

Item No. 7.3	Classification: Open	Date: 19 January 2016	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 15/AP/3382 for: Full Planning Permission Address: HILLSIDE, FOUNTAIN DRIVE, LONDON SE19 1UP Proposal: Demolition of existing 2 storey dwelling; erection of 6 x4 bedroom houses with associated car parking, bin and bike stores; and landscaped gardens		
Ward(s) or groups affected:	College		
From:	Director of Planning		
Application Start Date 24/08/2015		Application Expiry Date 19/10/2015	
Earliest Decision Date 13/12/2015			

RECOMMENDATION

1. Grant permission subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The application site is located on the eastern side of Fountain Drive. This site comprises 9 Fountain Drive (known as Hillside) containing a dwelling and garden, as well as a vacant plot which adjoins this to the north and which would have originally formed part of the garden to 11 Sydenham Hill, which adjoins to the east. The site has a moderate slope, and although much of the vacant plot is grassed, there are a number of trees located around the site boundaries. Planning permission previously existed for five houses on this site. Since this time the extent of the application site has increased to encompass a wooded area to the south close to the junction with Westwood Hill, however, no development is proposed on this part of this site.
3. The surrounding area is characterised by a combination of large detached houses and some more recent terraced housing located opposite on Fountain Drive. 11 Fountain Drive (north side) is a detached dwelling which adjoins the northern boundary of the vacant plot. The site is located within the suburban density zone.

Details of proposal

4. Planning permission is sought for the erection of 6 x 4-bedroom houses following the demolition of the existing building at 9 Fountain Drive (Hillside). The houses would be three-storeys high plus a basement, although the basement would effectively be at entry level taking account of the change in level across the site. The houses would be arranged to form two short terraces of three houses. The two terraces are referred to

as the 'northern block' and 'southern block' in this report. Each house would have an off-street parking space accessed from a shared driveway

5. As set out below, planning permission previously existed for five houses at this site, however, the proposal now includes six houses. In order to accommodate the additional dwelling, the northern block is positioned 0.6m closer to the northern site boundary. The southern block is situated 5.9m further south than previously approved. Both buildings would be closer to the properties to the rear, at their closest points, the northern block would be 0.7m closer to the rear boundary with 11 & 11A Sydenham Hill. The southern block, would be 2.1m closer to the rear boundary with 9 Sydenham Hill.
6. The proposal was amended during the course of the application, to increase the height of the roof in part by 0.3m, this was to allow for a fall to the mono-pitch roof in order to secure the proper drainage of the roof. This was subject to reconsultation with neighbours, further details of which are set out below.
7. **Planning history**

12/AP/2619 Application type: Full Planning Permission (FUL)
Demolition of existing 2 storey dwelling and erection of 5 x 4-bedroom 3-storey plus basement houses with associated car parking, bin and bicycle storage and landscaped gardens (Use Class C3).
Decision date 18/12/2012 Decision: Granted (GRA)

KEY ISSUES FOR CONSIDERATION

8. Summary of main issues

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

- a) principle of development;
- b) amenity;
- c) transport;
- d) design;
- e) trees;
- f) ecology.

Planning policy

9. National Planning Policy Framework (the Framework)
Section 4 - Promoting sustainable transport
Section 6 - Delivering a wide choice of high quality homes
Section 7 - Requiring good design
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Section 11 - Conserving and enhancing the natural environment
10. London Plan July 2015 consolidated with alterations since 2011
Policy 3.3 Increasing housing supply
Policy 3.5 Quality and design of housing developments
Policy 6.9 Cycling
Policy 6.10 Walking

Policy 6.13 Parking
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.21 Trees and woodlands

11. Core Strategy 2011
Strategic policy 1 Sustainable development
Strategic policy 2 Sustainable transport
Strategic policy 5 Providing new homes
Strategic policy 7 Family homes
Strategic policy 11 Open spaces and wildlife
Strategic policy 12 Design and conservation
Strategic policy 13 High environmental standards

Southwark Plan 2007 (July) - saved policies

12. 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.
3.2 Protection of Amenity
3.7 Waste reduction
3.11 Efficient Use of Land
3.12 Quality in Design
3.13 Urban Design
3.28 Biodiversity
4.2 Quality of Residential Accommodation
5.2 Transport Impacts
5.3 Walking and Cycling
5.6 Car Parking

Principle of development

13. There is already a dwelling on the site of 9 Fountain Drive and the principle of a residential development on the vacant part of the site has previously been established through the grant of planning permission for five dwellings (reference: 12/AP/2619). Whilst this permission is no longer extant (the permission expired on 18 December 2015), it is noted that, notwithstanding the adoption of the London Plan (2015), there have been no significant alterations to the policy context that would justify taking a different approach to the redevelopment of the site, subject to the detailed considerations of the impact of the additional dwelling set out below.
14. It was previously noted that family sized houses are proposed and strategic policy 7 of the core strategy states that development will provide more family housing with 3 or more bedrooms for people of all incomes to help make Southwark a borough which is affordable for families.
15. The Dulwich SPD seeks to resist development on back gardens and whilst this is noted and the vacant plot part of the site has some characteristics of a backland site, there is a pattern of subdivision between Sydenham Hill and Fountain Drive that is well

established, and the proposed houses would front the street and be set within generous plots rather than being located behind existing houses.

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

16. Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for neighbouring properties and further guidance is contained within the 2015 Technical update to the residential design standards SPD (2011). In addition to the development plan and associated guidance, the proposal should be considered with reference to the previously approved development of five houses.
17. The change in level across the site, results in land which rises steeply to the rear such that the neighbouring properties behind the application site (on Sydenham Hill) are situated at a higher level relative to the proposed houses. These changing levels are shown on the topographical survey and the height of the existing house and the proposed height of the new houses are shown with reference to the existing levels.
18. There are two key physical relationships in respect of the impact of the proposal on neighbouring amenity. The separation, or back to back distances between the rear elevations of the proposed houses and the existing houses on Sydenham Hill to the rear. The other being the height of the proposed buildings relative to the existing ground level and house.
19. The residential design standards SPD recommends a separation distance of 21m between the rear elevations of opposing properties in order to ensure privacy. It is noted that in the main the proposal either meets or exceeds the guidance in this respect. There are two exceptions to this, where the closest point between the southern block and Wavel Place is 19.5m and between the northern block and 11 Sydenham Hill where the distance is 20.6m. In both instances these are relatively minor departures from the guidance. In the case of Wavel Place, the building is not situated directly behind the rear windows of the building, thus these windows would have views beyond the proposed southern block. With respect to 11 Sydenham Hill, it is only a small part of the northern block which would be closer to this property than recommended, and views would be available through the gap between the two blocks. As set out earlier in this report, whilst the proposed buildings would be closer to the properties to the rear, the resultant relationship would still be broadly consistent with the council's guidance.
20. A topographical survey was completed showing the height of the land relative to mean sea level as the common datum (referred to as Above Ordnance Datum AOD)). The existing house has a height of 109.03m AOD to the apex of its roof and the height of the previously approved houses was 112.23m AOD. The proposed houses would have the same height as previously proposed, but would be 300mm higher to the rear to take account of the fall added to the flat roof to improve drainage. As such the houses at their highest point would be 112.53m AOD. The proposed houses would be significantly lower than the properties to the rear and this is shown on the proposed sections. The main impact of the revised proposal would be to 9 Sydenham Hill as the southern block is 5.3m wider than the previously approved block, given the requirement to accommodate an additional house. However, the additional width is not considered to be harmful to this property, given the separation distance between the two rear elevations and that views would be present through the gap between the two blocks and to the south over the wooded area. It is noted that the roofs of the houses

would be planted by way of 'green roofs', this would enhance their attractiveness as visible features from neighbouring properties. Whilst the 'view' from these windows would be different, the protection of existing views (unless specifically designated in the Development Plan) is not a planning consideration. For the reasons set out above, the proposal would maintain an appropriate outlook to No. 9 and other properties on Sydenham Hill.

21. No concerns were previously raised in relation to loss of daylight as part of the determination of the previous proposal. Generally the most affected properties would be to the rear and these properties occupy a favourable position being on higher ground. This proposal would be of a similar height and mass to the previously approved proposal, albeit the southern block would be wider. However, it is envisaged that impacts on daylight would be broadly similar. With respect to daylight the Residential Design Standards SPD states (in accordance with the BRE guidance) that where the proposed development faces the affected window of the neighbouring property a line should be drawn at 25 degrees upwards from the centre of the affected window and if the proposed development is higher than this 25 degree line, there may be an unacceptable loss of daylight to the affected window. If this line was drawn on the submitted sections this would show that the proposed development would be below a 25 degree line, which means that there would be no significant loss of daylight.

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

22. Each of the proposed houses would exceed the policy requirement of 110sqm as set out in the residential design standards SPD and all of the individual room sizes would comply with the Council's standards. The top floor accommodation comprising bedrooms, bathrooms and store rooms would only be lit by way of rooflights and whilst it would generally be preferable for windows to be provided, they would provide adequate light and ventilation.
23. With regard to amenity space, section 3 of the residential design standards SPD requires new housing to have a minimum of 50 sqm of private garden space; the gardens would be at least 10m in length and should extend across the entire width of the dwelling. The proposed development would comply with these standards. Refuse storage would be provided in a convenient location at the front of the houses.

Transport issues

24. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions, 5.3 considers the needs of pedestrians and cyclists and 5.6 establishes maximum parking standards. The site has a public transport accessibility level (PTAL) of 3 (medium) and is not located in a controlled parking zone, although there is a cycle lane on the eastern side of Fountain Drive which passes outside the site and on which vehicles are not permitted to park.
25. Saved policy 5.6 of the Southwark Plan requires a maximum of between 1.5 and 2 off-street parking spaces for residential properties in the suburban density zone. The previous proposal was permitted on the basis of one parking space per dwelling which was considered to be acceptable given the need to promote sustainable patterns of transport and given the relatively good accessibility to public transport. In this respect it is noted that Fountain Drive is on a bus route and it is approximately an 11 minute

walk from Sydenham Hill station and 15 minutes from Crystal Palace Station.

26. This proposal would provide parking at the same ratio of one space per dwelling. Sufficient space is shown on the plans to enable cars to turn on site avoiding the need to reverse onto the road, and a condition to maintain the manoeuvring space is recommended. Five cycle parking spaces would be provided for each of the houses and a condition is recommended to ensure this is provided prior to occupation and retained as such thereafter.
27. The application has been reviewed by the council's transport planning team and no objections are raised with regard to the siting of the proposed off-street parking spaces on the grounds of highway safety, subject to the submission of more detailed plans for the proposed vehicle crossovers which can be secured by way of a condition.

Design issues

28. Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that developments are of a high standard of architectural and urban design. Concerns have been raised by neighbours that the proposed houses owing to their number, height, scale and massing, detailed design and materials would be out of character with the area, which consists predominantly of detached houses set within large gardens. There are concerns that the proposal would be harmful to the visual amenities of the street and contrary to the council's policies.
29. It has previously been noted that the application site forms part of an attractive residential area, but one that displays no particular architectural style or uniformity. The current proposal would be similar in appearance to the previously approved proposal. This would take the form of a contemporary response to the site and no objections are raised in this regard given the mixed character of the area. In terms of scale and building line the proposal is considered to sit comfortably within the streetscene, responding to the curve in the road and the topography of the site. The Dulwich Wood conservation area is approximately 80m to the north-west of the site and given this separation distance it is not considered that its setting would be affected.

Impact on trees

30. An updated arboricultural report has been submitted with the application and has been reviewed by the council's urban forester, who has advised that the proposal would continue to successfully retain the trees of greatest amenity value. Of the 23 trees affected by the proposed development, 9 would require removal in order to facilitate the development and suitable mitigation by way of replanting would be required through a landscaping plan; further conditions to protect the retained trees on the site are recommended.

Planning obligations (S.106 undertaking or agreement)

31. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral and Southwark CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. The existing dwelling on the site is lawfully occupied at present therefore its floor area (250sqm) can be subtracted

from the proposed new floorspace for the purposes of CIL.

Sustainable development implications

32. Saved policy 3.28 of the Southwark Plan states that the Local Planning Authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant.
33. An ecological survey has been undertaken and a report submitted with the application. The report concludes that the primary features of ecological value are the mature trees to the north of the site, the majority of which are to be retained and that the proposal would not have a significant impact upon the ecological or biodiversity value of the site. The report has been reviewed by the council's ecologist who agrees with its findings and recommends a number of conditions, including a condition for the eradication of Japanese knotweed which is present on the site.
34. The ecological assessment previously considered the presence of bats, with a separate bat survey carried out in relation to 9 Fountain Drive (Hillside), which would be demolished as part of the proposals. The findings of the survey are now out of date, but previously it was considered that the building was highly unlikely to support roosting bats which was agreed by the council's ecologist. The council's ecologist has therefore recommended that a new bat survey be undertaken, in the next available season with development precluded until this time, a condition is proposed to this effect. Natural England have been consulted on the application and have raised no objections. In addition to landscaped gardens, the proposals would incorporate green roofs, bird and bat boxes.

Conclusion on planning issues

35. The proposed development would be acceptable in land use terms, would provide an acceptable standard of accommodation for future occupiers and would not result in any significant loss of amenity to neighbouring occupiers. The design of the proposal would be acceptable and replacement tree planting could be secured by condition. There would be no adverse impacts with regard to ecology. It is therefore recommended that planning permission be granted.

Community impact statement

36. 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. Specific actions to ameliorate these implications are: None.

Consultations

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

Consultation replies

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

Summary of consultation responses

39. Objections have been received from 16 properties on the following basis:

Objection	Officer response
Loss of biodiversity	There is no objection to the proposal from the council's ecology officer or Natural England. Conditions have been secured to ensure that ecology is protected.
Reconsultation letters not received	Reconsultation letters were not initially received by all interested parties, however, these were successfully resent.
Damage to property and noise and disturbance	These are not planning considerations as these are dealt with under separate legislation.
Refuse arrangements	Specific areas have been identified for the storage of refuse and the provision of these will be secured by condition.
Loss of privacy	The proposal would maintain separation distances in accordance with the Residential Design Standards SPD - see paragraph 19 for further information.
Increased traffic/insufficient parking	The proposal would generate additional vehicular movements compared to the existing house. However, there is no objection from the Transport team in relation to this. It is noted that visibility is generally good with no evidence of capacity issues that would warrant refusal of the application. Parking would be in accordance with the council's maximum standards.
Loss of trees	The proposal would retain the most important trees and secure their protection throughout construction. Additional tree planting will be sought by a landscaping plan and no objection is raised by the Urban Forester.
Insufficient information to adequately assess the proposal	The plans submitted comply with the council's validation requirements and additional plans have been sought in order to address as far as possible residents'

	concerns/queries.
The forward position of the houses is harmful to the street scene.	The proposed development is marginally closer to the footway than the previously permitted development, but would not have a material impact on the townscape.
Loss of light	See Paragraph 21.

Urban Forester - No objection, subject to conditions.

Natural England - No objection.

Ecology Officer - No objection, subject to conditions.

Transport - No objection.

Human rights implications

40. 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.
41. This application has the legitimate aim of providing additional family sized 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/2092-9 Application file: 15/AP/3382 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 4424 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation
Appendix 4	Pre-application advice - First scheme
Appendix 5	Pre-application advice - Second scheme

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Matthew Harvey, Planning Officer	
Version	Final	
Dated	7 January 2016	
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		7 January 2016

Consultation undertaken

Site notice date: 11/09/2015

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 23/09/2015

Internal services consulted:

Ecology Officer
Urban Forester

Statutory and non-statutory organisations consulted:

Natural England - London Region & South East Region
Thames Water - Development Planning

Neighbour and local groups consulted:

2 Wavel Place London SE26 6SF	Flat 10 Hogarth Court SE19 1UY
20 Wavel Place London SE26 6SF	Flat 11 Hogarth Court SE19 1UY
21 Wavel Place London SE26 6SF	Flat 12 Hogarth Court SE19 1UY
17 Wavel Place London SE26 6SF	Flat 16 Hogarth Court SE19 1UY
18 Wavel Place London SE26 6SF	Flat 2 Hogarth Court SE19 1UY
19 Wavel Place London SE26 6SF	Flat 20 Hogarth Court SE19 1UY
22 Wavel Place London SE26 6SF	Flat 21 Hogarth Court SE19 1UY
26 Wavel Place London SE26 6SF	Flat 17 Hogarth Court SE19 1UY
27 Wavel Place London SE26 6SF	Flat 18 Hogarth Court SE19 1UY
28 Wavel Place London SE26 6SF	Flat 19 Hogarth Court SE19 1UY
23 Wavel Place London SE26 6SF	Flat 1 Hogarth Court SE19 1UY
24 Wavel Place London SE26 6SF	Flat 3 Woodside Villa SE26 6SH
25 Wavel Place London SE26 6SF	Flat 4 Woodside Villa SE26 6SH
16 Wavel Place London SE26 6SF	Flat 5 Woodside Villa SE26 6SH
Flat 8 Hogarth Court SE19 1UY	Part Basement 1 Fountain Drive SE19 1UW
Flat 9 Hogarth Court SE19 1UY	Flat 1 Woodside Villa SE26 6SH
Hillside Fountain Drive SE19 1UP	Flat 2 Woodside Villa SE26 6SH
Flat 5 Hogarth Court SE19 1UY	Flat 6 Woodside Villa SE26 6SH
Flat 6 Hogarth Court SE19 1UY	1a Fountain Drive London SE19 1UW
Flat 7 Hogarth Court SE19 1UY	1b Fountain Drive London SE19 1UW
1 Wavel Place London SE26 6SF	1c Fountain Drive London SE19 1UW
13 Wavel Place London SE26 6SF	Flat 7 Woodside Villa SE26 6SH
14 Wavel Place London SE26 6SF	Flat 8 Woodside Villa SE26 6SH
15 Wavel Place London SE26 6SF	11 Fountain Drive London SE19 1UW
10 Wavel Place London SE26 6SF	Flat 22 Hogarth Court SE19 1UY
11 Wavel Place London SE26 6SF	Flat 39 Hogarth Court SE19 1UY

12 Wavel Place London SE26 6SF
29 Wavel Place London SE26 6SF
45 Wavel Place London SE26 6SF
5 Wavel Place London SE26 6SF
6 Wavel Place London SE26 6SF
42 Wavel Place London SE26 6SF
43 Wavel Place London SE26 6SF
44 Wavel Place London SE26 6SF
7 Wavel Place London SE26 6SF
15 Sydenham Hill London SE26 6SH
9 Sydenham Hill London SE26 6SH
11a Sydenham Hill London SE26 6SH
8 Wavel Place London SE26 6SF
9 Wavel Place London SE26 6SF
13 Sydenham Hill London SE26 6SH
41 Wavel Place London SE26 6SF
32 Wavel Place London SE26 6SF
33 Wavel Place London SE26 6SF
34 Wavel Place London SE26 6SF
3 Wavel Place London SE26 6SF
30 Wavel Place London SE26 6SF
31 Wavel Place London SE26 6SF
35 Wavel Place London SE26 6SF
39 Wavel Place London SE26 6SF
4 Wavel Place London SE26 6SF
40 Wavel Place London SE26 6SF
36 Wavel Place London SE26 6SF
37 Wavel Place London SE26 6SF
38 Wavel Place London SE26 6SF
Flat 48 Hogarth Court SE19 1UY
Flat 13 Hogarth Court SE19 1UY
Flat 14 Hogarth Court SE19 1UY
Flat 15 Hogarth Court SE19 1UY

Flat 4 Hogarth Court SE19 1UY
Flat 40 Hogarth Court SE19 1UY
Flat 36 Hogarth Court SE19 1UY
Flat 37 Hogarth Court SE19 1UY
Flat 38 Hogarth Court SE19 1UY
Flat 41 Hogarth Court SE19 1UY
Flat 45 Hogarth Court SE19 1UY
Flat 46 Hogarth Court SE19 1UY
Flat 47 Hogarth Court SE19 1UY
Flat 42 Hogarth Court SE19 1UY
Flat 43 Hogarth Court SE19 1UY
Flat 44 Hogarth Court SE19 1UY
Flat 35 Hogarth Court SE19 1UY
Flat 26 Hogarth Court SE19 1UY
Flat 27 Hogarth Court SE19 1UY
Flat 28 Hogarth Court SE19 1UY
Flat 23 Hogarth Court SE19 1UY
Flat 24 Hogarth Court SE19 1UY
Flat 25 Hogarth Court SE19 1UY
Flat 29 Hogarth Court SE19 1UY
Flat 32 Hogarth Court SE19 1UY
Flat 33 Hogarth Court SE19 1UY
Flat 34 Hogarth Court SE19 1UY
Flat 3 Hogarth Court SE19 1UY
Flat 30 Hogarth Court SE19 1UY
Flat 31 Hogarth Court SE19 1UY
120 Stafford Road Caterham CR3 6JE
39 Wavel Place Sydenham Hill SE26 6SF
36 Wavel Place Sydenham Hill SE26 6SF
5 Fountain Drive London SE19 1UW
Greenbanks Fountain Drive se19 1up
25 Kingsthorpe Road London SE26 4PG
7 Fountain Drive SE19 1UW
5 Hogarth Court London SE191UY

Re-consultation: 11/11/2015

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Natural England - London Region & South East Region
Thames Water - Development Planning

Neighbours and local groups

Flat 7 Woodside Villa SE26 6SH
Greenbanks Fountain Drive se19 1up
7 Fountain Drive SE19 1UW
7 Fountain Drive SE19 1UW
13 Sydenham Hill London SE26 6SH
25 Kingsthorpe Road London SE26 4PG
30 Wavel Place London SE26 6SF
36 Wavel Place London SE26 6SF
36 Wavel Place Sydenham Hill SE26 6SF
39 Wavel Place London SE26 6SF
39 Wavel Place Sydenham Hill SE26 6SF
39 Wavel Place Sydenham Hill SE26 6SF
39 Wavel Place Sydenham Hill SE26 6SF
42 Wavel Place London SE26 6SF
45 Wavel Place London SE26 6SF
5 Fountain Drive London SE19 1UW
5 Fountain Drive London SE19 1UW
5 Fountain Drive London SE19 1UW
5 Fountain Drive London SE19 1UW
5 Hogarth Court London SE191UY