

<b>Item No.</b> 7.2	<b>Classification:</b> OPEN	<b>Date:</b> 21 October 2015	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 15/AP/2995 for: Full Planning Permission  <b>Address:</b> LAND ADJACENT TO 1A WARWICK COURT, CHOUMERT ROAD, LONDON SE15 4SE  <b>Proposal:</b> Erection of part four and part two storey building with roof terrace, external walkways and balconies to provide six self-contained flats (4 x one bedroom flats and a 2 x two bedroom flat) with associated refuse and cycle storage.		
<b>Ward(s) or groups affected:</b>	The Lane		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 29/07/2015		<b>Application Expiry Date</b> 23/09/2015	
<b>Earliest Decision Date</b> 17/09/2015			

## RECOMMENDATION

1. That planning permission be granted subject to conditions.

## BACKGROUND INFORMATION

2. The application is to be considered by the sub-committee, because the applicant is a family member of an elected member.

### Site location and description

3. The site is an undeveloped back land plot accessed from Warwick Court positioned behind properties which front onto Rye Lane and Choumert Road. The application site is located to the rear of 160-162 Rye Lane, which is currently a vacant yard.
4. The applicant has confirmed that the site to the rear although historical part of 160-162 Rye Lane is now in a different ownership.
5. Immediately adjoining is No. 166 Rye Lane a three storey building currently being used as a church. There is a comparable open area at the rear of No. 156-158 Rye Lane, also sharing an access off Warwick Court. There is also a two storey residential block situated to the west of the site known as 14 Kapuvar Close (located behind 1-8 Alpha Street).
6. The site is located within the Air Quality Management Area, the Peckham Town Centre, the Rye Lane conservation area and the Peckham and Nunhead Action Area.

### Details of proposal

7. Erection of part four storey and part two storey building with roof terrace above, with

external walkways and balconies, and one lift shaft to provide six self-contained flats (4 x one bedroom flats and a 2 x two bedroom flats) with associated refuse and cycle storage.

8. The proposed building would have a maximum height of 13.28metres, a depth of 7metres, and a maximum width (east-west) of 17.86metres. The external walkways, balconies and lift shaft would project forward of the northern elevation by 3.8metres.
9. The building would be externally finished in Sevenoaks Yellow Stock brick, with painted timber window and door frames.

### **Planning history**

10. 15/AP/1570 - Erection of four storey building with roof terrace, external walkways and balconies to provide seven self-contained flats (6 x one bedroom flats and a 1 x two bedroom flat) with associated refuse and cycle storage. WITHDRAWN 25/06/2015
11. The application follows the withdrawal of the previous scheme. The proposal under consideration here has looked to address previous concerns in relation to loss of light and sense of enclosure. The building steps back from the properties to the rear of 1-8 Alpha Street which are accessed from Kapuvar Close and front Warwick Court in order to ease the sense of enclosure.

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

12. 14 Kapuvar Close, Alpha Street (Located behind 1-8 Alpha Street)  
09/AP/2129 for the erection of a 2-storey building comprising 6 self-contained flats, following demolition of lock-up garages (Use Class C3). Appeal upheld and planning permission granted on 20/08/2009.
13. This building is now built and is occupied. These properties are now numbered 14-19 Kapuvar Close.
14. 2-8 The Market, Choumert Road  
04/AP/2280 - Demolition of existing shops and warehouse buildings and erection of a four storey building comprising of shops (with rear service access)on ground floor together 12 two bedroom flats on upper floors with lift access to all floors. Appeal upheld and granted permission on 14/04/2005.
15. 160-162 Rye Lane  
12/AP/2698 - Part-three storey/part-four storey building to provide eight residential units (comprising of 2 x studio flat, 2 x 1b2p flat, 4 x 2b 4p flat) on first, second, third and fourth floors, with associated refuse and cycle storage, retention of ground floor and basement Class A1 retail use; new shopfront. Approved on 13/02/2013
16. 15/AP/0938 - Minor amendments to planning permission 12-AP-2698 for: 'Part-three storey/part-four storey building to provide eight residential units (comprising of 2 x studio flat, 2 x 1b2p flat, 4 x 2b 4p flat) on first, second, third and fourth floors, with associated refuse and cycle storage, retention of ground floor and basement Class A1 retail use; new shopfront' consisting of: A basement extension to the commercial unit for additional storage space; Changes to the top floor material from glazing structure to bricks; High quality bricks proposed to the entire building; Further development to the elevations including shop front design; Additional balcony to the rear elevation; Relocation of refuse storage; Green roof proposed to the front at first floor level. Submission of further details further details in relation to refuse storage, details of the shop front, details of the balconies and details of the privacy screens. Approved on 11/06/2015. It is noted that the refuse storage area shown within this application lies

within the application site under consideration.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

17. The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies.
  - b) The impact of the development on the amenity of the occupiers and users of any adjoining properties.
  - c) Design quality and impact upon Rye Lane conservation area
  - d) Quality of accommodation and amenity for future occupants of the proposed development
  - e) Transport, access and servicing
  - f) All other relevant material planning considerations

### **Planning policy**

18. National Planning Policy Framework (the Framework)  
Section 6 - Delivering a wide choice of high quality homes  
Section 7 - Requiring good design  
Section 12 - Protecting and enhancing the historic environment
19. London Plan 2015 (consolidated with alterations since 2011)  
Policy 3.3 - Increasing housing supply  
Policy 3.5 - Quality and design of housing developments  
Policy 3.8 - Housing choice  
Policy 5.17 - Waste capacity  
Policy 6.3 - Assessing effects of development on transport capacity  
Policy 6.9 - Cycling  
Policy 6.13 - Parking  
Policy 7.2 - An inclusive environment  
Policy 7.3 - Designing out crime  
Policy 7.4 - Local character  
Policy 7.6 - Architecture  
Policy 7.15 - Reducing noise and enhancing soundscapes

Mayor of London: Housing SPG (2012)

20. Core Strategy 2011  
Strategic Policy 1 - Sustainable development  
Strategic Policy 2 - Sustainable Transport  
Strategic Policy 5 - Providing New Homes  
Strategic Policy 12 - Design and conservation  
Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

21. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their

degree of consistency with the NPPF.

Policy 3.2 - Protection of Amenity

Policy 3.7 - Waste Reduction

Policy 3.11 - Efficient Use of Land

Policy 3.12 - Quality in Design

Policy 3.13 - Urban Design

Policy 3.14 - Designing Out Crime

Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites

Policy 4.1 - Density of Residential Development

Policy 4.2 - Quality of Residential Accommodation

Policy 4.3 - Mix of dwellings

Policy 5.2 - Transport Impacts

Policy 5.3 - Walking and Cycling

Policy 5.6 - Car Parking

Supplementary Planning Document: 2015 Technical Update to the Residential Design Standards (2011)

Supplementary Planning Document: Sustainable Design and Construction (2009)

Supplementary Planning Document: Sustainable Transport (2010)

Rye Lane Conservation Area Appraisal

### **Principle of development**

22. The provision of new homes in brownfield locations is supported by Section 6 of the National Planning Policy Framework and Strategic Policy 5 of the Core Strategy. Given that the site is undeveloped the provision of new homes in this location would not compromise the economic function or the vitality of the town centre. The principle of new residential development on this site is therefore acceptable as there would be no conflicts with land use policies.

### **Summary of consultation responses received**

23. 12 responses were received mostly from occupiers of Kapuvar Close objecting to the proposal. The material planning considerations raised in these objections were:
- Loss of daylight and sunlight;
  - Sense of enclosure and diminished outlook; and
  - Overdevelopment of the site with the building being out of character with surrounding development.
24. These points are addressed within the report below.

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

25. The proposal would be positioned to the east of properties recently constructed to the rear of 1-8 Alpha Street numbered 14-19 Kapuvar Court. Residential properties which front Choumert Road and Kapuvar Close adjoin the site to the north. A single storey commercial property adjoins the site at 1A Warwick Court whilst a three storey building presently used as a church adjoins the site to the south, numbered 166 Rye Lane. 160 and 162 Rye Lane adjoins the site to the east. Consequently these properties by virtue of their location are most likely to be impacted in regards to amenity from the proposal.
26. Nos.14-19 Kapuvar Close

The proposal would present a covered bike and refuse storage area 5.7metres from the front elevation of these properties positioned below the existing boundary wall. A two storey element would rise to a height of 6.88metres 8.5metres from the front elevation of these properties with a width of 7metres. A further two storey would rise above this two storey element by 5.65metres set back 12.8metres from the front elevation of 14-19 Kapuvar Close with a width of 7metres. A glazed balcony door is proposed to the side elevation, opening onto a roof terrace. A Juliet balcony is proposed to the third floor. At this point the external walkways, stairwell and liftshaft project from the northern elevation of the proposed building to the full height of the proposed building by 3.7metres providing access to every floor and the roof terrace.

27. Properties No.14-19 Kapuvar Close are arranged internally so that all habitable rooms are single aspect fronting eastward towards the site. The windows which serve these rooms to the ground floor and first floor of this building are positioned underneath an external walkway to the ground floor and an overhanging roof to the first floor. Critically these overhanging elements coupled with the single aspect nature of the properties compromise levels of daylight entering these properties currently. As such daylight levels inside these rooms are below BRE guidelines. Consequently a small reduction in daylight would have a proportionally greater impact in percentage terms. In cases where daylight is primarily limited into windows of existing properties by the design of the properties themselves (in this case by walkways), the BRE guidance allows an assessment to be undertaken by discounting the obstructing features. In this case, it means that an assessment for daylight has been undertaken looking at the impact that would occur if the flats on Kapuvar Close did not have their existing daylight restricted by walkways.
28. The assessment undertaken with the 'without balconies [walkways]' scenario shows that of the 18 windows assessed at 14-19 Kapuvar Close, 12 would have a reduction in daylight of less than 20%, a level that would not be noticed. The other six windows would have a reduction of 22-27%, a reduction that may be noticeable but would still be small. This analysis shows that the primary limiting factor on daylight for windows at 14-19 Kapuvar Close is and would continue to be the walkways within this existing development.
29. The assessment also undertakes the relevant sunlight test but because none of the windows within Kapuvar Close face within 90 degrees of due south, their sunlight would not be significantly affected. There would be some reduction in sunlight for properties on Choumert Road but it would be within the threshold for there not to be any significant impact according to the BRE guidance.
30. The proposed building would have a width of 7 metres and would be stepped in height when viewed from Nos. 14-19 Kapuvar Close. It is considered that given the urban town centre setting of the site coupled with a design which sufficiently limits its massing, the proposal would not harmfully restrict the outlook of the occupiers of this building. With the overhang of the external walkway of this neighbouring building, the stepping away of the second and third floors of the proposal and the separation distance means that the already restricted outlook would not be significantly altered. Further detailing such as the planting would help to soften the appearance of the limited amount of visible brickwork above the boundary wall, and perhaps even provide a moderate improvement.
31. To the first floor the stepping back of the proposed second and third floors would retain sufficient aspect for the neighbouring properties to the west, taking into account the urban character of the area.
32. The first floor side window and terrace would be positioned behind an obscure glazed privacy screen set away from the side elevation. As such this element would not give

rise to any increased overlooking to the west. A condition requiring the installation and retention of a privacy screen in this location will be imposed to safeguard the amenity of adjoining occupiers to the west.

33. The proposed second floor Juliet balcony and top roof terrace would be above the roof of 14-19 Kapuvar Close and would not create any direct views into these properties. The proposed external walkways, stairwell and balconies would create some views westward however these views would be limited given the relatively shallow depth of these elements and the significant separation distance between these elements and the front elevation of Nos.14-19.

34. 160 -162 & 164 Rye Lane (east)

Sufficient separation distance would be maintained between these properties and the proposed building to prevent any harmful loss of light to any existing residential properties or those consented under LBS reference 12/AP/2698 (as amended by 15/AP/0938) with a back to back distance of approximately 16.7metres would be maintained to the nearest first floor residential window. Any shadowing of outbuildings or extensions to the rear of these properties to the latter part of the day would not depart from the established pattern of shadowing which is created by the presence of the three storey building present at No.166 Rye Lane. Under the consented scheme 12/AP/2698 (as amended by 15/AP/0938) the basement and single storey rear element serve the commercial unit and provide storage space. The rear (east elevation) of the proposed building does not have any openings to avoid mutual overlooking with the rear of the consented flats at 160/162 Rye Lane, and this elevation is also relatively narrow, which reduces the prominence when viewed from the back of 160/162 looking west. Sufficient separation would also prevent unacceptable increases in overlooking from the proposed roof terrace.

35. 166 Rye Lane (South)

This property would be located to the south of the proposed building any would consequently not lose any direct sunlight. Daylight would to a degree be reduced to the five top floor windows present to the northern elevation of this property. Despite this it is not considered that a reduction in daylight would prevent the function of this building with the large number of windows present to the southern and western elevations of this building unaffected by the proposal. Sufficient separation would be maintained from the top floor roof terrace and the top floor windows to prevent any overlooking into this building.

36. Properties fronting Choumert Road and Kapuvar Close (north)

It is considered that sufficient separation distances would be maintained between the proposed building and these properties to prevent any loss of daylight or sunlight, as confirmed by the daylight and sunlight report submitted as part of the application. It is considered that sufficient separation would also be maintained between the proposed building and these properties to the north to prevent any undue overlooking into these properties from the proposal, including the roof terrace, maintaining acceptable levels of privacy in this urban context.

37. 1A Warwick Close

It is considered that the proposal would not limit the commercial operations at this property. A level of separation would be maintained whilst this single storey warehouse building would still be afforded good levels of daylight through the many windows and rooflights present to this building.

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

38. Neighbouring uses are such that they would co-exist appropriately with the proposal.

## **Transport, access and servicing**

### 39. Car Parking

Due to the constraints of the site the provision of off-street parking would not be viable. The site itself is not located within a Controlled Parking Zone (CPZ) but surrounding streets are. Future occupiers could be prevented from applying for parking permits as surrounding streets are within a CPZ to prevent any increased stress on local on-street parking provision. This could be secured through condition.

### 40. Cycle Storage

Secure and weather proof cycle storage is shown within the enclosed outdoor amenity space. This provision is considered adequate, providing convenient and ample provision for all proposed units.

### 41. Refuse Storage

Refuse would be stored within an enclosed storage area and would be collected via private collection with a private contract. The refuse storage area would be accessed separately from the main pedestrian access. This arrangement is considered acceptable.

## **Design issues and impact on character and setting of Rye Lane conservation area**

42. The proposal would see the erection of a part four part two storey building in a backland location constructed in yellow brick with timber window and door frames. The building would have residential accommodation to each floor. All properties would mostly be single aspect orientating towards the north however kitchens and bathrooms would orientate to towards the south. An external lift shaft, stairwell and walkways would provide access to each property. Each property would have an area of private outdoor amenity space in the form of a courtyard or balcony. All properties would have access to a roof terrace positioned above the fourth storey accessed from the external stairwell.

43. The proposal would replicate the architectural style of the recently constructed 14-19 Kapuvar Close and 2-8 The Market, Choumert Road and would be constructed in materials to mirror these developments. Given the set back from Rye Lane the development would not be visible from the main thoroughfare along Choumert Road and would not harm the setting or appearance of the wider Rye Lane Conservation Area. Increased natural surveillance would be offered to this backland site by the presence of residential accommodation with views into Warwick Court available from the proposed building.

44. Details regarding the detailing of the principal pedestrian access gate have not been provided. To ensure that an attractive and legibility entrance gate is constructed a condition requiring additional details regarding boundary treatment will be imposed.

45. It is considered that the proposal would not limit the potential to develop the rear plots of the adjoining properties of No.156-158 and 1A Warwick Court as these plots are already restricted by the presence of 2-8 Choumert Road consented under LBS reference 04/AP/2280 at appeal.

46. The proposal would through its use of materials, massing and architectural style achieve an adequate standard of design reflective of its town centre location and surrounding development. It is also considered that the proposal would preserve, and potentially enhance, the character and appearance of the Rye Lane Conservation Area, given the nature of the design and taking into account the fact that this site

currently detracts from the area.

### **Quality of accommodation for future occupiers**

47. The London Plan (2015) and the council's adopted 2015 Technical Updated Residential Design Standards SPD (2011) set out the minimum space standards for all new residential units.
48. The application proposes six self-contained flats. Each flat would have a gross internal area (GIA) which would meet the required minimum standards and each room would meet the required minimum sizes. Each flat would have a sufficiently sized bathroom/ WC and sufficient storage space.
49. The units would predominantly be single aspect facing north however windows within the bathrooms and kitchens would allow for cross ventilation through each unit.
50. Each unit is afforded its own private outdoor amenity space. The private spaces are located predominantly on the northern side of the building. However, a communal roof terrace would be available to the occupiers of all units. Taken together an appropriate level/quality of outdoor amenity space will be provided.
51. Overall it is considered that given the constraints of the site the proposal would offer an acceptable standard of accommodation to all potential future occupiers.

### **Impact on trees**

52. None.

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

53. The proposal would see the creation of six new residential units on a site where there is no existing floorspace. Consequently all floorspace would be Mayoral and Southwark CIL liable.

Mayoral CIL  
 $366\text{m}^2 \times \text{£}35 / 223 = \text{£}14,648$

Southwark CIL (Residential Zone 3)  
 $366\text{m}^2 \times \text{£}50 = \text{£}18,300$

### **Other matters**

54. The site is previously developed and the ground could be contaminated or methane gasses could escape from historic landfill. A condition requiring further details in regard to land contamination should be imposed to safeguard the health of any future occupiers.
55. It is noted that the refuse storage for 160-162 Rye Lane approved under LBS reference 15/AP/0938 which amended consented scheme 12/AP/2698 lies within the application site. Both sites are in the ownership of the applicant. Further details in regard to the storage and collection of waste for 160-162 Rye Lane will be sought.

### **Conclusion on planning issues**

56. The proposal will bring an unused piece of land in this town centre location back into productive use. The proposal is of an appropriate scale and massing given this urban



location and has been designed to avoid significant impacts on neighbours' amenity. The standard of accommodation will be acceptable and the scheme will preserve, and potentially enhance, the character and appearance of this part of Rye Lane conservation area.

57. Subject to the imposition of the recommended conditions the overall scheme is acceptable and accords with the Development Plan.
58. The Committee is therefore recommended to grant planning permission.

#### **Community impact statement**

59. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

#### **Consultations**

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

#### **Consultation replies**

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

#### **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 new residential accommodation. 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/2715-J Application file: 15/AP/2995 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: 0207 525 5976 Council website: www.southwark.gov.uk

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Lewis Goodley, Planner	
<b>Version</b>	Final	
<b>Dated</b>	7 October 2015	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic director, finance and governance	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and modernisation	No	No
Director of regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		8 October 2015

# APPENDIX 1

## Consultation undertaken

**Site notice date:** 14/08/2015

**Press notice date:** 13/08/2015

**Case officer site visit date:** 14/08/2015

**Neighbour consultation letters sent:** 25/08/2015

### Internal services consulted:

n/a

### Statutory and non-statutory organisations consulted:

Thames Water - Development Planning

### Neighbour and local groups consulted:

15a Alpha Street London SE15 4NX	Unit A 166 Rye Lane SE15 4NB
First Floor And Second Floor Flat 160 Rye Lane SE15 4NB	Unit C 166 Rye Lane SE15 4NB
164a Rye Lane London SE15 4NB	Unit B 166 Rye Lane SE15 4NB
1a Choumert Road London SE15 4SE	164 Rye Lane London SE15 4NB
Flat 4 166 Rye Lane SE15 4NB	Flat E 160-162 Rye Lane SE15 4NB
Flat 3 166 Rye Lane SE15 4NB	Flat 1 166 Rye Lane SE15 4NB
Flat 5 166 Rye Lane SE15 4NB	3 Choumert Road London SE15 4SE
15b Alpha Street London SE15 4NX	16 Kapuvar Close London SE15 4SH
Flat 6 166 Rye Lane SE15 4NB	18 Kapuvar Close London SE15 4SH
Flat 8 16 Alpha Street SE15 4NX	Flat C 160-162 Rye Lane SE15 4NB
Flat 7 16 Alpha Street SE15 4NX	19 Kapuvar Close London SE15 4SH
1a Warwick Court Choumert Road SE15 4SE	Flat D 160-162 Rye Lane SE15 4NB
First Floor And Second Floor Warwick Court SE15 4SE	17 Kapuvar Close London SE15 4SH
Flat 6 16 Alpha Street SE15 4NX	1 Kapuvar Close London SE15 4SH
Flat 2 16 Alpha Street SE15 4NX	15 Kapuvar Close SE15 4SH
Flat 1 16 Alpha Street SE15 4NX	18 Kapuvar Close London SE15 8DT
Flat 3 16 Alpha Street SE15 4NX	30 Golders Manor Drive London NW11 9HT
Flat 5 16 Alpha Street SE15 4NX	16 Kapuvar Close SE15 4SH
Flat 4 16 Alpha Street SE15 4NX	18 Kapuvar Close SE15 4SH
Flat 2 166 Rye Lane SE15 4NB	17 Kapuvar Close SE15 4SH
Flat B 1a Choumert Road SE15 4SE	17 Kapuvar Close SE15 4SH
Flat A 1a Choumert Road SE15 4SE	1 Kapuvar Close London SE15 4SH
Flat C 1a Choumert Road SE15 4SE	1 Kapuvar Close London SE15 4SH
15 Kapuvar Close London SE15 4SH	14 Kapuvar Close SE15 4SH
14 Kapuvar Close London SE15 4SH	6 Grosvenor Gardens London Nw11 0hg NW11 0HG
Unit D 166 Rye Lane SE15 4NB	17 Kapuvar Close SE15 4SH
Flat B 160-162 Rye Lane SE15 4NB	15 Kapuvar Close SE15 4SH
Flat A 160-162 Rye Lane SE15 4NB	14 Kapuvar Close SE15 4SH
	34 St Georges Road London NW11 0LR

**Re-consultation:** n/a

## APPENDIX 2

### Consultation responses received

#### Internal services

None

#### Statutory and non-statutory organisations

Thames Water - Development Planning

#### Neighbours and local groups

14 Kapuvar Close SE15 4SH

14 Kapuvar Close London SE15 4SH

15 Kapuvar Close SE15 4SH

15 Kapuvar Close London SE15 4SH

16 Kapuvar Close London SE15 4SH

17 Kapuvar Close SE15 4SH

17 Kapuvar Close London SE15 4SH

18 Kapuvar Close London SE15 4SH

18 Kapuvar Close London SE15 8DT

19 Kapuvar Close London SE15 4SH

34 St Georges Road London NW11 0LR

6 Grosvenor Gardens London Nw11 0hg NW11 0HG

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