

Item No. 7.1	Classification: OPEN	Date: 8 December 2015	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 15/AP/3659 for: Full Planning Permission Address: LAND ADJACENT TO 3A FRIERN ROAD, LONDON SE22 0AU Proposal: Erection of a 6-bedroom two storey dwelling house including bicycle store, x2 parking bays and landscaping		
Ward(s) or groups affected:	Peckham Rye		
From:	Director of Planning		
Application Start Date 14/09/2015		Application Expiry Date 09/11/2015	
Earliest Decision Date 24/10/2015			

RECOMMENDATION

1. That planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. This application is referred to members for consideration due to the number of objections.
3. The site is located at a sharp corner between Friern Road and Upland Road. The existing site is currently part of the private open space of 3 Friern Road, entirely enclosed by a brick boundary wall with metal railings on top. It is currently used as a paved parking area with a capacity of 6 cars. The remaining space at the far northern corner is used as an additional garden area for 3 Friern Road.
4. The application site comprises a parcel of land measuring 326m². The site is directly accessible from either Friern or Upland Roads. Friern and Upland Roads are predominantly residential streets comprising of 2 terraces houses. At the northern end of the proposal site is a Grade II listed K2 telephone kiosk.
5. The site is located within an Air Quality Management Area and Urban Density as identified by the Development Plan. The proposal site is not listed, however it is in the setting of a Grade II listed K2 telephone kiosk. The site falls within a medium PTAL rating of 3.

Details of proposal

6. The proposed scheme is for the construction of a detached two storey 6-bedroom single family dwelling house with two off-street parking bays and covered bicycle store for two bicycles. The dwelling would have a right angle footprint and comprise a modern brick design with a flat roof with roof terraces on the first floor. The

accommodation would comprise as follows;

Ground floor:

<u>Description</u>	<u>Required size</u>	<u>Proposed size</u>
Living / Dining / Kitchen	30m ²	46.79m ²
Main Entrance Lobby and Staircase		10.19m ²
Bedroom 1	7m ²	13.47m ²
Bedroom 2	7m ²	15.07m ²
En-suite	3.5m ²	3.60m ²
En-suite	3.5m ²	3.60m ²
Terrace		6.32m ²
Amenity Space (Garden)	50m ²	123.82m ²

First floor:

<u>Description</u>	<u>Required size</u>	<u>Proposed size</u>
Landing		6.43m ²
Bedroom 3	7m ²	14.19m ²
Bedroom 4	12m ²	18.01m ²
Bedroom 5	7m ²	16.41m ²
Bedroom 6	7m ²	16.69m ²
Family bathroom	3.5m ²	3.60m ²
En-suite	3.5m ²	3.60m ²
En-suite	3.5m ²	3.60m ²
Terrace		6.56m ²
Terrace		5.19m ²
Storage	2.75m ²	5.07m ²

7. The external area application site comprises a parcel of land measuring 326m² with a gross internal floorspace of 191.25m² over two floors.

8. Proposed External Works

- Covered and secured Bicycle Store (for 2 bicycles);
- 2 Parking Bays finish with Permeable Block Paving;

- Shared Side Access (Timber Garden Gate) with Permeable Block Paving;
- 2 Paved External Area directly outside Living Room;
- Lawn in the Garden Area;
- 5 New Trees along the Boundary Wall.

9. Re-siting of vehicular access to front of building; installation of new dropped curb / cross-over.

10. **Planning history**

<p>05/AP/2082 Application type: Full Planning Permission (FUL) Erection of ground-floor and first-floor rear extension to dwellinghouse. Decision date 28/11/2005 Decision: Refuse (REF) Reason(s) for refusal:</p>
<p>06/AP/1779 Application type: Full Planning Permission (FUL) Erection of a two storey rear extension and a loft conversion including two separate rear dormer window extensions all to provide additional residential accommodation to dwellinghouse. Decision date 07/11/2006 Decision: Refused (REF) Reason(s) for refusal:</p>
<p>07/AP/0048 Application type: Full Planning Permission (FUL) Erection of a single storey rear extension and construction of two rear dormers (facing Upland Road) to facilitate a loft conversion; rooflights to front elevation; all to provide additional residential accommodation to dwellinghouse. Decision date 29/03/2007 Decision: Granted (GRA)</p>
<p>14/EQ/0072 Application type: Pre-Application Enquiry (ENQ) New build single family house on an enclosed private land Decision date 15/08/2014 Decision: Pre-application enquiry closed (EQC)</p>
<p>15/AP/0991 Application type: Full Planning Permission (FUL) Erection of a 6-bedroom two storey dwellinghouse including landscaping, boundary treatment, and re-siting of vehicular access to front of building; installation of new dropped curb / cross-over. Application withdrawn 20/07/2015</p>

11. **Planning history of adjoining sites**

<p><u>71 Upland Road</u> 02/AP/1006 for: Full Planning Permission granted for change of use from single terraced dwelling house into 2 flats.</p>
<p><u>52 Upland Road</u> 14/AP/1549 for: Full Planning Permission granted for the construction of a part single, part double storey rear extension and a single storey side extension following the demolition of the existing rear extension and lean too garage.</p>
<p><u>7 Friern Road</u> 11-AP-1767 for: Full Planning Permission granted for the demolition of single storey conservatory; part single storey, part two storey side/rear extension to dwellinghouse, providing additional residential accommodation.</p>

30 Friern Road

05-AP-1709 planning permission granted for the conversion of existing house to form 3 self contained flats and construction of a part single storey part three storey side extension with first floor roof terrace to form two flats and involving raising the ridge of the existing house; installation of new entrance gates onto Upland Road.

12/AP/3324 for Certificate of Lawfulness – proposed granted for planning permission (05-AP-1709) granted for: the conversion of the existing house at 30 Friern Road to form 3 self contained flats and the construction of a part single storey part three storey side extension with first floor roof terrace to form two flats; certificate to confirm this permission was lawfully implemented.

50 Friern Road

14/AP/0087 for Certificate of Lawfulness – proposed granted for the conversion of two flats into a single family dwellinghouse.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues to be considered in respect of this application are:
- a) the design of the scheme and its relationship to the surrounding context
 - b) impact on the amenity of adjoining and nearby occupiers
 - c) quality of residential accommodation
 - d) impact on the local transport network.
 - e) impact on the setting of the Grade II listed telephone kiosk;
 - f) all other relevant planning material considerations

Planning policy

13. National Planning Policy Framework (the Framework)
Section 1 – Sustainable development
Section 4: Promoting sustainable development
Section 6: Delivering a wide choice of high quality homes
Section 7: Requiring good design
14. London Plan July 2011 consolidated with revised early minor alterations October 2013
Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.9 Mixed and balanced communities
Policy 3.8 Housing choice
Policy 4.1 Developing London's economy
Policy 4.3 Mixed use development and offices
Policy 5.3 Sustainable design and construction
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime

Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 8.3 Community infrastructure levy

15. Mayor of London: Housing SPG (2012)
Mayor of London: Accessible London: Achieving an Inclusive Environment (Saved SPG, 2004)
The Mayor of London's Housing SPG (November, 2012)

16. Core Strategy 2011
Strategic Policy 1 - Sustainable Development
Strategic Policy 2 – Sustainable transport
Strategic Policy 5 – Providing new homes
Strategic Policy 6 – Homes for people on different incomes
Strategic Policy 7 – Family homes
Strategic Policy 12 - Design and Conservation
Strategic Policy 13 - High Environmental Standards
Strategic Policy 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

17. 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.

Saved policy 3.1 (Environmental Effects)
Saved policy 3.2 (Protection of amenity)
Saved policy 3.7 (Waste reduction)
Saved policy 3.11 (Efficient use of Land)
Saved policy 3.12 (Quality in Design)
Saved policy 3.13 (Urban Design)
Saved policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
Saved policy 4.1 Density of residential development
Saved policy 4.2 (Quality of accommodation)
Saved policy 5.2 (Transport impacts)
Saved policy 5.3 (Walking and Cycling)

Residential Design Standards SPD 2011
Dulwich SPD 2013

Summary of consultation replies (25)

18. A total of 25 objections have been received from neighbours for this application, many referencing similar concerns. Common reasons for objection include:
- Size and design of proposed build would be incongruous with the surrounding properties
 - Loss of privacy
 - Loss of daylight / sunlight
 - Impact on parking
 - Materials proposed

- Loss of garden space
- Highway safety
- Noise

Land use

19. Whilst the NPPF, (para 53) and the Dulwich SPD seek to resist inappropriate development of residential gardens where the development would cause harm to the local area. The proposal would not represent a typical backland garden development, as it has a street frontage. It is not considered that the proposal would result in harm to the local area therefore the principle of the development is considered acceptable.
20. The site lies in the suburban density middle zone, and SP 5 requires a density of 200-350hr. The density of the proposed development would equate to 245hr/ha which would sit comfortably within this range.

Environmental impact assessment

21. Not required for a development of this scale and type.

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

22. Saved Policy 3.2 states that development will not be granted where it would cause loss of amenity to present and future occupiers in the surrounding area or on the application site.
23. The proposed development is not considered likely to result in a significant loss of amenity for the occupiers of adjoining sites. The proposed two storey detached dwelling would not generate noise levels which would be inappropriate / excessive and the development would not be overbearing upon or likely to result in overshadowing of any neighbouring rooms or gardens.
24. *Loss of privacy or overlooking:*
The proposed development is approximately 24.235m away from the properties on Friern Road and 21.042m from those on Upland Road. This complies with section 2.8 'Privacy and security' of the Residential Design Standards 2011 which states that to prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve a minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway.
25. Concerns raised in regard to loss of privacy as a result of the proposed roof terraces at first floor level. Both these terraces are modest in size (5.19m² and 6.56m²), have a separation distance of more than 21m from the nearest neighbouring property and demonstrate a brick screen wall so that there is not direct overlooking of neighbouring sites.
26. Given the above, it is not considered that the proposed location of the development would result in any harmful loss of privacy or overlooking.
27. *Loss of daylight/sunlight*
The dwellings facing the site on Friern Road and Upland Road do not require daylight analysis, as the proposed building (3A Friern Road) falls beneath a 25 degree angle taken from a point 2m above ground level of the neighbouring properties. The BRE regulations states that no further analysis is required as there will be adequate skylight (i.e. sky visibility) available.

28. Based on the site layout and the proposed drawings, it is clearly shown that the existing buildings on Upland Road and Friern Road facing the site will retain access to daylight and sunlight.
29. The recommendation set down in the BRE report, 'Site layout for daylight and sunlight, a guide to good practice' would indicate, for residential properties, that a VSC value of greater than 27% is acceptable. The BRE guide explains that diffuse daylight may be adversely affected if, after a development, the VSC is both less than 27% and less than 0.8 times its former value.
30. The proposed dwelling (3A Friern Road) would not cause loss of daylight or sunlight to any of the neighbouring buildings, the only loss would be for the Vertical Sky Component of the glazed door on the north East elevation of 3 Friern Road; however the Annual Probable Sunlight Hours was not below the recommended level.
31. The existing VSC for the glazed door is 37.52% and the proposed VSC is 10.96% which is below the recommended 27% as set out in the BRE guidance and a significant reduction proportionately. A mitigating factor is that the room served by the door benefits from a window which would not suffer any reduction in the VSC and the room would retain acceptable levels of light.
32. As a result of the site's location and its separation from neighbouring properties, it is considered that the proposed development would not result in a detrimental impact on the amenity of nearby neighbours in regards to loss of daylight / sunlight, loss of privacy or a sense of enclosure.

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

33. There will be no conflict of use detrimental to amenity such that neighbouring uses cannot co-exist with this development.

Transport issues

34. *Car parking*
The site is within an area with a Public Transport Accessibility Level of 3 which is moderate. The application site is not within a controlled parking zone. On site parking would be provided for two cars therefore it is not considered that the addition of the one residential unit would have an adverse impact upon parking in the local area.
35. It is proposed to remove the existing cross-over and reinstate the pavement. The proposed new cross-over would comply with the requirements of the Sustainable Transport (Southwark Council, 2010) Supplementary Planning Document and Southwark Streetscape Design Manual (SSDM).
36. *Refuse storage*
A suitable refuse storage area is shown adjacent to the cycle storage in close proximity to Friern Road. The storage area would provide storage for the following refuse containers: food and garden 240L, general waste 240L and dry recycling 240L.
37. All of the above issues are therefore considered to be satisfactory and in accordance with the relevant Development Plan policies set out above.

Design issues

38. *Local Context*
The site is located at a sharp corner between Friern and Upland Roads. Mainly two-

storey high terrace houses can be found in Friern Road and Upland Road. The proposal is for a contemporary 6-bedroom dwellinghouse, with 2 off-street parking bays and covered bicycle store for 2 bicycles with easy access from Friern Road.

39. The house would be detached, following the building line on Friern Road, and two storeys in height. The surrounding properties mainly consist of two storey developments with pitched roofs, and as the proposal are set back from the street. The proposed development will have a flat roof measuring 6.815m in height where No. 3 Friern Road measures 9.088m in height. The roof ridge of the properties down Friern Road steps down in height therefore there are no consistent ridge height within Friern Road.
40. *Site Layout and Design*

The proposed 6-bedroom single-family house is a 'bottom-up' design. The proposed flat roof reduces the massing and total height of the building. As such the height of the roofridge is approximately 2.2m lower than the ridge of 3 Friern Road. The building gap between No. 3 and 3a is designed to have the same width as the gap between No. 5 and No. 3, echoing the massing and rhythm of the residential block. The dwellings would be appropriately sited on the land, and the dwellings are provided with an acceptable amount of private amenity space. The site is irregularly shaped, however, it appears that the site layout maximises the efficient use of the land.
41. While the design approach is quite different from the traditional Victorian dwellings along this street, it would not appear visually discordant with the surrounding area. The proposal does follow some elements of the neighbouring dwelling at No. 3 in term of width, depth and following the building line of the street particularly that on Friern Road.
42. Furthermore the proposal include the re-siting of vehicular access to front of building on Friern Road, and the installation of new dropped curb / cross-over.
43. The architectural design is considered to be acceptable. Concerns have been raised by a neighbouring resident that the development will result in overdevelopment and that the design of the buildings would result in loss of privacy and overlooking of neighbouring properties and should be refused.
44. Whilst this is noted, given that the height, scale and massing, and the separation between neighbouring buildings and that the development is approximately 24.5m away from the properties on Friern Road and 20.8m from those on Upland Road, it is not considered that concerns regarding the architectural design resulting in overlooking would be sufficient grounds for refusing planning permission. Furthermore, the proposed development would equate to 245 habitable rooms per hectare and would therefore comply with this policy.
45. Following the comments from neighbours submitted under planning reference 15/AP/0991, the proposed façade has been changed to brickwork and has a combination of traditional stretcher bond, pattern and brick screen to break up the elevations. The objector goes further and states that there is nothing traditional about this type of brickwork in this area. The traditional brickwork in this area is Victorian yellow stock brick.
46. It is considered that the brickwork with a combination of stretcher bond and patterns are appropriate for the proposed development as the site is not within a conservation area; however it is within the setting of a Grade II listed telephone kiosk. A condition would be imposed on the use of materials to preserve or enhance the setting of the Grade II listed telephone kiosk.

47. A further objection was raised that the triangular footprint of the proposed dwelling would create two incredibly long façades for a two storey dwelling. The elevations have an uncomfortably strong horizontal feeling, which jars with the vertical rhythm of the traditional Victorian houses in the area. As a result of the objection raised under planning reference 15/AP/0991 at this site, the applicant designed a scheme with a flat roof which reduces the massing and total height of the building. Along the facade, proposed windows actively responded to the window heights next door at No. 3. Furthermore, brickwork with a combination of traditional stretcher bond, pattern and brick screen has been introduced to break up the elevations. Number 3 Friern Road is a detached dwelling with a rather large façade fronting the highway therefore it is considered that the contemporary design of the development at No. 3A Friern Road is acceptable.

Quality of accommodation

48. Saved policy 4.2 requires new residential developments to provide a good standard of accommodation.
49. The overall size and layout of the dwelling would be acceptable as it accords with the council's minimum room size and floorspace standards. The building as a whole is a dual-aspect would have good natural daylighting, generous floor-to-ceiling heights and would provide plenty of in-built storage space. The proposal would provide approximately 123.82m² private amenity space in the form of a garden for this development.
50. The existing house at no. 3 would be left with a private useable garden area of 40 sq metres, although significantly reduced it would still provide a reasonable amount of private amenity space for a single dwelling.

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

51. The application site is within the setting of a Grade II Listed Building namely; K2 telephone kiosk at junction with Friern Road. It is considered that the proposed development through its careful design and detailing will preserve the special architectural or historic interest of the listed building and its setting.
52. The development is therefore acceptable in terms of design, scale, massing and materials.

Impact on trees

53. The development site is currently a residential property and garden that benefits a large corner plot. The garden edges have young / semi-mature trees, all of which have been subject to repeated reduction pruning. The site previously had 8 Lime Trees which was protected by TPO 64 (1979). These have all been removed over the years; however there are no Council records referring to the removal of these protected trees and the former TPO is not in effect.
54. The proposed development will require the removal of seven small fruit trees. These do not constitute a constraint on development due to their size and low amenity value. The proposal would provide 5 new trees along the site boundary, it is recommended that any permission should be conditioned to include a suitable hard and soft landscaping plan as well as details for the protection of the street tree on Friern Road which is proposed to be retained.

Other matters

55. *CIL*
Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
56. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. The Mayoral CIL in Southwark currently is calculated on the basis of £40.02 per sqm and this equates to **£7,884.46** and Southwark CIL amount is **£39,400**.
57. *Density*
Strategic Policy 5 (Providing New Homes) of the Core Strategy locates the site within the Urban Density Zone which has a density range of 200-700hr/ha.
58. The density of the proposed development would equate to 245hr/ha.
59. *Back-land development*
Dulwich supplementary planning document (July 2013) states that back-land development sites are those located predominantly to the rear of existing dwellings separated from the residential dwelling (e.g. not a conservatory or extension to the existing dwelling). The proposal is located at a sharp corner between Friern Road and Upland Road it is therefore not considered that this is a back-land development.
60. *In-fill development*
Dulwich supplementary planning document (July 2013) states that in-fill development occurs where there is development of sites located between existing property frontages, and where any new buildings should normally continue the lines of existing development to each side. Even though that this proposal is located at a sharp corner between Friern Road and Upland Road it can be assessed as an infill development.
61. The proposed dwelling follows the building line on Friern Road; however as a result of the shape of the application site and the contemporary design it could not follow the building line at the rear on Upland Road. Furthermore the proposal makes efficient use of the land providing new housing within this residential area.

Conclusion on planning issues

62. On balance the proposed development in terms of design, scale, massing and materials would be suitable for this development within the streetscape. In addition, the proposal will not affect the setting of the listed telephone kiosk which is in close proximity to the application site. The development will have no significant adverse impacts on the amenity of any adjoining occupiers or the surrounding area and will provide high quality accommodation and is acceptable in land use terms.
63. The scheme complies with the relevant saved policies of The Southwark Plan 2007 (July), The Core Strategy 2011 and the NPPF 2012. As such it is recommended that detailed planning permission be granted subject to conditions.

Community impact statement

64. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Human rights implications

67. 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.
68. This application has the legitimate aim of providing additional 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/2592-3 Application file: 15/AP/3659 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 5451 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Neil Loubser, Planning Officer	
Version	Final	
Dated	20 November 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		26 November 2015

Consultation undertaken

Site notice date: 28/09/2015

Press notice date: 01/10/2015

Case officer site visit date: 28/09/2015

Neighbour consultation letters sent: 16/09/2015

Internal services consulted:

Highway Development Management

Statutory and non-statutory organisations consulted:

Thames Water - Development Planning

Neighbour and local groups consulted:

38 Friern Rd East Dulwich SE22 0AX	Flat 1 30 Friern Road SE22 0AX
26 Friern Road SE22 0AT	71a Upland Road London SE22 0DB
2 Friern Road East Dulwich SE22 0AT	38 Friern Road London SE22 0AX
83 Upland Road London SE22 0DB	36 Friern Road London SE22 0AX
13 Friern Rd East Dulwich Se22 0au	42 Friern Road London SE22 0AX
27 Friern Road London SE22 0AU	40 Friern Road London SE22 0AX
77 Upland Road London SE22 0DB	5 Friern Road London SE22 0AU
75 Upland Road London SE22 0DB	3 Friern Road London SE22 0AU
79 Upland Road London SE22 0DB	32 Friern Road London SE22 0AX
73 Upland Road London SE22 0DB	55 Upland Road London se22 0da
46 Friern Road London SE22 0AX	12 Friern Road London SE22 0AT
44 Friern Road London SE22 0AX	50 Friern Road East Dulwich SE22 0AX
71 Upland Road London SE22 0DB	25 Upland Road London SE22 9EF
69 Upland Road London SE22 0DB	52 Upland Road London se22 0db
34b Friern Road London SE22 0AX	69 Upland Road London SE220DB
34a Friern Road London SE22 0AX	36 Friern Road London SE22 0AX
Ground Floor Flat 83 Upland Road SE22 0DB	2 Friern Road East Dulwich SE22 0AT
Ground Floor Flat 81 Upland Road SE22 0DB	75 Upland Road London SE22 0DB
48b Friern Road London SE22 0AX	27 Friern Road East Dulwich SE22 0AU
85 Upland Road London SE22 0DB	52 Upland Road East Dulwich SE22 0DB
48a Friern Road London SE22 0AX	81a Upland Road East Dulwich SE22 0DB
87 Upland Road London SE22 0DB	17 Friern Road SE22 0AU
Flat 4 30 Friern Road SE22 0AX	60 Upland Road East Dulwich SE22 0DB
Flat 3 30 Friern Road SE22 0AX	1 Friern Road London SE22 0AT
1 Friern Road London SE22 0AT	58 Upland Road London Se220db
Flat 5 30 Friern Road SE22 0AX	76 Friern Road London SE220AX
Flat 2 30 Friern Road SE22 0AX	54 Upland Road London se220db
First Floor Flat 83 Upland Road SE22 0DB	56 Upland Road London Se220db
Upper Flat 81 Upland Road SE22 0DB	90 Upland Road London SE22 0DE

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

26 Friern Road SE22 0AT
17 Friern Road SE22 0AU
1 Friern Road London SE22 0AT
13 Friern Rd East Dulwich Se22 0au
27 Friern Road London SE22 0AU
34a Friern Road London SE22 0AX
36 Friern Road London SE22 0AX
36 Friern Road London SE22 0AX
38 Friern Rd East Dulwich SE22 0AX
38 Friern Road London SE22 0AX
44 Friern Road London SE22 0AX
5 Friern Road London SE22 0AU
50 Friern Road East Dulwich SE22 0AX
52 Upland Road East Dulwich SE22 0DB
54 Upland Road London se220db
56 Upland Road London Se220db
58 Upland Road London Se220db
60 Upland Road East Dulwich SE22 0DB
69 Upland Road London SE22 0DB
69 Upland Road London SE220DB
73 Upland Road London SE22 0DB
75 Upland Road London SE22 0DB
76 Friern Road London SE220AX
77 Upland Road London SE22 0DB
81a Upland Road East Dulwich SE22 0DB