event that the uses were reversed potentially resulting in a number of planning impacts given the likelihood of higher density housing than has traditionally existed in Sharsted Street.

Sustainability assessment

27. The claim for judicial review was also made on the basis that no Sustainability Assessment was submitted as required under saved policy 3.3 of the Southwark Plan.

28. Saved Policy 3.3 and the subsequent Strategic Policy 1 'Sustainable Development' in the Core Strategy 2011 require with major applications the assessment and consideration of the economic, environmental and social impacts of proposals requiring a proportionate approach to the level of information provided.
29. The Council maintain that such an approach was followed with the previous application, where the assessment of sustainability, in terms of economic, environmental and social impacts was provided through a range of documents submitted as part of the planning application. It is considered that such an approach is consistent with relevant development plan policy and the NPPF.
30. Nevertheless, for ease of reference, a Sustainability Addendum Report has additionally been provided with this current application which pulls together in one document the relevant sustainability information. However sustainability should continue to be assessed not just against the information provided within this addendum but with regard to the application submission as a whole. Further information is provided on the factors highlighted in the sustainability addendum in the 'Sustainable Development Implications' section below.
31. It is important to note that the Council does not accept the Claimant's premises that saved policy 3.3 necessarily requires assessment of alternative options beyond the application site. Rather what is required by this policy, as the accompanying guidance makes clear, is that there is a sustainability assessment so that it can be assessed whether a particular application maximises in so far as it can in accordance with policy the economic, environmental and social positive outcomes.

Brownfield land

32. In respect of the issue of whether the site is 'brownfield land' the claimant cites the definition of previously developed land in the glossary of the NPPF. This states that 'brownfield land' "excludes land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time." They argue that as the remains of the houses that formerly existed on the site have disappeared that the area of self sown trees has blended back into the landscape. The Council do not accept this position, as set out in the submission to the court, for three reasons:
 - 1) The application should be considered with reference to the site as a whole as exists within the red line, as all of this is used by the primary school. When the site as a whole is considered it is clearly brownfield land.
 - 2) The claimant asserts that the area of self sown trees is akin to a "recreation ground" which is not accepted. It is considered to be an under used area of land managed by the school for educational purposes. It is not used for play space or recreation.
 - 3) As regards the site blending back into the landscape. It is considered here that the surrounding landscape is that of a school with significant areas of hard standing and building coverage in an inner city area. The site is a long established part of the school and in this context has not blended into a park-scape or rural landscape.
33. For all these reasons, having regard to the definition in the NPPF, this site is considered to be brownfield land. It should also be noted that the site is not subject to an open space designation such as Borough Open Land or Other Open Space and

further that the area of self sown trees amounts to approximately 10 per cent only of the total area of the school.

Playing field

34. The woodland does not fall within the definition of a playing field under planning legislation. It comprises numerous self-seeded trees and it is not used for organised recreation. Under the Town and Country Planning (Development Management Procedure) (England) Order 2010 a playing field is an area which consists of a marked-up sports pitch.
35. The claim for judicial review included reference to development of playing field in the context of the School Standards and Framework Act 1998. This is separate from planning legislation and it is not a material consideration to this application. In any event LB Southwark obtained the requisite consent under the SSFA Act for the proposed development.
36. Furthermore, the proposals will not result in a net loss of playing fields, even adopting the different definition in the SSFA Act. Taking into account the proposals as a whole it is considered that there will actually be an improvement in the quality of the play space which is provided in the scheme.

Environmental impact assessment

37. An Environmental Statement would not be required with this application as the development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999. The sites fall below the 0.5ha threshold (being 0.24ha) but could be classified as a Schedule 2 'Urban Development Project'. Officers consider that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size, and location based upon a review of the selection criteria set out in Schedule 3 of the Regulations which are used to screen Schedule 2 Development. Furthermore, the site is outside a designated 'sensitive area' as per Regulation 2(1).

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

38. Other than by way of alterations to the position and design of windows on the new building the proposal remains largely the same in appearance and layout as the previous (14/AP/4715) application. The alterations to the fenestration are required to serve the first floor classrooms but they would not involve a significant increase in the amount of fenestration or new windows any nearer to the gardens or habitable rooms of any neighbouring dwellings. It is therefore considered that there would not be any significant increase in overlooking or loss of outlook as a result of the design changes and the residential amenity of surrounding occupiers should not be affected. The Sustainability Report which has been submitted with this application has no implications for the amenity of surrounding occupiers. The Sustainability Report addresses the issue of the lack of availability/suitability of the adjoining LB Southwark owned sites and it advises on the brownfield status of the land and the sustainability credentials of the new development. The additional information on the sustainability of the development would not give rise to any additional impacts on the amenity of surrounding occupiers when compared with the previously approved (14/AP/4715) scheme.
39. For ease of reference the assessment of the 'Impact of proposed development on amenity of adjoining occupiers and surrounding area' for the previous (14/AP/4715) application proposal is set out below:

Whilst the school has a long established use the proposal would increase pupil and teacher numbers and the intensification of the use together with the provision of additional buildings on the site will have a degree of impact on residential amenity.

The proposal would impact on the relationship between the school and the residential buildings due to the expansion and removal of existing buffers such as the wildlife garden.

A new nursery capable of accommodating 50 children and associated play area would be formed between Gaza Street and Sharsted Street. This would be enclosed by a brick wall and its daytime use during the week, at term times, would not cause significant harm to the amenity of surrounding occupiers. This is because it would be screened from the neighbouring properties and its use would be purely by nursery school children.

The proposed access arrangements are dealt with within 'Highway Implications' below. The formation of a secondary access on Sharsted Street, for access to the after-school club and for use by community groups outside school hours, and not as a main entrance, should not result in excessive noise or disturbance of the occupiers of properties within Sharsted Street. A planning condition is recommended to prevent the use of the main gates at the end of Faunce Street during peak drop-off and pick-up times in the interests of deterring parents from driving down Faunce Street and causing noise and disturbance for existing residents. This condition would come into effect once the new buildings are occupied. The school would have two main access points; one from Doddington Grove and the other from Gaza Street. The main access via Faunce Street would be closed off during school drop-off and collection times as this is seen as the area of concern currently with the road becoming congested during these periods. This access would be available for staff vehicles accessing the school parking spaces but only before 08:15am and for visitors to the school outside of normal drop-off and collection times.

A number of objections have been raised around the proposed development of the plot in question. The land itself has no formal designation within the Saved Southwark Plan or the Core Strategy and historical maps demonstrate that it was previously developed. The application site offers limited alternatives. A suggestion that the adjoining enterprise building could be incorporated as part of the development would not be possible as this building is currently in use, it does not belong to the school and the demand for school places is immediate.

A gate would be formed to enable access from Sharsted Street onto the playground in the middle of the school and there would be entrance doors to the after-school club area within the new building, also on Sharsted Street. The consultation responses from neighbours object to the use of Sharsted Street for access on grounds of noise and disturbance from comings and goings, including any outside school hours community use. However the planning statement confirms that main access to the school will remain from Gaza Street. It is also proposed to re-open the school gate on Doddington Grove which would ease the pressure on the Gaza Street entrance. The new gate on Sharsted Street would not be used as the main access point for children, staff or visitors. It would serve as a means of escape and access for after school club/community use and a condition is recommended to restrict access to this end.

The new building, which would be low level with a pitched roof, would be over 12m from the nearest houses, on the opposite side of Sharsted Street. Being two storeys in height and effectively aligning with the existing three storey terraced buildings on the even side of Sharsted Street, the new building would not result in any harmful loss of outlook or overshadowing to the dwellings on the opposite, odd side of the road.

The size of the building and its siting, would be similar to the form of surrounding development within Sharsted Street and the new two storey building, 12m across from the houses on the other side of Sharsted Street would comply with the recommended distance (i.e. 12m) for new development in the Council's Residential Design Standards 2011. The proposed windows to the upper floor classrooms would not result in any significant loss of privacy at any neighbouring residential properties, and to further safeguard this, an element of obscure glazing is proposed.

The most affected property would be no. 49 which currently shares a boundary with the wildlife garden. The new building would extend 17m to the rear of this property (2m away from the boundary). Alongside no. 49 it would be single storey in height, the two storey element being 'set back' 5.5m. The buildings would lie to the north of the garden and would not cause overshadowing or loss of sunlight. Whilst there would be an impact on outlook it is considered there is sufficient distance between the buildings to maintain an open aspect from the windows and garden at the rear of this property. The configuration of the kitchen and bin stores for the new hall have been amended so that it would sit between the kitchen and after school club foyer (neat the Sharsted Street frontage) to reduce the potential for noise and disturbance at the immediately neighbouring property, 49 Sharsted Street.

Many of the objections received referred to the impact that the proposed development would have on the sunlight and daylight for nearby residential properties. A Sunlight and Daylight Analysis has been undertaken. Analysis of the impacts on the nearest residential properties, namely 49 Sharsted Street, 52 Sharsted Street, 54 - 72 Sharsted Street and 26 Braganza Street has been undertaken.

The report notes that the rear windows at 49 Sharsted Street would comply with BRE guidelines in terms of sunlight and daylight. All windows at the nearest facing property (52 Sharsted Street) would also comply with BRE guidelines. The facing windows at 54 - 72 Sharsted Street, which are understood to serve bedrooms, would similarly meet BRE guidelines, retaining at least 25% of the available annual sunlight. The ground floor windows would experience a 0.62 and 0.78 reduction of the 'vertical sky component' but these windows are overshadowed by an overhang which currently reduces the vertical sky component to 18.28%. It is this large overhang and not the proposal which would account for the relatively low 'vertical sky component' to these rooms.

All the windows at the rear of 26 Braganza Street, the nearest property to the north, would comply with BRE guidelines. All of the rear garden at 26 Braganza Street has also been found to receive at least 2 hours of direct sunlight on March 21st, thereby exceeding the BRE recommendation that at least 50% of a garden receive at least 2 hours of sunlight on March 21st.

In terms of playground noise it should be noted that the main play area for the new building would be located within the centre of the site and as such, it would be screened from neighbouring buildings by the proposed two storey building. The nursery playground at the northern end of the new building would be used on a part-time basis and only be nursery children from whom lower noise levels may be reasonably expected.

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

40. No changes are proposed to the layout and configuration of the new building and associated amenity and access (including parking) areas. There should therefore be no further implications for the users of the proposed development which, under the previous application, were considered to address the needs of a 3FE primary school.

41. For ease of reference the assessment of the 'Impact of adjoining and nearby uses on occupiers and users of proposed development' of the previous (14/AP/4715) application proposal is set out below:

The Design & Access Statement specifies the accommodation and ancillary play and circulation spaces which are needed to enable the school to become 3FE. The school expansion has been designed to meet the guidance within BB99 (Briefing Framework for Primary School Places) in relation to the requirements for classrooms, halls, learning resource centre, staff & admin areas, external space, toilets, circulation space, storage and nursery provision. With the BB99 criteria at the forefront of the design the proposals would achieve the primary purpose of providing a 3FE school at the site at the same time as fulfilling the following objectives :

Secure & Visible Entrances

- The existing School entrance does not have a strong connection with the street and does not have the capacity to accommodate the proposed increase in pupil numbers. The project aims to remodel the existing entrance, to encourage the use of the entrance to the site from Gaza Street and bring back into use the entrance on Doddington Grove.*

Enhance the Play space

- The existing woodland area and landscaped garden do not provide functional play space and create a disjointed arrangement that is difficult to supervise. The proposal looks to link the outdoor spaces across the site, both visually and physically, to create a varied yet coherent environment for children to learn and play.*

Unified School

- The project aims to create a coherent and unified School by introducing a new building that responds to the Victorian context, but creates its own contemporary architectural identity*

Transport issues

42. No changes are proposed to the access and parking arrangements which were proposed in the previous (14/AP/4715) scheme. The Transport Statement and Travel Plan have been re-submitted and are equally applicable to this application. Additionally the conditions which were attached to the layout and configuration of the new building and associated amenity and access (including parking) areas are recommended to be applied here. There should therefore be no further implications for the safety of the highway network or the amenity of surrounding occupiers in relation to vehicular and pedestrian activity. The previously recommended conditions relating to the approval of details of community use, the closure of the school gates in Faunce Street, the restricted use of the new gate and entrance doors in Sharsted Street, the use of the access on Doddington Grove and the submission and approval of a Travel Survey are all recommended to be included if planning permission is granted. At the time of writing further measures to ameliorate any parking impacts are being discussed between the applicants and the neighbours in Sharsted Street and any updates will be provided in the addendum report.
43. For ease of reference the assessment of Transport Issues for the previous (14/AP/4715) application proposal is set out below:

The school is well located for sustainable and public transport usage. It benefits from a good PTAL (5). Bus, rail and underground modes are within the calculation area.

A pupil travel survey has been undertaken which has shown the current modal split is:

*Car 19%
Cycling 35%
Public transport 14%
Walking 64%*

The provision of further cycle parking and a robust and ambitious School Travel Plan should reduce vehicular trip generation. Cycle parking has been proposed in line with London Plan cycle storage levels (1 space for every 10 students and staff). The school already has a suitable level of cycle and scooter parking so the London Plan standards would only be applied to the proposed development. A total of 59 cycle parking spaces would be available in association with the completed development. This is a suitable level to promote sustainable travel modes to the development. As the site is located within a close proximity to the cycle super highway network, teacher cycle parking demand should be provided in line with demand outlined in the School Travel Plan

The development is located within the West Walworth (Mon/Friday 08:00/18:30) CPZ. Presently drivers use Faunce Street for drop off and collection. This is a narrow street and drivers have to reverse to exit causing congestion and potential conflicts. Pedestrian and cycle access to the site from Doddington Grove would be reinstated if planning permission were granted and the use of the Faunce Street entrance would be restricted and not allowed between 8.15 a.m. and 9.00 a.m. and 3.00 p.m. and 3.45 p.m. once the new building comes into use. The Sharsted Street entrance would also be restricted.

Officer Comment: Some concern has been raised by the applicant in regard to this restriction of the Faunce Street entrance, as the school may find it desirable to have more flexibility in opening the entrance if it can demonstrate that vehicular traffic would be prohibited from using Faunce Street. It is open to the school in future to seek to amend or remove such a condition of consent at such time by providing factual supporting evidence, should the local authority agree to grant planning permission

A Service Management Plan condition is recommended to further mitigate the impact of service and refuse vehicles and protect pedestrian and cyclist from these vehicles. The School Travel Plan has been submitted. Its implementation and monitoring can be secured by way of a planning condition.

Design issues

44. In terms of urban design the changes which need to be considered in this application relate to the architectural appearance and materiality of the new building. Red brick walls and clay roof tiles are now proposed for the new classroom/hall building which would have a more conservative pattern of windows in its north and west elevations facing neighbouring housing in Sharsted Street and on Gaza Street. The proposed elevations, including red brick walls, a clay tiled roof and anodised aluminium framed windows and panels would lend a distinctive, strong identity to the new building while picking up on the red brick of the main school building and echoing the size, scale and appearance of a secondary classroom building within a typical Inner London Board school.
45. For ease of reference the assessment of Design Issues for the previous (14/AP/4715) application proposal is set out below:

The proposed development would require the demolition of the existing prefabricated hall which is of no architectural interest and makes no positive contribution to the urban environment.

The proposed building is a contemporary brick faced building with large windows and an active presence on Sharsted Street. The architect has introduced features on the Sharsted Street elevation in the interests of the appearance of the street scene. These include horizontal bands of soldier course brickwork and an anodised screen level with the parapet walls of the neighbouring terraced houses. A condition requiring details of the brickwork and masonry including junctions of roof and walls, reveals, cills and lintels is recommended

The elevations and sections show no boundary wall or fence. Details of appropriate boundary fences/walls are therefore required as a planning condition in the interests of the appearance and security of the development

The design is considered to be acceptable in its height, scale and massing and the internal layout is successful, avoiding excessive circulation spaces. The other works, including the laying out of play space, the new canopy/circulation space, demolition of a toilet block and 'marking up' of staff car parking spaces are contained within the site and would not affect the appearance of the site within any street scene.

Impact on trees

46. No changes are proposed to the siting and layout which was approved under the previous (14/AP/4715) scheme. There should therefore be no additional impact upon trees.
47. For ease of reference the assessment of the Impact on Trees for the previous (14/AP/4715) application proposal is set out below:

The proposed development would result in the loss of the majority of trees on site, including a wooded nature area which consists of large and prominently located native species.

The arboricultural impacts assessment confirms that of the 29 individual trees and two groups, 20 individual trees and both groups would be removed. These consist of six category B trees. The remaining 14 individual and 2 groups to be removed are of category C. No trees in the highest category (a) would be removed.

The removal of the trees on Sharsted Street would inevitably have an impact on amenity and the street scene given their large size and prominent location. Mitigation is proposed in the form of a forest garden.

Mitigation of tree loss is aided by the proposed hard and soft landscaping which is of design merit and would retain the best quality trees, such as the Cedar (identified as Pine) used as a focal point within the central play space. This would have a desert island theme and feature boulders, mounds and equipment within rubber crumb surfaces, bordered by bio diverse boundary planting with raised planters. Macadam would be used elsewhere together with natural surfaces including sand, bark and grassed areas. Reuse of timber is proposed where appropriate as play and seating within the site.

Semi-mature trees are specified with a mix of native and ornamental species, green walls and other natural habitat features enhanced by flowering shrubs and perennial planting beds.

It is noted that the new building would result in a large amount of tree removal. However given the benefit of the new building and increased capacity for the school along with the use of a planning condition to secure additional tree planting (suitable space exists, for example, within the playground facing Sharsted Street and Faunce Street between 33 & 27 Sharsted Street) it is not considered, on balance, that the loss of the trees proposed is acceptable.

Changes are required to the proposed planting schedule with confirmation of other specifications to be provided via condition.

Ecology

48. No changes are proposed to the siting and layout which was approved under the previous (14/AP/4715) scheme. There should therefore be no additional impact upon ecology.
49. For ease of reference the assessment of the Impact on Ecology for the previous (14/AP/4715) application proposal is set out below:

The Council's Ecology Officer has indicated that the bat assessment indicates that the site is unlikely to support roosting bats. An objection has been received that the survey did not follow the relevant guidelines for great crested newts. The council's Ecology Officer has reviewed this objection and advised that there is little chance of great crested newts using the pond as there have not been any recorded sightings of this species in the borough.

The Ecological Appraisal makes a series of recommendations. These relate to the presence of Japanese Knotweed (an invasive weed) on the site, the habitat value of the wooded area, scrub, trees and pond and the desirability of the providing replacement trees/habitats within the site or elsewhere in the surrounding area. The Council's Ecology Officer agrees with the findings of the Ecological Appraisal and a condition to secure measures to eradicate the Japanese Knotweed is recommended. A condition relating to the provision of replacement trees/landscaping is also attached. Consultation will be undertaken with the Ecology Officer on the ecological merits of the tree planting/landscaping details.

Sustainable development implications

50. The previous application (14/AP/4715) was assessed in accordance with the Council's, London Plan and NPPF policies in relation to sustainable development. Specialist reports were submitted in respect of energy use/carbon emissions and BREEAM. These have been submitted with the current application and they demonstrate that there will be an overall 35 per cent reduction in carbon emissions relative to the Building Regulations (2013 edition) and that a Very Good BREEAM rating will be achieved in accordance with policy SP13 of the LB Southwark Core Strategy.
51. As mentioned above, the current application additionally includes a Sustainability Addendum Report which highlights the individual areas in which the development will promote sustainability. Items included within the proposal to accord with Southwark's policies for sustainable development include:
 - Secure by Design principles
 - Consultation with the local community
 - Disabled persons parking
 - Site within an accessible location

- Reduced (minimum) car parking provision
- Provision of cycle parking facilities
- Provision of health, social and community facilities for local people
- BRE standards for sunlight and daylight met
- 55 per cent of health and welfare credits achieved in BREEAM Assessment
- Minimum standards in Sustainable Design & Construction met
- Considerate Contractors Scheme proposed
- Design & Access Statement submitted
- No harm to historic environment
- Increase in number of jobs at the site
- No loss of business floor space
- Good public transport accessibility
- No harm to amenity of neighbouring occupiers
- Proposal on brownfield land
- No loss of public open space
- Biodiversity standards would be achieved
- Remediation of contaminated land
- External lighting controlled to standards
- Energy efficiency standards met
- Energy supply standards met
- Renewable energy standards met
- CO2 reduction targets met
- Minimum water use standards met
- Minimum water quality standards met
- Minimum construction waste standards met
- Operational waste standards met
- Minimum Air Quality standards met
- Minimum flood risk design standards met
- Minimum drainage and run-off standards met
- Minimum materials standards met

52. This information is considered to demonstrate that the proposal does constitute sustainable development having regard to relevant development plan policies and the NPPF in respect of its economic, environmental and social impacts.

Other Matters

53. There are no changes to the 'Other Matters' which arise from the previous (14/AP/4715) proposal. For ease of reference the assessment of the 'Other Matters' for the previous (14/AP/4715) application proposal is set out below:

Air Quality:

The application is accompanied by an Air Quality Assessment. This finds that the annual mean pollution concentration limit of 40µg/m³ for NO² would not be exceeded for any of the rooms with windows within the proposed development.

Noise:

The Noise Assessment which accompanies the application includes a survey of ambient noise levels. This has identified that a number of the rooms would need to be mechanically ventilated in order to meet internal acoustic criteria in the Building Regulations.

Soil Contamination:

A planning condition is also included along with the recommendations of the Council's Environmental Protection Team, in relation to the submission and approval of

remediation measures if contamination should be unearthed during the course of the development.

Flood Risk:

The site is in Flood Zone 3, but within an area benefiting from flood defences. Since the site benefits from protection from flood defences and is not within an area predicted to be at risk from a breach of those defences, the risk of tidal/fluviial flooding is low. The risk of flooding from pluvial, groundwater, sewer and reservoir sources is also low.

The Environment Agency (EA) has raised no objections. It is advised that flood resistant and resilient measures are incorporated in to the design and construction of the proposed development.

The EA recommend that a flood response plan (or flood warning and evacuation plan) is prepared and submitted to the Local Planning Authority for approval. An informative to this effect has been included in the draft decision notice.

Advice is given regarding the need to reduce surface water run-off rates to greenfield rates and manage surface water run-off as close to its source as possible, in line with a given drainage hierarchy, and to utilise Sustainable Drainage Systems (SuDS) wherever practical. A requirement for the use of Sustainable Urban Drainage is made within the proposed development at the detailed design stage. This requirement is echoed by the Council's Flood Drainage Team who note that 'with regard to drainage, we believe that further information on the surface water strategy is required.

Overall, there are no major issues with the FRA. It is recommended that a condition be attached to ensure that the surface water runoff from the site should be limited to 5 l/s through the use of Sustainable Drainage Systems (SuDS).

Conclusion on Planning Issues

54. The application is submitted pursuant to application 14/AP/4715 which was for a similar proposal for the erection of a new two storey classroom/hall building, re-configuration of the main school building, and associated landscaping and access works and laying out of staff parking spaces in association with the expansion of the school from 1.5FE to 3FE. Application 14/AP/4715 was approved by the Planning Sub-Committee B on 28 April 2015 but the decision is the subject of an application for judicial review on grounds of a lack of relevant information/assessment, particularly relating to the alleged availability of alternative adjoining sites, the lack of a Sustainability Report and conflict with the presumption in favour of development of existing brownfield land.
55. The Council has issued substantive grounds for resisting the judicial review. The consideration of alternative sites is not obligatory in the circumstances of this application. Nevertheless, given this claim, and without prejudice to the Council's position in defending any potential JR proceedings, consideration has been given to the Braganza Street site which the claimant has cited as an alternative site. This has concluded that the Braganza Street site is not a feasible or viable alternative for the Keyworth School expansion. It would not be available to meet the school's current needs, it is earmarked for residential development to meet the Council's housing demand and its use for Keyworth Primary School would potentially present planning issues elsewhere as a result of residential development being required on the existing school site at Sharsted Street. The proposal is considered to utilise brownfield land and does not constitute the loss of a playing field having regard to the planning definition. The sustainability addendum report has been carefully considered and demonstrates that the development will be sustainable in terms of its economic,

environmental and social impacts, as required by development plan policies and the NPPF.

56. Notwithstanding that the previous application (14/AP/4715) was considered to have addressed all relevant planning policies and other material considerations (and the Judicial review application against planning permission 14/AP/4715 will continue to be contested by the Council) the current proposal, which includes minor changes to the architectural appearance and materiality of the new building, would not raise any new planning issues for the amenity of surrounding occupiers, the safety or free-flow of adjacent roads or any conflict with London Plan or LB Southwark policies and objectives for sustainable development. The proposal is once again recommended therefore as a sustainable means to provide urgently needed new school facilities given pressing current and future demand.

Community impact statement

57. 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.

The impact on local people is set out above.

Consultations

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

Consultation replies

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

Summary of consultation responses

60. 26 letters of objection received from occupiers of neighbouring properties. Objections raised relate to:
- Highway issues arising from (increased) use of Faunce Street and Sharsted Street; obstruction and congestion
 - Loss of nature garden (and associated loss of environmental and ecological resources)
 - Loss of residential amenity including noise and intrusion due to pedestrian and vehicular activity
 - Noise and disturbance from plant/kitchen; undesirable odours
 - Excessive noise and disturbance due to increased school numbers
 - Overshadowing
 - Loss of privacy
 - Loss of security
 - Loss of sunlight
 - Inappropriate appearance of development
 - Change to building line and harm to street scene
 - Overdevelopment/cramming
 - Over-expansion of school and impact on well-being of students
 - Availability of places at other schools
 - Inadequacy of assessment of availability of alternative sites
 - Inaccurate information within application documents

- Lack of need for new community hall
- Inadequate Great Crested Newt survey
- Potential loss of bat habitat
- Noise, disturbance and nuisance during construction
- Proposed planning conditions not included

Secure by design officer

61. A condition is required to achieve Secured by Design accreditation as primary school especially must be safe and secure places for the students and it is not just the physical security but also the perimeter, access control and CCTV with primary schools that can be so important. A condition is included in the recommendation.

Human rights implications

62. 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.
63. This application has the legitimate aim of providing a 3FE primary school. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1036-A Application file: 15/AP/2963 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 5428 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Judicial review challenge
Appendix 4	LB Southwark response to JR challenge
Appendix 5	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning
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Report Author	Adam Greenhalgh, Planning Officer	
Version	Final	
Dated	14 September 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and community services	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team		14 September 2015

APPENDIX 1

Consultation undertaken

Site notice date: 05/08/2015

Press notice date: 06/08/2015

Case officer site visit date: 05/08/2015

Neighbour consultation letters sent: 31/07/2015

Internal services consulted:

Ecology Officer
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Flood and Drainage Team
Highway Development Management

Statutory and non-statutory organisations consulted:

Environment Agency
Metropolitan Police Service (Designing out Crime)

Neighbour and local groups consulted:

10 Sharsted Street SE17 3TN	26b Sharsted Street London SE17 3TN
3 Sharsted Street SE17 3TP	26c Sharsted Street London SE17 3TN
By Eform X	13 Faunce Street London SE17 3TR
22 Sharted Street SE17 3TN	Building 3 Room 3 42 Braganza Street SE17 3RJ
50 Sharsted Street London SE17 3TN	Building 3 Rooms 15 And 16 42 Braganza Street SE17 3RJ
7 Sharsted Street London SE17 3TP	Building 3 Unit 1 42 Braganza Street SE17 3RJ
35 Sharsted Street London SE17 3TP	Building 3 Unit 4 42 Braganza Street SE17 3RJ
54 Sharsted Street London SE17 3TN	Building 3 Room 13 42 Braganza Street SE17 3RJ
Email	Building 1 Rooms 1 To 2 And 4 To 12 42 Braganza Street SE17 3RJ
Email	16 Braganza Street London SE17 3RJ
Eform	18 Braganza Street London SE17 3RJ
Eform	Building 3 Unit 2 42 Braganza Street SE17 3RJ
Eform	Ground Floor Flat 2 2 Faunce Street SE17 3TR
1 Harmsworth Street London SE17 3TJ	Second Floor Flat 5 2 Faunce Street SE17 3TR
Flat 4 5 Lavender Garden SW11 1DH	Second Floor Flat 6 2 Faunce Street SE17 3TR
35 Faunce Street London SE17 3TR	First Floor Flat 3 2 Faunce Street SE17 3TR
37 Faunce Street London SE17 3TR	First Floor Flat 4 2 Faunce Street SE17 3TR
39 Faunce Street London SE17 3TR	Ground Floor Flat 1 2 Faunce Street SE17 3TR
3 Faunce Street London SE17 3TR	Building 3 Units 9 To 12 42 Braganza Street SE17 3RJ
31 Faunce Street London SE17 3TR	Building 3 Unit 14 42 Braganza Street SE17 3RJ
	Building 3 Units 3 And 5 42 Braganza Street SE17 3RJ

33 Faunce Street London SE17 3TR
 41 Faunce Street London SE17 3TR
 9 Faunce Street London SE17 3TR
 10 Doddington Grove London SE17 3TT
 12 Doddington Grove London SE17 3TT
 5 Faunce Street London SE17 3TR
 6 Faunce Street London SE17 3TR
 8 Faunce Street London SE17 3TR
 29 Faunce Street London SE17 3TR
 17 Faunce Street London SE17 3TR
 18 Faunce Street London SE17 3TR
 19 Faunce Street London SE17 3TR
 14 Faunce Street London SE17 3TR
 By Email
 15 Faunce Street London SE17 3TR
 16 Faunce Street London SE17 3TR
 20 Faunce Street London SE17 3TR
 24 Faunce Street London SE17 3TR
 25 Faunce Street London SE17 3TR
 27 Faunce Street London SE17 3TR
 21 Faunce Street London SE17 3TR
 22 Faunce Street London SE17 3TR
 23 Faunce Street London SE17 3TR
 14 Doddington Grove London SE17 3TT
 60 Sharsted Street London SE17 3TN
 62 Sharsted Street London SE17 3TN
 64 Sharsted Street London SE17 3TN
 54 Sharsted Street London SE17 3TN
 56 Sharsted Street London SE17 3TN
 58 Sharsted Street London SE17 3TN
 66 Sharsted Street London SE17 3TN
 7 Faunce Street London SE17 3TR
 Keyworth Primary School Faunce Street SE17 3TR
 1 Gaza Street London SE17 3RJ
 68 Sharsted Street London SE17 3TN
 70 Sharsted Street London SE17 3TN
 72 Sharsted Street London SE17 3TN
 School House Faunce Street SE17 3TR
 24c Sharsted Street London SE17 3TN
 24d Sharsted Street London SE17 3TN
 24e Sharsted Street London SE17 3TN
 16 Doddington Grove London SE17 3TT

 24a Sharsted Street London SE17 3TN
 24b Sharsted Street London SE17 3TN
 24f Sharsted Street London SE17 3TN
 26d Sharsted Street London SE17 3TN
 26e Sharsted Street London SE17 3TN
 26f Sharsted Street London SE17 3TN
 26a Sharsted Street London SE17 3TN

 4 Faunce Street London SE17 3TR
 Building 3 Units 6 42 Braganza Street SE17 3RJ
 Building 3 Unit 8 42 Braganza Street SE17 3RJ
 20 Braganza Street London SE17 3RJ
 39 Sharsted Street London SE17 3TP
 41 Sharsted Street London SE17 3TP
 43 Sharsted Street London SE17 3TP
 33 Sharsted Street London SE17 3TP
 35 Sharsted Street London SE17 3TP
 37 Sharsted Street London SE17 3TP
 45 Sharsted Street London SE17 3TP
 10 Faunce Street London SE17 3TR
 11 Faunce Street London SE17 3TR
 12 Faunce Street London SE17 3TR
 47 Sharsted Street London SE17 3TP
 49 Sharsted Street London SE17 3TP
 1 Faunce Street London SE17 3TR
 27 Sharsted Street London SE17 3TP
 38 Sharsted Street London SE17 3TN
 40 Sharsted Street London SE17 3TN
 42 Sharsted Street London SE17 3TN
 22 Braganza Street London SE17 3RJ
 24 Braganza Street London SE17 3RJ
 26 Braganza Street London SE17 3RJ
 44 Sharsted Street London SE17 3TN
 52 Sharsted Street London SE17 3TN
 23 Sharsted Street London SE17 3TP
 25 Sharsted Street London SE17 3TP
 46 Sharsted Street London SE17 3TN
 48 Sharsted Street London SE17 3TN
 50 Sharsted Street London SE17 3TN
 47 Sharsted Street SE17 3TP
 Email 49 Sharsted Street SE17

 32 Glycena Road Battersea SW11 5DR
 Email
 Email Faunce Street SE17 3TR
 By Eform X
 20 Sharsted Street SE1 3TN
 35 Sharsted Street SE17 3TP
 3 Sharsted Street SE17 3TP
 Kingsley Smith Solicitors ME4 4EE
 Parks & Open Spaces Environment & Leisure SE1 5LX
 By Email
 By Email 35 Sharsted St, SE17 3TP
 33 Faunce Street, SE17 3TR
 20 Sharsted Street London SE1
 83b Caversham Road London NW5 2DP
 49 Sharsted Street London SE17 3TP
 By Email
 3 Sharsted Street London SE17 3TP

Re-consultation: n/a

Consultation responses received

Internal services

Flood and Drainage Team

Statutory and non-statutory organisations

Environment Agency

Neighbours and local groups

By Eform X

By Email 35 Sharsted St, SE17 3TP

Email representation

Email representation

Email 49 Sharsted Street SE17

10 Sharsted Street SE17 3TN

16 Faunce Street London SE17 3TR

20 Faunce Street London SE17 3TR

20 Faunce Street London SE17 3TR

20 Sharsted Street London SE1

24 Faunce Street London SE17 3TR

3 Sharsted Street SE17 3TP

3 Sharsted Street London SE17 3TP

31 Faunce Street London SE17 3TR

33 Faunce Street, SE17 3TR

33 Faunce Street, SE17 3TR

39 Sharsted Street London SE17 3TP

43 Sharsted Street London SE17 3TP

45 Sharsted Street London SE17 3TP

46 Sharsted Street London SE17 3TN

47 Sharsted Street SE17 3TP

47 Sharsted Street London SE17 3TP

49 Sharsted Street London SE17 3TP

49 Sharsted Street London SE17 3TP

49 Sharsted Street London SE17 3TP

54 Sharsted Street London SE17 3TN

56 Sharsted Street London SE17 3TN

62 Sharsted Street London SE17 3TN

70 Sharsted Street London SE17 3TN

83b Caversham Road London NW5 2DP