

<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 8 March 2016	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 15/AP/2221 for: Full Planning Permission  <b>Address:</b> 84-90 LORDSHIP LANE, LONDON SE22 8HF  <b>Proposal:</b> Rooftop extension to provide x 2 residential units and walkway to rear of existing office/residential at 1st and 2nd floor; use of first and second floors as offices and refurbishment of the existing retail store at ground floor including a single storey rear extension with associated plant.		
<b>Ward(s) or groups affected:</b>	East Dulwich		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 05/06/2015		<b>Application Expiry Date</b> 31/07/2015	
<b>Earliest Decision Date</b> 17/07/2015			

## RECOMMENDATION

1. Grant planning permission subject to a legal agreement.

## BACKGROUND INFORMATION

2. This item is referred to the sub-committee at the request of members.

### Site location and description

3. The application site is located on the western side of Lordship Lane, close to the junction with Chesterfield Grove. It comprises a 3-storey flat roofed building currently under construction/refurbishment to implement the 2014 permission (please see below). The ground floor is commercial A1 retail, with offices on the first and part of the second floor and two residential units at second floor level.
4. The buildings either side are predominantly 2-storeys high comprising commercial space on the ground floor and residential above. Number 82 is occupied by a retail shop at ground floor with residential on part of the ground floor and on the first floor. Number 92 is occupied by Village Way, a hair and beauty salon with a flat above and 94 is occupied by Bushells estate agents on the ground floor and a possible flat above. East Dulwich Hand Car Wash is located at the rear of 94 Lordship Lane, accessed from Chesterfield Grove.

5. The site is subject to the following designations on the proposals map to the core strategy (2011):

Suburban Density Zone;  
Protected shopping frontage 34;  
Air quality management area and  
District town centre.

There are no listed buildings or conservation areas in the vicinity of the site.

### **Details of proposal**

6. Full planning permission is sought for refurbishment of the existing retail store at ground floor level to include a single storey rear extension with associated plant, the refurbishment of the first and second floors including the change of use of the 2 residential units on the second floor and their use as offices (Class B1) to form 8 separate office units. It is further proposed to construct a setback third floor and extend the walk way to serve to new 2 x 2 bedroom flats (Class C3).
7. The development proposes the extension of the existing retail unit in the rear service yard and car park to provide an additional 382sqm of retail floorspace. The tradeable area would take up the space currently occupied by Iceland, and a small section of the extended area at the rear. The rear extension would span the full width of the rear elevation and provide for storage areas and staff facilities. The extension would go to the end of 82 Lordship Lane's rear garden and would then project part way along the end of the rear gardens of 1 and 3 Ashbourne Grove. It would step back and in relation to 92 Lordship Lane it would project 14.5m beyond the rear elevation of the existing building, comprising an extension to the retail store and access to the flats on the upper floor level.
8. Access to the proposed offices and flats and servicing for the extended retail unit would take place from the rear, and it is proposed to install a pedestrian walkway next to the side elevation of 1 Chesterfield Grove and a pedestrian crossing leading to the entrance for the proposed offices and flats.
9. The main difference between this application and the 14/AP/0280 is the removal of the two existing residential units on the second floor making the first and second floors office use only and the extension of the walkway to access a new third floor providing 2 new residential units. The proposed additional floor would be set back from all sides of the existing building, with the exception of the walkway access. The flats themselves would be very generous 80sq metres each, with amenity space provided on a terrace to the front.
10. **Planning history**

12/EQ/0003 Application type: Pre-Application Enquiry (ENQ) Single storey rear extension to ground floor retail unit (Use Class A1) and installation of plant above and change of use of 1st and 2nd floors from offices (Use Class B1) to 8 two bed flats (Use Class C3).
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Decision date 15/02/2012 Decision: Pre-application enquiry closed (EQC)
12/AP/3773 Application type: Full Planning Permission (FUL) Refurbishment of the existing retail store (Use Class A1) at ground floor level to include single storey rear extension with associated plant; change of use of the first and part of the second floor from office (Class B1) to form 8 x 2 bedroom flats (Class C3). Decision date 10/04/2013 Decision: Refused (REF) Appeal decision date: 02/10/2013 Appeal decision: Planning appeal dismissed (DIS)
Reason(s) for refusal: The proposed development, owing to the loss of the customer car park and increase in vehicle trips associated with the extended retail unit would increase parking stress on the surrounding streets in the area which already experiences a high level of on-street parking. This would result in an unacceptable loss of amenity to neighbouring residents, contrary to saved policies 3.2 'Protection of amenity' and 5.6 'Car parking' of the Southwark Plan (2007), the Sustainable Transport SPD (2010), strategic policy 2 'Sustainable transport' of the Core Strategy (2011), policy 6.13 'Parking' of the London Plan (2011) and section 4 of the NPPF.
14/AP/0280 Application type: Full Planning Permission (FUL) Change of use of the first and part second floor from office (Class B1) to form 8 x 2 bedroom residential units (Class C3); refurbishment of the existing retail store at ground floor including a single storey rear extension with associated plant. Decision date 08/08/2014 Decision: Granted with Unilateral Undertaking (GWUU)
15/AP/1186 Application type: Full Planning Permission (FUL) Rooftop extension to provide x2 residential units and walkway to rear of existing office/residential at 1st and 2nd floor; and refurbishment of the existing retail store at ground floor including a single storey rear extension with associated plant NON DETERMINATION APPEAL HEARING DATE SET 10 MAY 2016 Council would have been minded to refuse permission for the following reasons; Lack of a setback to the rear of the proposed rooftop extension Pedestrian and vehicular conflict within use of the yard Lack of mitigation measures in respect of car parking
15/AP/3204 Application type: Approval of Details - Article 30 DMPO (AOD) Details of noise levels pursuant to Condition 8 of planning permission 14-AP-0280 for: Change of use of the first and part second floor from office (Class B1) to form 8 x 2 bedroom residential units (Class C3); refurbishment of the existing retail store at ground floor including a single storey rear extension with associated plant. Decision date 11/10/2015 Decision: Granted (GRA)
15/AP/2673 Application type: Approval of Details - Article 30 DMPO (AOD) Details of foundation works pursuant to Condition 4 of planning permission 14-AP-0280 for: Change of use of the first and part second floor from office (Class B1) to form 8 x 2 bedroom residential units (Class C3); refurbishment of the existing retail store at ground floor including a single storey rear extension with associated plant. Decision date 11/10/2015 Decision: Granted (GRA)
15/AP/4348 Application type: Approval of Details - Article 30 DMPO (AOD)

Details of the method of privacy along the boundary pursuant to Condition 9 of planning permission 14-AP-0280 for: Change of use of the first and part second floor from office (Class B1) to form 8 x 2 bedroom residential units (Class C3); refurbishment of the existing retail store at ground floor including a single storey rear extension with associated plant.

Decision date 21/12/2015 Decision: Granted (GRA)

15/AP/2897 Application type: Approval of Details - Article 30 DMPO (AOD)

Details of the tree protection measures to be used pursuant to Condition 5 of planning permission 14-AP-0280 for: Change of use of the first and part second floor from office (Class B1) to form 8 x 2 bedroom residential units (Class C3); refurbishment of the existing retail store at ground floor including a single storey rear extension with associated plant.

Decision date 30/12/2015 Decision: Granted (GRA)

15/AP/2898 Application type: Approval of Details - Article 30 DMPO (AOD)

Details of the green roof and a hard and soft landscaping scheme pursuant to Condition 7 of planning permission 14-AP-0280 for: Change of use of the first and part second floor from office (Class B1) to form 8 x 2 bedroom residential units (Class C3); refurbishment of the existing retail store at ground floor including a single storey rear extension with associated plant.

Decision date 30/12/2015 Decision: Granted (GRA)

15/AP/4467 Application type: Full Planning Permission (FUL)

Erection of Substation to rear of site

Decision date 15/01/2016 Decision: Granted (GRA)

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

11. 14/AP/1811 - 92 Lordship Lane:  
Planning permission granted 16/08/2014 for the erection of a part 1 part 2 storey rear/side extension and conversion of part of the ground and first floors to provide 3 studio apartments.

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

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

Principle;  
Amenity;  
Transport;  
Design;  
Trees;  
Sustainability.

## **Planning policy**

### 13. National Planning Policy Framework 2012 (the Framework)

Section 1 - Building a strong, competitive economy  
Section 2 - Ensuring the vitality of town centres  
Section 4 - Promoting sustainable transport  
Section 6 - Delivering a wide choice of high quality homes  
Section 7 - Requiring good design  
Section 11 - Conserving and enhancing the natural environment

### 14. London Plan 2015 (consolidated with alterations since 2011)

2.15 Town centres  
3.3 Increasing housing supply  
4.2 Offices  
4.7 Retail and town centre development  
5.2 Minimising carbon emissions  
5.3 Sustainable design and construction  
5.7 Renewable energy  
6.10 Cycling  
6.13 Parking  
7.4 Local character  
Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

### 15. Core Strategy 2011

Strategic Policy 1 - Sustainable Development  
Strategic Policy 2 – Sustainable transport  
Strategic Policy 5 – Providing New Homes  
Strategic Policy 10 – Jobs and Businesses  
Strategic Policy 11 - Open Spaces and Wildlife  
Strategic Policy 12 - Design and Conservation  
Strategic Policy 13 - High Environmental Standards

### 16. Southwark Plan 2007 (July) - saved policies

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.

1.4 Employment sites outside the preferred office locations and preferred industrial locations (part saved)  
1.7 - Development within town and local centres

- 3.2 Protection of Amenity
- 3.4 Energy Efficiency
- 3.7 Waste Reduction
- 3.11 Efficient Use of Land
- 3.12 Quality in Design
- 3.13 Urban Design
- 3.14 Designing Out Crime
- 3.28 Biodiversity
- 5.1 Locating Developments
- 5.2 Transport Impacts
- 5.3 Walking and Cycling
- 5.6 Car Parking

### **Principle of development**

17. The principle of redevelopment of the site is accepted and largely agreed by the earlier permission 14/AP/0280. The proposal currently submitted proposes an increased quantum of development as well as the formation of 8 individual office units. In land use terms an increase of office space on the site is acceptable in this town centre location, subject to amenity, design and transport considerations, which are considered further below.
18. The proposal would increase the density of the site, however the increase is marginal when compared with the approved scheme, (485hrph 14/AP/0280) 490 hrph current proposal. This is a reflection of the lower level of residential accommodation proposed as part of this application. Whilst this may exceed the density range for the area, 200-350hrph, given the site context on Lordship Lane the proposed density is not considered to be harmful.

### **Environmental impact assessment**

19. Not required for an application of this size and nature.

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

20. 82 Lordship Lane

It is not considered that the proposed development would adversely impact upon the continued operation of the shop which occupies the ground floor of this building.

21. 82A Lordship Lane

82A Lordship Lane is a residential unit which occupies part of the ground floor and the first floor of the building. It has a well planted garden at the rear, the southern boundary of which is currently enclosed by a high wall. The plans show this building with an L-shaped footprint at the rear but that is not correct, and the area immediately next to the site has been built upon and forms part of the dwelling. The layout of the accommodation has been verified through a site visit and at ground floor level comprises a bathroom and an open plan kitchen / living space with patio doors leading out to the garden. These doors are located next to the site boundary and with

the exception of three rooflights, are the only source of light to the living space. At first floor level two windows facing down the rear garden both serve bedrooms; there is a first floor window in the side elevation but this serves a landing and is obscure glazed.

22. The impact from the ground floor extension was considered to be acceptable with the previous scheme. The proposed additional storey would be set in from the sides and is not considered to impact upon the outlook or cause any additional loss of light to this dwelling.
23. With the exception of the additional floor, the built form in respect of the upper levels would remain largely the same as the extant permission - although the uses would be different. The plan shows the terraces and the screening in accordance with the approved scheme. To this end it is not considered that the amenity of occupiers of this property would be significantly affected. The upper floor would be set back from the side of this building; this is considered sufficient to retain adequate levels of light and outlook for the dwelling.
24. It is considered that as before, noise from the plant could be dealt with by condition.

25. 92 and 94 Lordship Lane

There are residential properties above both of these ground floor commercial units. The impact of the development is unlikely to affect these dwellings over and above the consented scheme. The upper floor would be set in from the sides of these properties and the provision of an additional storey is unlikely to result in significant harm to the existing residential amenity.

26. East Dulwich Car Wash

There are no amenity or commercial issues affecting the operation of the car wash.

27. 1 Chesterfield Grove

The flank wall of this end of terrace Victorian house adjoins the western side of the access road leading to the car park. The building then steps in and has a 2-storey outrigger at the rear which has windows visible at first floor level facing towards the site. There is a gate from the access road leading directly into the rear garden of the house, and at the time of the site visit, a number of wheelie bins were located on the access road next to the flank wall. Bollards have been installed either side of the access road next to number 1 Chesterfield Grove and the car wash.

28. It is considered that the proposed extension would be located sufficiently far from this property to ensure that no loss of amenity with regard to light or outlook would occur. The proposed walkway element of the extension would be approximately 14m away from the main back wall, with the extension set further back. The distance and the angled location of the proposed scheme in relation to this dwelling is such that there would be a limited loss of amenity to this dwelling.
29. The additional storey would be set back on Lordship Lane and setback to the rear. This, along with the distance separation alleviates the visual impact to no. 1

Chesterfield Grove and would not be overbearing for its occupiers.

30. 1, 3, 5 and 7 Ashbourne Grove

These properties adjoin the northern boundary of the site. The proposed ground floor extension was previously judged as having an acceptable impact upon these properties. The roof top extension would be a sufficient distance away from these dwellings such there would not be any unacceptable impacts to their amenity.

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

31. Whilst there is no objection to the provision of mixed residential and offices above the A1 retail use, there was in the earlier submission, (15/AP/1186 - which is the subject of a planning appeal) a concern that the proposal would result in a conflict between the occupants of the office and residential uses and that of the ground floor retail in terms of pedestrian and vehicle movements in the yard at the rear. However further information has been submitted to address this concern as part of the planning appeal, which the applicant has confirmed is also applicable to this application, and this is discussed further in the following section on transport.

**Transport issues**

32. The key concern is the increase in pedestrian and cycle usage to the rear of the site due to the additional residential units above. The access to the residential areas is via a narrow passage and busy goods yard servicing the Marks and Spencer store. The increase in usage may result in some interaction between vulnerable pedestrians/cycles and HGVs.
33. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; 5.3 requires the needs of pedestrians and cyclists to be considered and 5.6 establishes maximum parking standards.
34. Paragraph 15 of the submitted appeal document from TPP Consulting states;
- '.....delivery vehicles will be required to manoeuvre at speeds of 5mph or lower in the yard with reversing done under the supervision of a banksman, with drivers accustomed to operating in confined spaces and car parks, with delivery vehicles tending to travel at lower speeds than cars in a car park. Signage will be erected in the yard informing drivers of the presence of pedestrians, with residents warned of delivery activity and the pedestrian walkway associated with the consented scheme retained through the reorganisation of the yard to accommodate the sub-station'.
35. It is considered that a condition imposed to ensure that deliveries were undertaken in this way is a suitable means to ensure that the potential conflict between pedestrians/cyclists and vehicles is managed.
36. The issue of parking was also a concern from residents, however a material consideration is the extant permission 14/AP/0280 which proposed eight dwellings. The present scheme is for two dwellings, office space at first and second floor and an



extension to the retail store which is not considered to result in significant additional parking stress.

### **Design issues**

37. The proposal includes a setback third floor, the building is already taller than its more modest neighbours, having a completely different character and set within a more generous plan form.
38. The proposed rear extension and additional storey on the roof would not give rise to any harmful impact on the townscape or indeed the design or integrity of the host building when viewed from the public realm. The set back of the roof extension would mitigate the potential for this to cause harm to the streetscape, indeed it has the potential, with appropriate materials, to provide architectural interest to a somewhat mundane building.

### **Other matters**

39. The appeal proposal currently under consideration has as a result of evidence submitted sought to address the areas of concerns raised by the council, including that of servicing and parking. Should the appeal stand following a decision on this application officers would still seek to secure a legal agreement to cover any uplift in residential accommodation in the future.

### **Impact on trees**

40. There are 5 trees along the northern boundary of the car park which are situated within neighbouring gardens but which overhang the site boundary. As previously agreed any tree impacts could be mitigated through planning conditions should planning permission be granted.

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

41. Mayoral CIL would be required for the additional floorspace provided on the proposed extension. This would be in respect of the additional 208sq metres of residential floorspace, which equates to £8,978
42. Southwark CIL is also applicable to the new residential floorspace and which would equate to £200 (plus indexation) x 208sq metres, which equates to £44,000.
43. Whilst the proposal is below the affordable housing threshold, there is an extant permission for 8 flats on the first and second floors of the building, demonstrating (should this proposal for 2 flats at roof level be permitted) that at least 10 flats could be created here were a future scheme to come forward proposing residential again at first and second floor. It is therefore considered necessary that a S106 agreement is required here to ensure that the cumulative number of residential units at the site is considered, should future proposals come forward, against the Council's affordable housing policy.

### **Sustainable development implications**

44. It is suggested that similar conditions (to those imposed on planning permission 14/AP/0280) could be imposed upon this permission to ensure that the building is well insulated and energy efficient. In economic terms the provision of increased office floorspace is considered acceptable within this town centre location and a mixed use scheme within a town centre location would be in line with the objectives of the Core Strategy and Southwark Plan.

### **Conclusion on planning issues**

45. The proposal is acceptable in land use terms in this town centre location. The impact of the lower floors is consistent with that deemed acceptable under the extant permission and the set back of the rear of the roof top extension now proposed will avoid undue impacts on neighbouring properties. The proposed servicing arrangements now set out, including the use of a 'banksman' for the manoeuvring of larger vehicles, is now considered to overcome earlier concerns at highway conflicts in the rear service yard, and these measures can be secured by condition.
46. Officers have considered the potential for increasing the numbers of residential units and as discussed in paragraph 52 above and feel that this could be dealt with by way of a legal agreement.

### **Community impact statement**

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

The impact on local people is set out above.

No issues relevant to particular communities/groups likely to be affected by the proposal have been identified, other than those above.

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 dealt with by conditions to any consent granted.

### **Consultations**

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

### **Consultation replies**

49. Details of consultation responses received are set out in Appendix 2.
50. Summary of consultation responses

Comment

Proposed extension not in keeping with the area and will be too high compared with adjoining premises resulting in an overdevelopment of the site.

Response

It is noted that the scheme would be higher than the adjoining buildings, however with the setback of this top floor and given the existing permission it is not considered that the proposal would result in a harmful overdevelopment of the site.

Comment

Noise from walkways, staff from retail equate to 57 and possibly 80 from the proposed offices.

Response

The proposed walkways would serve 8 offices and 2 flats, it is unlikely that levels of noise from people coming or going would detract from residential amenity. Notwithstanding this assessment, there is statutory noise nuisance legislation to protect residents.

Comment

Increased parking concerns.

Response

This application would not result in significant levels of parking over and above the extant permission given the quantum previously proposed.

Comment

Servicing and highway safety concerns.

Response

A report is now submitted advising of how this would be undertaken. Officers are satisfied that with the use of a banksman highway conflicts should be avoided; a condition will secure suitable servicing arrangements.

Comment

Loss of sunlight.

Response

The proposed extension would be setback, furthermore it is at a sufficient distance from residential properties not to affect levels of sunlight such that would warrant a refusal of the scheme.

Comment

In the previous planning application to change the units above the store from Class B1 Office Units to Class C3 Residential, much was made of the office space being vacant and a supplied report (by Lee Baron Ltd) suggested that it was not viable to use this space for offices. Are we therefore to believe that the developers have changed their mind or is this an attempt to bypass the regulations regarding number of residential units of 10 or more.

Response

The office market has shown signs of recovery since the last planning permission was

granted in summer 2014 and the provision of new office space is in accordance with saved policy 1.7 of the Southwark Plan which includes commercial B1 floorspace as an appropriate use within town centres. The number of residential units proposed here does not trigger the Council's affordable housing policy and through this permission a S106 agreement will be secured such that if the office floors are converted to residential the cumulative number of residential units will be considered against the affordable housing policy.

**Comment**

Lighting of the area to the rear will impact upon residential amenity

**Response**

Any external lighting can be controlled by condition.

**Comment - in support:**

Good design and good use of site.

**Comment - in support:**

Happy if height were increased to 5 or 6 floors.

**Human rights implications**

- 51. 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.
- 52. This application has the legitimate aim of providing retail, office and residential. 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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2315-84 Application file: 15/AP/2221 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 5434 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>	Sonia Watson, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	25 February 2016	
<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 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
<b>Date final report sent to Constitutional Team</b>		25 February 2016

# APPENDIX 1

## Consultation undertaken

**Site notice date:** 24/06/2015

**Press notice date:** n/a

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 17/06/2015

### Internal services consulted:

Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]

### Statutory and non-statutory organisations consulted:

Thames Water - Development Planning

### Neighbour and local groups consulted:

11 Ashbourne Grove SE22 8RN	103-105 Lordship Lane London SE22 8HU
27 Hillcourt Road London SE22 0PF	78a Lordship Lane London SE22 8HF
37 Rodwell Road London SE22 9LE	99-101 Lordship Lane London SE22 8HU
114 Parkway London NW1 7AN	First Floor Flat 94 Lordship Lane SE22 8HF
74a Lordship Lane London SE22 8HF	Living Accommodation Lord Palmerston SE22 8EP
84-90 Lordship Lane London SE22 8HF	82 Lordship Lane London SE22 8HF
Flat B 70 Lordship Lane SE22 8HF	9 Ashbourne Grove London SE22 8RN
Flat A 70 Lordship Lane SE22 8HF	7 Ashbourne Grove London SE22 8RN
95a Lordship Lane London SE22 8HU	6 Chesterfield Grove London SE22 8RW
7 Chesterfield Grove London SE22 8RP	6 Chesterfield Grove London SE22 8RW
5 Chesterfield Grove London SE22 8RP	6 Chesterfield Grove London SE22 8RW
9 Chesterfield Grove London SE22 8RP	1 Chesterfield Grove London SE22 8RP
93a Lordship Lane London SE22 8HU	3 Chesterfield Grove London SE22 8RP
80a Lordship Lane London SE22 8HF	11 Chesterfield Grove London SE22 8RP
94 Lordship Lane London SE22 8HF	5 Ashbourne Grove London SE22 8RN
Second Floor Flat B 84-90 Lordship Lane SE22 8HF	1 Ashbourne Grove London SE22 8RN
Second Floor Flat A 84-90 Lordship Lane SE22 8HF	97 Lordship Lane London SE22 8HU
First Floor And Part Second Floor 84-90 Lordship Lane SE22 8HF	11 Ashbourne Grove London SE22 8RN
Rear Of 94 Lordship Lane SE22 8HF	3 Ashbourne Grove London SE22 8RN
82a Lordship Lane London SE22 8HF	13 Ashbourne Grove London SE22 8RN
92 Lordship Lane London SE22 8HF	14, Shawbury Court 99, Lordship Lane SE22 9DQ
72 Lordship Lane London SE22 8HF	16 Solway Road London SE22 9BG
93 Lordship Lane London SE22 8HU	179 Friern Road East Dulwich se22 0bd
First Floor And Second Floor Flat 97 Lordship Lane SE22 8HU	9 Ashbourne Grove East Dulwich SE22 8RN
80 Lordship Lane London SE22 8HF	1 Ashbourne Grove East Dulwich SE22 8RN
89 Lordship Lane London SE22 8EP	8 Chesterfield Grove London SE22 8RW
68 Lordship Lane London SE22 8HQ	First Floor Flat 41 Oakhurst Grove SE22 9AH
Lord Palmerston 91 Lordship Lane SE22 8EP	By Email
78 Lordship Lane London SE22 8HF	8 Shawbury Court 99-115 Lordship Lane SE22 9DQ
74 Lordship Lane London SE22 8HF	1014 Lordship Lane London SE22 8LT
76 Lordship Lane London SE22 8HH	82a Lordship Lane London se22 8hf

**Re-consultation:** 24/07/2015

## APPENDIX 2

### Consultation responses received

#### Internal services

None

#### Statutory and non-statutory organisations

Thames Water - Development Planning

#### Neighbours and local groups

1 Chesterfield Grove London SE22 8RP  
1014 Lordship Lane London SE22 8LT  
11 Ashbourne Grove SE22 8RN  
11 Ashbourne Grove SE22 8RN  
11 Ashbourne Grove London SE22 8RN  
11 Ashbourne Grove London SE22 8RN  
179 Friern Road East Dulwich se22 0bd  
3 Ashbourne Grove London SE22 8RN  
3 Ashbourne Grove London SE22 8RN  
3 Ashbourne Grove London SE22 8RN  
6 Chesterfield Grove London SE22 8RW  
6 Chesterfield Grove London SE22 8RW  
78 Lordship Lane London SE22 8HF  
8 Chesterfield Grove London SE228RW  
82a Lordship Lane London SE22 8HF  
9 Ashbourne Grove London SE22 8RN  
9 Ashbourne Grove London SE22 8RN  
9 Ashbourne Grove London SE22 8RN