

Item No. 5.3	Classification: Open	Date: 6 October 2015	Meeting Name: Planning Committee
Report title:	Development Management planning application: Council's own development Application 15/AP/3190 for: Full Planning Permission Address: CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD Proposal: Localised ground modelling, drainage works; the laying out of new paths and associated landscape works.		
Ward(s) or groups affected:	Peckham Rye		
From:	Director of Planning		
Application Start Date 27/08/2015		Application Expiry Date 22/10/2015	
Earliest Decision Date 27/09/2015			

RECOMMENDATION

1. a. That members consider the applications as it represents development on Metropolitan Open Land (MOL) and;
- b. That members grant full planning permission.

BACKGROUND INFORMATION

Site location and description

2. The site is located in the western part of the Camberwell New Cemetery. To the west of the site is One Tree Hill Allotments and to the northwest is One Tree Hill Nature Reserve. The site can be seen in two parts, a northern part and southern part. There is a relatively recent wooded area on the edge of the site which acts as a buffer between the wider cemetery and One Tree Hill. The cemetery itself is has the following designations:

- Air Quality Management Area (AQMA)
- Green Chain Park
- Metropolitan Open Land (MOL)
- Peckham and Nunhead Action Area
- Site of Importance for Nature Conservation (SINC) - Grade 2.

Details of proposal

3. This application is for the laying of a footpath to provide access to this part of the cemetery. It would be a tarmac path finished in bound chipping dressing. Some localised modeling of the ground would take place around the edge of the site. The northern glade would be increased in area from 400 to 500sq.m, although this aspect of the proposal itself does not require planning permission as none of the 26 trees to

be removed are protected.

4. The works proposed in this application are part of a wider programme detailed in the council's Cemetery Strategy 2012. Two other applications as part of this programme are running concurrently:

5. 15/AP/3184

CAMBERWELL OLD CEMETERY, UNDERHILL ROAD, LONDON, SE22

Replacement of boundary fence along Underhill Road, and the creation of a new pedestrian entrance on Underhill Road.

6. 15/AP/3185

CAMBERWELL OLD CEMETERY, FOREST HILL ROAD, LONDON, SE22 0RU:

Remediation and remodelling of part of the cemetery close to Underhill Road; drainage works; the laying out of new access paths and associated landscaping.

7. **Relevant Planning history**

12/AP/2376 Application type: Council's Own Development - Reg. 3 (REG3) To create a new section of road to link the crematorium to the chapel in Camberwell New Cemetery. A small section of existing garden will be removed to install a new carriageway linking the existing access roads together including new kerbs, footway and removal of trees. Decision date 26/10/2012 Decision: Granted (GRA)
13/AP/4258 Application type: Council's Own Development - Reg. 3 (REG3) Change of use of existing listed cemetery lodge building from (vacant) residential use (ancillary to the cemetery) to office use (ancillary to the cemetery). Improvements to the setting of the building including relocation of car parking to rear and reinstatement of front lawns. Minor alterations to the fabric of the building. Decision date 13/03/2014 Decision: Granted (GRA)
13/AP/4259 Application type: Listed Building Consent (LBC) Change of use of existing listed cemetery lodge building from (vacant) residential use (ancillary to the cemetery) to office use (ancillary to the cemetery). Improvements to the setting of the building including relocation of car parking to rear and reinstatement of front lawns. Minor alterations to the fabric of the building. Decision date 28/05/2014 Decision: Granted (GRA)
15/EQ/0149 Application type: Pre-Application Enquiry (ENQ) Preparation of an area on land within Camberwell New Cemetery for burial, comprising tree felling, ground modelling, drainage, laying out of access paths and associated soft landscaping. Decision date 05/08/2015 Decision: Pre-application enquiry closed (EQC) The reply to this pre-application enquiry is included in appendix 3.

Planning history of adjoining sites

8. None of particular relevance to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

9. The main issues to be considered in respect of this application are:

- a. The principle of the development and its impact on Metropolitan Open Land
- b. The impact of the development on the amenity of nearby residents
- c. Impact on ecology
- d. Works to trees
- e. Design of the proposal.

Planning policy

National Planning Policy Framework (the Framework)

10. This application should be assessed against the Framework as a whole, however the following sections are particularly relevant to the proposal:

7. Requiring good design
9. Protecting Green Belt land
11. Conserving and enhancing the natural environment

11. London Plan 2015

- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.17 Metropolitan open land
- Policy 7.19 Biodiversity and access to nature
- Policy 7.21 Trees and woodlands

12. Core Strategy 2011

- Strategic Policy 11 - Open Spaces and Wildlife
- Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

13. The Council's cabinet on 19 March 2013, as required by para 215 of the Framework, 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 Framework. 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 Framework. The following saved policies are particularly relevant to this applications:

- Policy 3.1 Environmental effects
- Policy 3.2 Protection of Amenity
- Policy 3.25 Metropolitan Open Land
- Policy 3.28 Biodiversity

Area action plans

14. Peckham and Nunhead Area Action Plan 2014

15. A large number of consultation responses have been received for this application- 281 to date. Of these 279 have been objections. A number of issues are referred to by objectors with some not being material to this application. Concerns raised include:

- Impacts from noise; water and air pollution
- Impacts on the highway and highway users
- Impact on biodiversity and Site of Importance for Nature Conservation
- Concern about the consultation undertaken
- Concern that the development would give access to development further into the site

- Inappropriate assessment for the impact on trees.

Principle of development

16. Camberwell New Cemetery is afforded a significant degree of protection, being located within Metropolitan Open Land (MOL). Paragraph 7.56 of the London Plan states that paragraphs 79-92 of the Framework on Green Belt apply equally to MOL. Although with particular reference to buildings, the Framework does say that the provision of appropriate facilities for cemeteries are acceptable as long as it preserves the openness of the space. The footpath would maintain the openness of this part of the cemetery.
17. Policy 7.17 Metropolitan Open Land of the London Plan states that the strongest protection should be given to London's MOL and that inappropriate development should be refused except in very special circumstances. Further it advises that ancillary facilities for appropriate uses would only be acceptable where they maintain the openness of the MOL. The same requirement for the preservation of openness of MOL is referred to in saved policy 3.25 of the Southwark Plan which additionally states that planning permission will only be granted for appropriate development on MOL, including cemeteries.
18. Considering that the scheme would maintain the openness of the cemetery, the principle of the proposed development is acceptable.

Environmental impact assessment

19. This application is not EIA development because it is not a Schedule 1 or Schedule 2 development as defined in the Environmental Impact Assessment Regulations 2010.

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

20. The nearest residential properties are approximately 200m from the site and considering the screening afforded by the topography and vegetation, there would be no noticeable impact on local residential amenity.
21. The council's environmental protection team have reviewed this application and advised that they have no objections.

Impact on ecology

22. The ecological assessment submitted within the application identifies that the cemetery as a whole consists of amenity grassland and species-poor semi-improved grassland between graves. They are of little conservation interest. Biodiversity interest is provided by the hedgerows and scrub around the cemetery with the wooded area on the edge of this application site likely to support breeding birds with a possibility of providing habitat for small mammals, amphibians and invertebrates. The understorey is dominated by Ivy and is species poor.
23. The Framework states that local planning authorities should aim to conserve and enhance biodiversity by applying principles that include refusing planning permission if significant harm from development cannot be mitigated or compensated for and should encourage development that would incorporate biodiversity.
24. Policy 7.19 of the London Plan advises that a hierarchy be applied for development in SINC's to firstly avoid adverse impact to the biodiversity interest; secondly to minimise impact and finally to seek compensation while policy 3.28 of the Southwark Plan

states that planning permission will not be permitted where it would damage the nature conservation status of SINC's.

25. An increase in the area of the glade from 400sq.m to 550sq.m. would be made by increasing its area around the glade's border through the clearance of some understorey vegetation and 26 trees. These would consist of 21 category C trees, one category B tree and 4 category U trees. Without mitigation, these works would have a moderate negative impact on biodiversity. New habitat would be created in the form of log stacks and other wildlife refuges while bird and bat boxes would be provided both within and outside of the application site. Woodland understorey shrubs characteristic of oak woodlands would be provided to replace the species poor Ivy understorey.

Works to trees

26. The framework states that ancient woodland and veteran trees should be protected unless the benefits of development clearly outweigh the loss. Policy 7.21 of the London Plan advises that existing trees of value should be retained and any loss replaced. Strategic policy 11 of the Core Strategy states that the council will protect woodland and trees to maintain a network of open spaces and green corridors.
27. The site does not form part of an ancient woodland and there are no trees subject to a tree preservation order that would be affected by the proposal. There would be the loss however of 26 trees of varying quality, crucially no category A trees would be lost. In mitigation, more than 25 trees would be planted at heights of between three and six metres along the boundary of the site to provide continuity with the woodland on the edges, where native shrub is also proposed. Additional planting wildflower turf and wildflower mix is proposed away from the boundaries.
28. Objections received suggest that not all of the trees on site are shown on the drawings and that a CAVAT (Capital Asset Value for Amenity Trees) or iTree assessments were not undertaken.
29. The surveys have been undertaken in accordance with BS5837 and the drawings trees with diameters of 75mm and above at a height of 1.5m that were recorded during the survey, criteria that are also referred to in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.
30. CAVAT assessments are used to assign a capital value for trees to inform asset management. A CAVAT assessment was not considered necessary for this application because the canopy cover provided by the replacement planting would be greater than that of the trees that would be lost. No iTree figures are currently available for Southwark as this methodology is not yet in place.

Design

31. The footpath has been designed to allow for step free access to the site that would be used for burial. The glade would be extended modestly but would relate in the same manner to this historic cemetery.

Transport issues

32. The only impact the highway network would be during the construction phase of the development. Works on the site would be modest and vehicles associated with the works would have negligible, if any impact on the highway network.

Hydrogeology

33. Objections have been received regarding the potential impact that the scheme could have on groundwater. The site is within Source Protection Zone (SPZ) 2 for a groundwater extraction point at the Honor Oak Well Station and objectors are concerned about the potential impact that burials would have on this extraction point and the chalk aquifer generally.
34. It is important to note that this application is not for the use of the site for burial or indeed as a cemetery as this is an established use. Nonetheless, the site is underlain by the London clay formation which is an aquiclude - a stratum that prevents the flow of water through it. Thus, any groundwater within the site will not migrate to the chalk aquifer from which the abstraction point draws its water. The Environment Agency have been asked for comments on this application and while their written comments have not yet been received, they have advised orally that they have no concern with respect to groundwater.

Sustainable development implications

35. The provision of biodiversity enhancements proposed, including the planting of native hedgerows and trees would provide a beneficial environmental impact while the path would allow access to the site and this part of the cemetery for wheelchair users providing a societal benefit.

Other matters

36. Many of the comments received suggest that this proposal does not make allowance for burial for members of all faiths. This application is not for the use of the site for burial as discussed above and access to the site would be available to all members of the community. Burial provision for all members of Southwark's community was considered within the council's cemetery strategy which includes provision for burial for all faiths.

Conclusion on planning issues

37. This scheme would provide access for all visitors to the cemetery to the site in the form of a new footpath and while some trees would be lost, they would be replaced by native species and an understorey typical of Oak woodlands to replace the species poor Ivy understorey that presently exists. Other biodiversity enhancements such as bird and bat boxes and refuges for wildlife would see a net gain for biodiversity.

Community impact statement

38. 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. No adverse impact on any group with the protected characteristics identified above is expected.

Consultations

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

Consultation replies

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

Human rights implications

41. 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.

42. This application has the legitimate aim of providing groundworks to an existing cemetery. 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/2339-A Application file: 15/AP/3190 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 1778 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-application letter
Appendix 4	Image
Appendix 5	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Dipesh Patel, Team Leader – Major Applications	
Version	Final	
Dated	24 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	Yes	Yes
Strategic director, housing and community services	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team	24 September 2015	

APPENDIX 1

Consultation undertaken

Site notice date: 04/09/2015

Press notice date: 03/09/2015

Case officer site visit date: n/a

Neighbour consultation letters sent: 04/09/2015

Internal services consulted:

Ecology Officer
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations consulted:

London Borough of Lewisham

Neighbour and local groups consulted:

X
X

330 Devonshire Road London SE23 3TH
Flat 1, 228 Devonshire Road London SE23 3TQ
Flat 2, 228 Devonshire Road London SE23 3TQ
Flat 3, 228 Devonshire Road London SE23 3TQ
Flat 4, 228 Devonshire Road SE23 3TQ
226 Devonshire Road London SE23 3TQ
87 Honor Oak Park London SE23 3LB
89 Honor Oak Park London SE23 3LB
91a Honor Oak Park London SE23 3LB
91b Honor Oak Park London SE23 3LB
91c Honor Oak Park London SE23 3LB
93 Honor Oak Park London SE23 3LB
95 Honor Oak Park London SE23 3LB
97 Honor Oak Park London SE23 3LB
99a Honor Oak Park London SE23 3LB
99b Honor Oak Park London SE23 3LB
99c Honor Oak Park London SE23 3LB
99d Honor Oak Park London SE23 3LB
101 Honor Oak Park London SE23 3LB
101a Honor Oak Park London SE23 3LB
101b Honor Oak Park London SE23 3LB

Terridell Farm Devil'S Dyke Road BN1 8YJ
341 Ivydale Road Nunhead SE153ED
132 Gammons Lane Watford WD245HY
31 Senrab Street London E1 0QE
138 Erlanger Road London SE14 5TJ
15 St. Peters Close Daventry NN11 4SG
46 Underhill Road London SE22 0QT
2 Brookledge Lane Adlington SK10 4JX
12 Dowson Close Camberwell SE5 8AS
28 Yale Court NW6 1JG
21 Trevelyan Road London E15 1SU
24 Belham Walk London SE5 7DX
Basement Flat, 34, Cornwallis Cres. Bristol BS8 4PH
39 Therapia Road London SE22 0SF
26 Springham Drive Colchester CO4 5FN
61 Rye Hill Park SE15 3JN
3 Acacia Grove West Dulwich SE21 8ER
47 Dunstons Road London SE22 0HG
103 Friern Rd London SE22 0AZ
2 Chesterfield Grove East Dulwich SE22 8RW
43 Montague Square London SE15 2LR
Flat 26, Newland Court Old Street EC1V 9NS
Lewell Mill Farm West Stafford DT2 8AN
123 Upper Wickham Lane Welling DA16 3AQ
172 Radstock Way Redhill RH1 3NL
24 Ivymount Road London SE27 0NB
55 Hichisson Rd London SE15 3AN
29 Shelbury Road London Se220nl
122 Ivydale Road Nunhead SE153BT
36 Hillcourt Road East Dulwich SE220PE
64 Canterbury Place London SE17 3AG
Flat 1, 71 Falkland Rd London Nw52xb
16 Grenville Way Stevenage SG2 8XZ
32 Maxted Rd London Se15 4lf
8 Hillcourt Road SE22 0PE
66a Stondon Park SE23 1JZ
50a Waveney Avenue London SE15 3UE
2 Solomons Passage London se15 3uh
16 Hillside Road Liverpool L18 2ED
67 Blenheim Crescent London W11 2EG

101c Honor Oak Park London SE23 3LB
103 Honor Oak Park London SE23 3LB
103a Honor Oak Park London SE23 3LB
103b Honor Oak Park London SE23 3LB
105 Honor Oak Park London SE23 3LB
105a Honor Oak Park London SE23 3LB
105b Honor Oak Park London SE23 3LB
107 Honor Oak Park London SE23 3LB
107 Honor Oak Park London SE23 3LB
107a Honor Oak Park London SE23 3LB
107b Honor Oak Park London SE23 3LB
107c Honor Oak Park London SE23 3LB
107d Honor Oak Park London SE23 3LB
109 Honor Oak Park London SE23 3LB
111 Honor Oak Park SE23 3LB
58a Bargery Road London SE6 2LN
6 Anchor Lane Dedham CO76BX
22 Oakhill Court Honor Oak Park SE23 3LF
50 Crownstone Court St Matthews Rd SW2 1LT
174 Wood Vale London SE23 3EB
11 Skipton Road Sheffield S4 7DD
11a Ackroyd Road Forest Hill SE23 1DN
91 Hicks House Freatn St SE16 4AS
29 Lind Street London SE8 4JE
11 Buttery's Southend-On-Sea SS1 3DT
50a Waveney Avenue London SE15 3UE
3 Mawley House Webber Row SE1 8XQ
101 Belfield Lane Rochdale
57 Choumert Rd London SE15 4AR
16 Hichisson Road London SE15 3AL
17 Grosvenor Road Chichester PO19 8RT
5a Nettleton Road London SE15 5UJ
11 Wroxton Road London SE15 2BN
27 Friern Road London SE22 0AU
24 Athenlay Road Se153el
5 Borland Road London SE15 3AJ
264 Upland Road London SE22 0DN
99 Salehurst Rd London SE4 1AR
27 Sutton Place London E9 6EH
24 Brantwood Road Herne Hill SE24 0DJ
111 Frankland Road WD3 3AS
55 Eversley Road Upper Norwood SE19 3PY
29 Lind St London SE8 4JE
33 Woodyates Road Lee SE12 9JD
53 Woodsford London SE17 2TN
9 Therapia Road London SE22 0SF
26 Ballina Street London SE23 1DR
20 Langurtho Road Fowey PL23 1EQ
43 Taymount Grange Taymount Rise SE23 3UH
Orchard Lodge Flat Whaddon Lane, SO21 1JJ
17 Chalgrove Ave Morden SM4 5RB
74 Cheltenham Rd Nunhead SE15 3AQ
Wellington House East Dulwich SE22 9QP
134 Grierson Road Honor Oak Park SE23 1NX
13 Scads Hill Close br6 0eb
81 Moor Lane Upminster RM14 1ET
15 Spa Road Bermondsey SE163SA
6b Marmora Road SE22 0RX
128 Benhill Road London SE5 7LZ
Earthship Brighton Brighton BN1 9PZ
Flat 3, Melford Court London SE22 0AE
22 Scutari Road London SE220NN
22 Scutari Road London SE220NN
24 Sidmouth House Peckham SE151BL
2 Royal George Mews London SE5 8FD
191 Underhill Road East Dulwich SE220PD
Flat 1 165 Camberwell Road SE5 0HB
Penmorfae 14 The Gue TR13 9DN
85 Devon Mansions Tooley Street SE1 2LB
Wealden Cottage Cranbrook Rd tn17 4eu
60 Helsinki Square London SE16 7UT
8 Sovereign Close Hastings TN34 2UB
157 Underhill Road East Dulwich SE22 0PG
2 Tipperwell Way Penicuik EH26 8QP
14 Barnes Court Lofting Road N1 1JD
1c Dacre Gardens Brandram Road SE13 5RY
107 Woolstone Rd London SE232TQ
98 Glenlea Road Eitham Se91dz
63 Willes Road London NW5 3DN
326 Devonshire Road London SE23 3TH
1 Honor Oak Road London se23 3sq
14 Buckstone Close Honor Oak Park SE233QT
35 Brockley Way London SE4 2LW
32 Ross Road Cobham KT11 2AZ
8 Marmora Road SE22 0RX
3 Dinsdale Road London SE3 7RJ
20 Clatter Brune Estate Presteigne LD8 2LB
1 Chadwick Road London SE15 4RA
39 Queen Elizabeth'S Close London N16 0HL
18 Elm Road London E11 4DN
14 Somerton Road London SE15 3UG
20c Therapia Road se220se
30 Manners Road Southsea PO40BB
31 Furneaux Ave London SE27 0EQ
134 Empire Square South London SE1 4NG
16a Central Road Worcester Park KT4 8HZ
43 Ashburnham Grove London SE10 8UL
62 Newquay Road London SE6 2NS
7 Highbury Grove London
13a Ackroyd Rd Honor Oak Park SE23 1DN
2 Bromley Avenue Bromley BR1 4BQ
15 Tollet Street London E1 4EE
224 Brockley Grove London SE4 1HG
16 Santley St London sw4 7qb
3 Pottery Street London SE16 4PH
32 Wood Vale London SE23 3EE
38 Beckwith Road London SE24 9LG
49 John Kennedy House Rotherhithe Old Road SE16 2QE
The Coach House, 14 Wickham Road Brockley SE41PB
Flat 6 207 Havil St SE5 7EE
10 Court Close Princes Risborough HP27 9BG
12a Alleyn Rd London SE21 8AL
3 Choumert Grove London SE154RB
3 Choumert Grove London SE154RB
98 Canonbie Road London SE23 3AG
14a Kinsale Road London SE15 4HL
14a Kinsale Road London Se14 4HL
5 Somerford Way Se166qn
14a Kinsale Road London se15 4hl
14a Kinsale Road London se15 4hl
5 Rosebery Square West Rosebery Avenue EC1R 4PT
13 Atwood House Kingswood Estate SE21 8NT
The Keep London SE30AG
38 Reading House Greenhundred Rd. SE15 1RS
3 St Michael'S Court Worthing BN11 4SA
9 Venetian Road London SE5 9RR
176 Croxted Road London Se21 8nw
10 Tower Terrace London N22 6SX
59 Comerford Road Brockley se42ba
23 Harlescott Road SE15 3DA
7st John'S Road Kingston Kt1 4an
Newbrough Farmhouse Newbrough NE47 5AR
32 Grosvenor Gardens, Bournemouth BH14HH
16 Piermont Road Se220ln
8a Inverton Road SE15 3DD
38 Bexhill Road London se4 1sl
34 Brooklyn Road Bath BA1 6TE
1 Glangwy Cwmdeuddwr LD6 5BW
15 Colyton Road London SE22 0NE
18 Willow Walk London se1 5su
9 Ebsworth London se231er
Flat 1 Beech Court 1b East Dulwich Road SE22 9BA
43 Liverpool Road London E10 6DN
13 Howard Road Surbiton KT5 8SA
Kara Woodmead Road DT7 3AB
Oasis Farm Waterloo 20 Carlisle Lane SE17LH
120a Grosvenor Terrace London SE5 0NL
20 Church Street Northrepps NR27 0AA
3 Piermomt Green London SE22 0LP
38 Agate Road London W6 0AH
2 St Albans Clarach Road SY24 5LN
116 Cardomom Building 31 Shad Thames SE1 2YR
Freshwell House Freshwell Steet CB10 1BY
310 Queens Road London SE14 5JN
Flat 22 Rye Court 214 Peckham Rye SE22 0LT
92 Devonshire Road London SE23 3SX
41 Ashburnham Grove London SE10 8UL
Top Flat 45 Blenheim Road London W4 1ET

6 Lowther Hill London SE23 1PY
Flat 4 16 Deanhaugh Street EH4 1LY
15 Isla Road, Plumstead Common, SE18 3AA
15 Thicket Road London SE20 8DB
2 Colchester co1 1ej
Flat 1 Murchison House 379 Portobello Rd w10 5sw
9 Grove Park London SE5 8LR
31 Longley Street Bermondsey SE1 5QQ
33 Netherlands Road New Barnet
22 Urlwin Street Camberwell SE5 0NF
1 Plygyrhiw, Dol Llan Road, X
237a Underhill Road Flat 1 SE22 0PB
41 Lyall Gardens Rubery B45 9YW
4 Talbot Road East Dulwich SE22 8EH
12a Hollycroft Avenue London NW3 7QL
21 Ridgemount Close London SE20 8NJ
8 Finch Ave London SE27 9TX
18a Whorlton Road London SE15 3PD
4 Longton Avenue Sydenham se266qj
120 Stafford Road Caterham CR3 6JE
56 Goodrich Road East Dulwich Se22 0EQ
52 Clarence Avenue Clapham sw4 8jf
Flat Four,16 Deanhaugh Street Edinburgh eh4 1ly
129 Constantine Rd London NW32LR
30 Dunstons Road London SE22 0HQ
18 Laitwood Road London SW12 9QL
Weavers Cottage 9 Cuttle Lane SN14 7DA
37 King St Manly Vale
17 Gilkes Crescent London SE21 7BP
23 Browning Street London
29 Gledhow Gardens London SW5 0AZ
13 Courtraï Road London SE23 1PL
32 Purrett Road Plumstead SE18 1jw
4 Hillcourt Road London Se22 0pe
59 Union Road London SW4 6JF
14 Chichester Way Feltham TW14 0DF
57 Douglas Street, Douglas Street m46 9eb
28 Therapia Road 28 Therapia Road SE220SE
2 Muswell Hill London N10 3TG
150 Flanderwell Lane Sunnyside s66 3rh
114 Parkway London NW1 7AN
20 Rye Court 214 Peckham Rye SE22 0LT
70a Monnow Road London SE1 5RQ
31 Kinburn St London SE16 6DW
Finstall Road Bromsgrove B60 3DB
9 Rockells Place East Dulwich SE22 0RT
54 Ludlow Avenue Luton LU1 3RW
Moorview Okehampton EX20 3EF
94 Wellington Row London E2 7BQ
23 Monks Drive London W3 0EB
106 Goulden House Bullen St SW11 3HH
81 St James Avenue Chester CH2 1NN
55 Lamberhurst Road, London SE27 0SD
1 Lea Cottage The Green Hallow WR2 6PE
41 Towermill Road London se156by
26 Myrtle Rd Walthamstow e17 8bx
3 Leonard Place Allen Road n16 8ra
17 Lawrie Park Road London SE26 6DP
108 Willoughby House Barbican EC2Y 8BL

59 Whatman Road London SE23 1EY
2a Frankfurt Road London SE24 9NY
St Julian'S Friars Shrewsbury SY1 1XY
14 Gaumont House Staffordshire Street SE15 5TS
4 Trafalgar Avenue London SE15 6NR
100 Pontardulais Road Gorseinon SA4 4FQ
30 Honor Oak Rise London SE23 3RA
10 Eagle Mansions London n16 8au
70 Grierson Road London SE23 1PE
100 Lyndhurst Grove London SE15 5AH
11 Hillcourt Road London SE22 0PF
171 Denmark Hill London SE5 8DX
28 Cuerden Close Bamber Bridge PR5 6BX
45 Lyne Crescent Walthamstow E17 5HY
By Email
109 School Lane Bushey WD231BY
19a Midmoor Road Balham sw12 0ew
227 Reading Road W RG41 1HS
By Email
17 King Arthur Close SE15 2LP
25 Azenby Road SE15 2LP
27 Ryedale East Dulwich SE22 0QW
36 Banfield Road London SE15 3TX
9 St Norbert Green London se4 2hd
12 Dovedale Road East Dulwich SE22 0NF
6 Trajan Street South Shields NE33 2AW
71 Ralphs Ride Bracknell RG12 9LN
65 Devonshire Road London SE23 3LU
113 Malham Road Forest Hill SE23 1AL
56 Henslowe Road Southwark SE22 0AR
16 Tyrrell Rd Flat B SE22 9NA
35 Tannsfeld Rd London SE26 5DQ
5 Greatford Road Baston PE6 9NR
Nunhead London
53 Ford Road Arundel BN18 9EB
87 Underhill Road London SE22 0QR
109 Goodrich Road East Dulwich
5 Keston House Kinglake Estate SE17 2RB
Waveney Ave London Se153uq
4 Buckstone Close London SE233QT
137 Ravenmeols Lane Formby L37 4DE
137 Ravenmeols Lane Formby L37 4DE
21 St Mark'S Rd., Salisbury SP1 3AY
32 Tresco Road London SE15 3PX
77 Portland St London SE17 2PG
115 Dulwich Village London SE21 7BJ
2 Kelmores Villas Kelmores Grove SE22 9BJ
140 St. Norbert Road SE4 2HX
Flat 2 Sydenham Hill SE26 6AQ
28 Hawkslade Road London SE15 3DQ
The City Of London SW4 9LT
55 Hillcourt Road East Dulwich SE22 0PF
6 Charles Talbot Mews East Dulwich SE22 8AZ
19 North Cross Road East Dulwich SE22 9ET

Re-consultation: n/a

108 Willoughby House Barbican EC2Y 8BL
109 Goodrich Road East Dulwich
109 School Lane Bushey WD231BY
11 Buttery's Southend-On-Sea SS1 3DT
11 Hillcourt Road London SE22 0PF
11 Skipton Road Sheffield S4 7DD
11 Wroxton Road London SE15 2BN
11a Ackroyd Road Forest Hill SE23 1DN
111 Frankland Road WD3 3AS
113 Malham Road Forest Hill SE23 1AL
113 Malham Road Forest Hill SE23 1AL
114 Parkway London NW1 7AN
115 Dulwich Village London SE21 7BJ
116 Cardomom Building 31 Shad Thames SE1 2YR
12 Dovedale Road East Dulwich SE22 0NF
12 Dowson Close Camberwell SE5 8AS
12a Hollycroft Avenue London NW3 7QL
120 Stafford Road Caterham CR3 6JE
120a Grosvenor Terrace London SE5 0NL
122 Ivydale Road Nunhead SE153BT
123 Upper Wickham Lane Welling DA16 3AQ
128 Benhill Road London SE5 7LZ
129 Constantine Rd London NW32LR
13 Atwood House Kingswood Estate SE21 8NT
13 Courtrai Road London SE23 1PL
13 Howard Road Surbiton KT5 8SA
13 Scads Hill Close br6 0eb
13a Ackroyd Rd Honor Oak Park SE23 1DN
13a Ackroyd Rd Honor Oak Park SE23 1DN
132 Gammons Lane Watford WD245HY
134 Empire Square South London SE1 4NG
134 Grierson Road Honor Oak Park SE23 1NX
137 Ravenmeols Lane Formby L37 4DE
137 Ravenmeols Lane Formby L37 4DE
138 Erlanger Road London SE14 5TJ
14 Barnes Court Lofting Road N1 1JD
14 Buckstone Close Honor Oak Park SE233QT
14 Chichester Way Feltham TW14 0DF
14 Gaumont House Staffordshire Street SE15 5TS
14 Somerton Road London SE15 3UG
14a Kinsale Road London Se14 4HL
14a Kinsale Road London SE15 4HL
14a Kinsale Road London se15 4hl
14a Kinsale Road London se15 4hl
140 St. Norbert Road SE4 2HX
15 Colyton Road London SE22 0NE
15 Isla Road, Plumstead Common, SE18 3AA
15 Spa Road Bermondsey SE163SA
15 St. Peters Close Daventry NN11 4SG
15 Tollet Street London E1 4EE
150 Flanderwell Lane Sunnyside s66 3rh
157 Underhill Road East Dulwich SE22 0PG
16 Grenville Way Stevenage SG2 8XZ
16 Hichisson Road London SE15 3AL
16 Hillside Road Liverpool L18 2ED
16 Piermont Road Se220ln
16 Santley St London sw4 7qb
16 Tyrrell Rd Flat B SE22 9NA
16a Central Road Worcester Park KT4 8HZ
16a Central Road Worcester Park KT4 8HZ
17 Chalgrove Ave Morden SM4 5RB
17 Gilkes Crescent London SE21 7BP
17 Grosvenor Road Chichester PO19 8RT
17 King Arthur Close SE15 2LP
17 Lawrie Park Road London SE26 6DP
171 Denmark Hill London SE5 8DX
171 Denmark Hill London SE5 8DX
172 Radstock Way Redhill RH1 3NL
172 Radstock Way Redhill RH1 3NL
174 Wood Vale London SE23 3EB
176 Croxted Road London Se21 8nw
18 Elm Road London E11 4DN
18 Elm Road London E11 4DN
18 Laitwood Road London SW12 9QL
18 Laitwood Road London SW12 9QL
18 Willow Walk London se1 5su
18a Whorlton Road London SE15 3PD
19 North Cross Road East Dulwich SE22 9ET
19a Midmoor Road Balham sw12 0ew

191 Underhill Road East Dulwich SE220PD
2 Bromley Avenue Bromley BR1 4BQ
2 Brookledge Lane Adlington SK10 4JX
2 Chesterfield Grove East Dulwich SE22 8RW
2 Colchester co1 1ej
2 Kelmores Villas Kelmores Grove SE22 9BJ
2 Kelmores Villas Kelmores Grove SE22 9BJ
2 Muswell Hill London N10 3TG
2 Royal George Mews London SE5 8FD
2 Solomons Passage London se15 3uh
2 Tipperwell Way Penicuik EH26 8QP
2a Frankfurt Road London SE24 9NY
20 Church Street Northrepps NR27 0AA
20 Langurtho Road Fowey PL23 1EQ
20 Rye Court 214 Peckham Rye SE22 0LT
20c Therapia Road se220se
21 Ridgemount Close London SE20 8NJ
21 St Mark'S Rd., Salisbury SP1 3AY
21 Trevelyan Road London E15 1SU
22 Oakhill Court Honor Oak Park SE23 3LF
22 Oakhill Court Honor Oak Park SE23 3LF
22 Scutari Road London SE220NN
22 Scutari Road London SE220NN
22 Urlwin Street Camberwell SE5 0NF
224 Brockley Grove London SE4 1HG
227 Reading Road W RG41 1HS
23 Browning Street London
23 Harlescott Road SE15 3DA
23 Monks Drive London W3 0EB
237a Underhill Road Flat 1 SE22 0PB
24 Athenlay Road Se153el
24 Belham Walk London SE5 7DX
24 Brantwood Road Herne Hill SE24 0DJ
24 Ivymount Road London SE27 0NB
24 Sidmouth House Peckham SE151BL
25 Azenby Road SE15 2LP
26 Ballina Street London SE23 1DR
26 Myrtle Rd Walthamstow e17 8bx
26 Springham Drive Colchester CO4 5FN
264 Upland Road London SE22 0DN
27 Friern Road London SE22 0AU
27 Ryedale East Dulwich SE22 0QW
27 Sutton Place London E9 6EH
28 Cuerden Close Bamber Bridge PR5 6BX
28 Hawkslade Road London SE15 3DQ
28 Therapia Road 28 Therapia Road SE220SE
28 Yale Court NW6 1JG
29 Gledhow Gardens London SW5 0AZ
29 Lind St London SE8 4JE
29 Lind Street London SE8 4JE
29 Shelbury Road London Se220nl
3 Acacia Grove West Dulwich SE21 8ER
3 Choumert Grove London SE154RB
3 Choumert Grove London SE154RB
3 Dinsdale Road London SE3 7RJ
3 Dinsdale Road London SE3 7RJ
3 Leonard Place Allen Road n16 8ra
3 Mawdley House Webber Row SE1 8XQ
3 Piermont Green London SE22 0LP
3 Pottery Street London SE16 4PH
3 St Michael'S Court Worthing BN11 4SA
30 Dunstons Road London SE22 0HQ
30 Honor Oak Rise London SE23 3RA
30 Manners Road Southsea PO40BB
31 Furneaux Ave London SE27 0EQ
31 Kinburn St London SE16 6DW
31 Longley Street Bermondsey SE1 5QQ
31 Senrab Street London E1 0QE
310 Queens Road London SE14 5JN
32 Grosvenor Gardens, Bournemouth BH14HH
32 Maxted Rd London Se15 4lf
32 Purrett Road Plumstead SE18 1jw
32 Ross Road Cobham KT11 2AZ
32 Tresco Road London SE15 3PX
32 Wood Vale London SE23 3EE
326 Devonshire Road London SE23 3TH
33 Woodyates Road Lee SE12 9JD
34 Brooklyn Road Bath BA1 6TE
341 Ivydale Road Nunhead SE153ED

341 Ivydale Road Nunhead SE153ED
35 Brockley Way London SE4 2LW
35 Brockley Way London SE4 2LW
35 Brockley Way London SE4 2LW
35 Tannsfield Rd London SE26 5DQ
36 Banfield Road London SE15 3TX
36 Hillcourt Road East Dulwich SE220PE
38 Agate Road London W6 0AH
38 Beckwith Road London SE24 9LG
38 Bexhill Road London se4 1sl
38 Reading House Greenhundred Rd. SE15 1RS
38 Reading House Greenhundred Rd. SE15 1RS
39 Queen Elizabeth'S Close London N16 0HL
39 Therapia Road London SE22 0SF
4 Buckstone Close London SE233QT
4 Hillcourt Road London Se22 0pe
4 Hillcourt Road London Se22 0pe
4 Longton Avenue Sydenham se266qj
4 Talbot Road East Dulwich SE22 8EH
4 Trafalgar Avenue London SE15 6NR
41 Ashburnham Grove London SE10 8UL
41 Lyall Gardens Rubery B45 9YW
41 Towermill Road London se156by
43 Ashburnham Grove London SE10 8UL
43 Liverpool Road London E10 6DN
43 Montague Square London SE15 2LR
43 Taymount Grange Taymount Rise SE23 3UH
45 Lyne Crescent Walthamstow E17 5HY
46 Underhill Road London SE22 0QT
46 Underhill Road London SE22 0QT
47 Dunstans Road London SE22 0HG
49 John Kennedy House Rotherhithe Old Road SE16 2QE
5 Borland Road London SE15 3AJ
5 Greatford Road Baston PE6 9NR
5 Keston House Kinglake Estate SE17 2RB
5 Rosebery Square West Rosebery Avenue EC1R 4PT
5 Somerford Way Se166qn
5a Nettleton Road London SE15 5UJ
50 Crownstone Court St Matthews Rd SW2 1LT
50a Waveney Avenue London SE15 3UE
50a Waveney Avenue London SE15 3UE
52 Clarence Avenue Clapham sw4 8jf
53 Ford Road Arundel BN18 9EB
53 Woodsford London SE17 2TN
54 Ludlow Avenue Luton LU1 3RW
55 Eversley Road Upper Norwood SE19 3PY
55 Hichisson Rd London SE15 3AN
55 Hillcourt Road East Dulwich SE22 0PF
55 Lamberhurst Road, London SE27 0SD
56 Goodrich Road East Dulwich Se22 0EQ
56 Henslowe Road Southwark SE22 0AR
57 Choumert Rd London SE15 4AR
57 Douglas Street, Douglas Street m46 9eb
58a Bargery Road London SE6 2LN
59 Comerford Road Brockley se42ba
59 Comerford Road Brockley se42ba
59 Union Road London SW4 6JF
59 Whatman Road London SE23 1EY
6 Anchor Lane Dedham CO76BX
6 Charles Talbot Mews East Dulwich SE22 8AZ
6 Lowther Hill London SE23 1PY
6 Trajan Street South Shields NE33 2AW
6b Marmora Road SE22 0RX
60 Helsinki Square London SE16 7UT
61 Rye Hill Park SE15 3JN
62 Newquay Road London SE6 2NS
63 Willes Road London NW5 3DN
65 Devonshire Road London SE23 3LU
66a Stondon Park SE23 1JZ
67 Blenheim Crescent London W11 2EG
70 Grierson Road London SE23 1PE
70a Monnow Road London SE1 5RQ
71 Ralphps Ride Bracknell RG12 9LN
74 Cheltenham Rd Nunhead SE15 3AQ
77 Portland St London SE17 2PG
8 Finch Ave London SE27 9TX
8 Hillcourt Road SE22 0PE
8 Marmora Road SE22 0RX
8 Sovereign Close Hastings TN34 2UB

8a Inverton Road SE15 3DD
81 Moor Lane Upminster RM14 1ET
81 St James Avenue Chester CH2 1NN
85 Devon Mansions Tooley Street SE1 2LB
87 Underhill Road London SE22 0QR
9 Ebsworth London se231er
9 Grove Park London SE5 8LR
9 Rockells Place East Dulwich SE22 0RT
9 St Norbert Green London se4 2hd
9 Therapia Road London SE22 0SF
9 Therapia Road London SE22 0SF
9 Venetian Road London SE5 9RR
91 Hicks House Freatn St SE16 4AS
92 Devonshire Road London SE23 3SX
94 Wellington Row London E2 7BQ
94 Wellington Row London E2 7BQ
98 Canonbie Road London SE23 3AG
98 Glenlea Road Eltham Se91dz
99 Salehurst Rd London SE4 1AR