

Item No. 7.2	Classification: Open	Date: 5 April 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: 16/AP/0167 for: Full Planning Permission and 16/AP/0168 for: Listed Building Consent Address: HALF MOON PUBLIC HOUSE, 10 HALF MOON LANE, LONDON SE24 9HU Proposal: Full planning and listed building consent for a mixed class A4 and C1 use; internal and external alterations and repair work to include new kitchen, plant and AC compound on the rear single storey flat roof, the provision of an external bar, mezzanine and outdoor seating, works to the rear garage; and a two storey rear extension.		
Ward(s) or groups affected:	Village		
From:	Director of Planning		
Application Start Date	19/01/2016	Application Expiry Date	15/03/2016
Earliest Decision Date 26/02/2016			

RECOMMENDATIONS

1. To grant planning permission 16/AP/0167 subject to conditions.
2. To grant listed building consent 16/AP/0168 subject to conditions.

BACKGROUND INFORMATION

3. This application is before the Planning Sub-Committee due to member referral.

Site location and description

4. The Half Moon Public House is a Grade II* listed structure dated 1896 on gable. It has an imposing presence on the streetscape derived from its scale and elaborate 'Jacobean Revival' detailing with red brick in Flemish bond with rubbed brick, artificial stone, terracotta dressings and ground-floor with polished granite columns. This site has a very prominent position at the junction of Herne Hill and Half Moon Lane, and has a large fore-court set-back which is occupied by an outdoor seating area.
5. Internally the public bar is largely intact with original panelling and coloured glass, etched mirrors of original design, some with painted decoration of good quality depicting birds and flowers. Upper floor facing windows also have leaded, painted stained glass windows depicting bucolic scenes. The proliferation of ornament across the surface of this building gives the whole a sense of vital utility through their

sheer number, a design approach characteristic of large public houses built c1895.

6. The rear extension comprises both an original element forming a billiards room and a later addition constructed during the 1930s to convert this area into a snooker room. It has been utilised during recent decades for music performances. The rear garden includes an early c20 garage with timber doors.
7. The public house has been vacant since August 2013, was squatted for a period and then occupied by live in guardians. This followed extensive flooding from a burst water main that filled the basement level and inundated the ground floor. Fortunately the important joinery at ground floor has been allowed to dry out. However, no restoration works following the flood have taken place.

Details of proposal

8. Full planning consent is sought for change of use of the upper storeys to hotel use to produce a sui generis mixed use planning unit comprising Class A4 (Drinking Establishment) at ground floor and C1 (Hotel) use at upper floors. Planning consent is also sought for a two storey rear extension to form a managers flat and its own access, erection of an outside bar, beer garden structures replacement air conditioning plant and kitchen extract and refurbishment of the existing garage to form a function room.
9. Listed building consent is also sought for internal and external alterations, repair work and refurbishment throughout, to include new kitchen, plant and works to the rear garage.
10. Amended scheme: The application was amended to remove the first floor external seating area following concerns regarding impact upon neighbour amenity.

Planning history

11. 06/AP/1224 Application type: Listed Building Consent (LBC)
Internal alterations to existing internal screen to form new doorway.
Decision date 23/08/2006 Decision: Refused (REF)

Reason(s) for refusal:

The development would involve the loss of historic fabric and plan form of this Grade II* listed building without sufficient justification. As such, the proposed development would be contrary to a] Policies 3.15 'Conservation of the Historic Environment', 3.17 'Listed Building' and 3.16 'Conservation Areas' of the Southwark Plan 2006 b] Policies E.4.3 'Proposals Affecting Conservation Areas', E.4.7 'Preservation and Restoration of Listed Buildings and Other Structures of Architectural or Historic Merit' and E.4.6 'Proposals Affecting Listed Buildings' of the Southwark Unitary Development Plan 1995 c] Planning Policy Guidance Notes [PPG 15 'Planning and the Historic Environment'].

06/AP/2395 Application type: Listed Building Consent (LBC)
Form a new opening in tongue and grooved boarding adjacent to existing decorative glazed screen to form access between bars (internal works only).

Decision date 02/02/2007 Decision: Granted (GRA)

09/AP/1243 Application type: Listed Building Consent (LBC)
Retention of external free-standing notice board to front of a public house.

Decision date 25/08/2009 Decision: Refused (REF)

Reason(s) for refusal:

The sign, by reason of its excessive scale, materials and prominent location, has a detrimental impact on both the setting of the Grade II* listed public house and the character and appearance of the Stradella Road conservation area. As such, it is contrary to Policies 3.15 'Conservation of the Historic Environment' and 3.17 'Listed Buildings' of the Southwark Plan 2007.

09/AP/2187 Application type: Listed Building Consent (LBC)

Removal of existing free-standing sign and erection of new external free-standing notice board to front of a public house.

Decision date 24/11/2009 Decision: Granted (GRA)

12/EQ/0223 Application type: Pre-Application Enquiry (ENQ)

Conversion of the upper floors of Grade II listed Half Moon PH from staff accommodation to five (2 bedroom) self contained residential apartments the erection of tow town houses (1 x 3 bed, 1 x 4 bed) to the rear of the PH and conversion of the garage block to one 2 bedroom dwelling house alongside internal and external alterations and improvements.

Decision date 04/02/2013 Decision: Pre-application enquiry closed (EQC)

13/EQ/0220 Application type: Pre-Application Enquiry (ENQ)

Follow up pre application to convert upper floors of existing public house to 5 self contained residential apartments, internal and external refurbishment, and conversion of garage building to rear into a dwelling.

Decision date 15/05/2014 Decision: Pre-application enquiry closed (EQC)

14/EN/0441 Enforcement type: Unauthorised works to listed building (LBUW)

Unauthorised removal of historic fabric from a Grade II* Listed Building.

Sign-off date 19/11/2014 Sign-off reason: Final closure - no breach of control (FCNB)

15/EQ/0269 Application type: Pre-Application Enquiry (ENQ)

Internal and external alterations to a Grade II* listed building to include ground floor refurbishment, raised seating areas to the front and rear, hotel bedrooms at first and second floor level, two storey rear extension and replacement of existing of existing extract and plant.

Decision date 25/11/2015 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

12. None of relevance

KEY ISSUES FOR CONSIDERATION

Summary of main issues for Full Planning Consent

13. The main issues to be considered in respect of the application for Full Planning Consent (LBS ref 16/AP/0167) are:
- a) The principle of the development in terms of land use and conformity with strategic policies;
 - b) The impact of the development on the amenity of the adjoining properties;
 - c) Design Quality;
 - d) Impact on the Listed Building and Conservation Area
 - e) Landscaping and protection of trees; and
 - f) All other relevant material planning considerations.

Summary of main issues for listed building consent

14. The main issue to be considered in respect of the application for listed building consent (LBS ref 16/AP/0168) is:

The desirability of preserving the special architectural and historic interest of the listed building.

Planning policy

15. National Planning Policy Framework (the Framework)
Section 7 - Requiring good design
Section 12: Conserving and Enhancing the Historic Environment.
16. London Plan 2015 consolidated with alterations since 2011
Policy 7.1 - Building London's Neighbourhoods & Communities
Policy 7.4 - Local Character
Policy 7.6 - Architecture
Policy 7.8: Heritage Assets and Archaeology.
17. Core Strategy 2011
Strategic Policy 12: Design and Conservation
Strategic Policy 13 - High environmental standards
- Southwark Plan 2007 (July) - saved policies
18. 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.
19. Of relevance are the following Saved Policies:
- Policy 3.2 - Protection of amenity
 - Policy 3.12 - Quality in design

Policy 3.13 - Urban design

Policy 3.16 - Conservation areas

Policy 3.17 - Listed Buildings

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

Policy 5.2 - Transport Impacts

Summary of consultation responses

20. All responses received to both the listed building and full planning applications are summarised below.

Head of Regeneration and Development Team, Legal Services

21. We are aware that the property has been listed as an asset of community value (ACV). If there had been an application for a change of use, then this listing as an ACV would be capable of being seen as a material consideration and the weight to be given to such listing would be a matter for the decision maker, being the Council.
22. However, in this case, there is no application for a change of use relating to the ground floor. Our view is that this is the correct approach. It is acknowledged that part of the premises have been used from time to time as a live music venue but the lawful use of the premises as a whole is as a public house within class A4, Town and Country (Use Classes Order) 1987 as amended. The use of part of the ground floor for live music has been on an occasional ancillary basis only and this use could have been stopped at any time as indeed it now has been as a result of the floods in the Herne Hill area from some time ago. Accordingly, it is our view that there is no material change of use as far as the ground floor of these premises are concerned.

Environmental protection team

23. Recommend approval subject to condition and informatives.
24. There are several noise sources proposed that may impact on the amenity of neighbouring land uses.
25. The main body of the pub – to the external environment as the external doors have no noise lobbies and the pub is mainly single glazed – to be controlled under the premises license, however, loud entertainment is not recommended to be permitted in areas of the premises where noise breakout cannot be controlled by the operator.
26. The external seating areas, external bar and garage / function room, external play area and servicing and waste handling should be controlled by condition in terms of operational hours.
27. There is also potential for the transfer of noise between bedrooms/living spaces on the upper floors. It is appreciated that, due to the listed status of the premises, this will not be achievable on all wall or ceiling/floor partitions, however, the developer should endeavour to ensure that the acoustic performance of partitions is as close to the standards stated below as can be achieved without compromising the reasons for the premises being listed and fully justify where the sound insulation standards cannot be achieved.

Historic England

28. The Half Moon public house is Grade II* listed for its exceptional architectural details internally and externally. The building has suffered in recent years as a result of flooding and a subsequent period of disuse. Without works to improve the building's viability and condition it is vulnerable to serious decay.
29. Historic England has advised on the present proposals at pre-application stage. They welcome the incorporation of their advice within the full application. The scheme will lead to the enhancement of this heritage asset and the building's continued usage according to its original purpose.
30. Recommendation: Historic England considers the proposals beneficial to the significance of this highly listed heritage asset and recommends the application for approval. Historic England authorised Southwark to determine the application for listed building consent as we see fit.

Council for British Archaeology

31. The Committee had no objections in principle although expressed major concerns over the en-suites and air conditioning equipment. Materials, details (glazed screens and internal fittings would need to be conditioned).

Herne Hill Society, Planning Group

32. The Herne Hill Society welcomes the proposal by Fullers and the Dulwich Estate to bring back this historic pub into use and appreciates the efforts made by the architects and officers involved to produce a scheme that restores the fabric and makes significant improvements to the appearance of the building.
33. The Society understands the local concern about the loss of the music room, the main reason for its designation as an Asset of Community Value, and asks officers and the planning committee to give full recognition of the case for its retention and continuing use as a music venue.
34. The Society is also aware of issues that might arise from continued use as a music venue in terms of possible disturbance to hotel residents and nearby properties and suggests that if the committee is minded to request the applicant to amend the application in such a way as to allow dual restaurant and music venue use, that full consideration be given to adequate sound proofing.
35. On balance the Society is persuaded of the merits of the application as it stands and supports the application.

Officer Response: This application does not involve any change of use in relation to using the building as a music venue.

Campaign for Real Ale (CAMRA)

Pub Heritage Group Chair

36. The aim of CAMRA's Pub Heritage Group is to promote and protect pub interiors of historic and architectural importance. Works have included compiling the National Inventory of Britain's most important pub interiors. Only 270 pubs meet the exacting criteria and the Half Moon is one of them.
37. This public house is a wonderful example of a flamboyant late Victorian pub

architecture and has fortunately retained a great many original features, all of which would be protected by the proposed scheme, which is especially sensitive to the heritage aspects of the building. We are therefore most anxious to see the pub open once again and strongly support the application.

38. I am aware of the objections to it no longer being primarily a music venue but, of course, for most of its life, the Half Moon has been a pub first and foremost and the present proposal will maintain that status. In planning terms it will certainly meet the requirements of the NPPF in providing valued facilities which will meet the day to day needs of the community and arguably a wider spectrum of that community than in the days when it was a music venue. I very much hope the Council will approve the application.

London Pubs Group Chair

39. I support this application in my capacity as Chair of the Campaign for Real Ale's (CAMRA) London Pubs Group. It was a terrible blow when the Half Moon, a grade II* listed pub, was severely flooded over two years ago. It is wonderful that Fullers are taking on the repair work and sensitive alterations in order to bring the pub back to life and to allow everyone to experience this wonderful historic pub and its interior, the highlight of which is the snug with its glorious back-painted mirrors.

London Assembly Green Party Group - Darren Johnson AM

40. I strongly urge you to reject the Fuller, Smith and Turner Plc planning application to replace the live music venue at the Half Moon Pub with a kitchen and restaurant area. The Half Moon Pub is a listed Asset of Community Value by Southwark Council, based on its value to the community as a live music and performance venue. the application is contrary to London Plan Policy 7.1 which states that development should improve people's access to social and community infrastructure.
41. The enormous amount of support for the Half Moon as a music venue which has been in operation for over 40 years, hosting live acts including U2, The Stray Cats, Billy Bragg, Paloma Faith, Anna Calvi, amongst an array of others, has been reflected in over 7,264 signatures on the change.org petition. It's also an essential local venue for the annual Herne Hill Music and Film Festivals. Furthermore, it has also hosted comedy performances by Jo Brand, Eddie Izzard and Mark Lamarr, and premiered new theatre productions of plays that have gone on to show at the Edinburgh Festival and Broadway.
42. I also urge you to engage with the mayor of London's Music Venue Taskforce. in response to the rapid decline in London's grass roots music venues such as the Half Moon music venue and the Mayor's recognition of the role in maintaining London's continued position as the music capital of the world, last year they produced a 'London's Grassroots Music Venues Rescue Plan'.

Petition

43. A petition was launched on change.org, requesting that the Mayor protect the Half Moon as a music venue. It received 7,264 supporters as at 14 March 2016. The petition received the following response from the Mayor's Office:

Dear Petitioner

Thank you for the petition submitted on the change.org website about the Half

Moon pub.

The Mayor is delighted that the Half Moon pub is set to re-open. It is great news that Fuller, Smith and Turner PLC will be working with The Dulwich Estate to return the pub to its former glory.

Providing planning and building consents are given, drinkers could return to the pub as quickly as this summer.

The Half Moon has a reputation as a genuine grassroots music venue, where audiences can see the next generation of talent at the start of their careers. As well as recognising the Half Moon's music heritage, we would urge the management to continue a regular programme of new and cutting edge grassroots music acts. The definition of a grassroots music venue can be found in the Rescue Plan for Grassroots Music Venues, which is available to view on the City Hall website at: www.london.gov.uk/what-we-do/arts-and-culture/music/mayors-music-venues-taskforce?source=vanityurl, published in October 2015 by the Mayor's Music Venues Taskforce.

Yours sincerely

*Public Liaison Officer
Greater London Authority*

Responses from members of the public

44. 18 letters of support and 213 letters of objection and 1 comment have been received for the full planning application and 4 letter of support and 169 letters of objection have been received for the listed building application.

Noise and disturbance

45. The external two storey bar and outdoor seating space in the existing beer garden could lead to disruption and noise. Neighbours are concerned about overlooking from the raised seating area above the external bar. Concerns have also been raised regarding potential of noise from the converted garage building being used as a function room.
46. Concerns were also raised regarding potential noise and disturbance from recycling collection and plant proposed for the flat roof of the rear addition to the public house.

Officer comment: Upon request, the Applicant has removed the first floor external seating area that had been proposed above the external bar to avoid perception of overlooking and a perception that noise created at this upper level could transmit further due to there being no wall on the site tall enough to buffer sounds from this level to adjoining residential properties.

Restoration works

47. There has been general support for the proposed physical restoration works to the restoration of this Grade II* Listed public house with no respondents appearing to object in principle. Some respondents felt that the proposals were necessary and should be approved to secure the high levels of investment necessary for restoration works following almost three years of dereliction after the Herne Hill

flood. However a significantly greater number felt that this planning benefit was outweighed by the loss of the stage in the back room and loss of the prior ancillary music venue use and recommended refusal.

48. One objector voiced objection to conversion of the "snug" to a private dining area.

Community Value

49. A minority of respondents felt that the Applicant would create a more friendly environment for drinkers and diners, supporting interest in and access to the historic fabric of the building and an Asset of Community Value accessible for a larger proportion of the community, a vast majority of respondents felt that such benefits were outweighed by loss of the ancillary use of the back room for live music and other performances with a perceived loss of community and communal space.
50. Activities cited as having taken place at the building include live music, comedy, poetry, book and film clubs, quizzes, community meetings including the Stradella Street Association AGM and theatre. Some cited well known artists that had played at the venue in years gone by including U2, Frank Sinatra and Eric Clapton. It has been noted that the hall had been used for the Herne Hill Music Festival, Herne Hill Free Film Festival. Values attributed include that it provided individuality, quirkiness and a healthy social mix. It has been noted by many that other eating and drinking establishments in the area are not in scarce supply with some fearing that the new provider could put take trade from existing businesses. It has been noted that other businesses in the area do not provide such activities with suggestions that there is a shortage in the area for venue space. "Rescue plan for Grassroots Music Venues" produced by the Mayor was cited as a policy context for the protection of venues.

Officer comment: As stated by the Head of Regeneration and Development Team, Legal Services, it is deemed that the venue use of the back room to the public house was ancillary to the main use class (A4, Drinking Establishment). As such, it is considered that there is no material change of use at ground floor level that would provide the Council jurisdiction to consider the loss of any community facility and a public house can be considered a community asset.

51. Others noted that the heritage value of the building as a public house makes the building inherently a community asset as a public house, noting its place in CAMRA's 270 strong national list of pub interiors. Others noted that there is no reason why music cannot occur in future anywhere in the public house.
52. Whilst some suggested that the applicant had not demonstrated that a venue use is not viable, others noted that the venue has been closed for over 2.5 years and has not attracted a venue operator, leading them to suggest that it may not be a viable option with some noting that other public houses in the area could but do not provide music entertainment. It was noted that the original use of the building was not as a music venue but as a hotel.
53. Concerns were raised that an operator more focussed on live performance than the core public house trade may struggle to raise sufficient funds to adequately and sensitively restore the historic interior suggesting that Fullers, the Applicant, has a good track record maintaining its estate. Some people did suggest that the proposal will be 'up market' and deliver revenue, jobs, footfall and facilities to the area and that the proposal should be considered on its own merits rather than in

comparison to the previous operator with the proposal on the table being superior to continued dereliction. Some respondents voiced fear that if this scheme is resisted that other developers may come forward with a proposal for retail and flats.

54. Comments were received welcoming conversion of the garage to a "rough and ready" function space.
55. At least one resident is "looking forward to their first pint" if the public house can re-open.
56. As a result of the differing opinions, some respondents claimed that the proposal fails the tests of London Plan Policy 7.1 that seeks to protect community facilities whilst others felt that restoration and retention of the public house accorded with London Plan Policy 7.1.

Officer comment: NPPF, Sect 8, para 70 and London Plan Policy 7.1 do state that a public house can constitute a community facility that can enhance the sustainability of communities and residential environments.

57. Some respondents cited the ancillary entertainment uses as having historic significance with that significance extending to the stage.

Officer comment: The elements of this building that contribute most towards its special historic and architectural interest relate to its splendid Victorian facade and interior. In particular, the internal bar joinery, glass and mirrors. The historic interest of the rear room almost entirely relates to its earlier phase as a billiards room with a later 1930s extension to convert it into a snooker hall. Whilst the stage may have some relevance to the community value of the building it is likely less than 40 years old and in context with the Grade II* Listing, which is the only cause for jurisdiction over internal alterations, the stage has no architectural interest. It is a relatively recent addition constructed as a plain stage block with modern materials.

Transport

58. Concerns were raised regarding levels of cycle parking noting proximity to Brockwell Park.

Note

59. Nine objections referred to the Half Moon in Putney, which presently operates as a public house and live venue. All were contacted to clarify that this application refers to the Half Moon in Herne Hill.

Principle of development

Land use planning

60. The use of the application property is presently considered to be A4 (Drinking Establishment) with ancillary rooms above. This proposal involves a change of use of upper floor rooms to hotel (C1) to form a mixed use of A4 / C1 planning unit with the addition of a self contained managers flat (C3).
61. Consultation responses have referred to prior ancillary use of the rear room of the public house for music performances. However, these ancillary uses could have been ceased at any time and form an ancillary element of the overall A4 use class

designation of the site as was the case with the snooker and billiard uses that proceeded the music hall use.

62. As a result of this, it is not considered that objections raised in relation to loss of the music venue at the ground floor level are material to these applications because no relevant change of use application is before the Council and it is considered that the Council could risk exposing itself to costs at appeal for the reason of being unreasonable, should the application be refused on grounds of the loss of the now ceased ancillary music venue use.
63. The proposed managers flat would have an unacceptable entrance and siting in relation to the public house in terms of amenity including noise nuisance and privacy if it were a self contained flat not connected with the public house. However, as a managers flat, it is considered appropriately sited and designed and the internal layouts satisfy London Plan space standards. As such, the managers flat is considered acceptable subject to a condition requiring that it be used only in conjunction with the public house.

Works to a listed building

64. The council has a statutory duty to consider the desirability of preserving the special architectural and historic interest of a listed building when exercising its planning functions.

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

65. Saved Policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers. This includes privacy, outlook, daylight and sunlight. The area surrounding the application property is mixed in nature, characterised by buildings with commercial premises at ground floor and residential units above. It is not considered that the proposals under consideration would result in any unacceptably harmful impacts on the privacy, outlook, daylight or sunlight of residents surrounding the site.
66. Elements of the proposal affecting neighbour amenity include replacement plant equipment on the flat roof of the rear addition to the building and provision of an external bar and conversion of the existing garage to a function room.
67. Internal alterations generally lend themselves to less noise and disturbance because the previous music venue use to the rear addition is proposed to be replaced by dining space and it is anticipated that this new function alongside the operator's interest in not disturbing hotel guests will result in an establishment less likely to cause noise nuisance than the previous public house with live venue.
68. Concerns have been raised regarding potential for noise and disturbance from the beer garden, external bar and converted garage that is to be a function room. With regards to the external bar, it is sited away from residential properties adjacent to commercial railway arches in an existing part of the external areas of the public house. Hours of operation of the bar can be controlled through licensing and it is unlikely that a bar here will materially impact upon the likelihood of patrons using the garden.
69. The proposal had originally provided a two storey bar area with seating above. Concerns have been raised regarding the first floor element in particular with

regards to noise and overlooking / perception of overlooking. When raised with the Applicant they volunteered to remove this controversial aspect of the proposal and have provided amended plans to remove the upper seating area.

70. The conversion of the out-building to a function room should not be problematic unless live music is proposed and it is noted that any future licence could resolve the hours of use of both the garden and function room. Furthermore, if music was proposed for the room licensing would be required and issues such as sound proofing could be resolved through that process.
71. The proposed plant on the flat roof is acceptable in principle but a condition is proposed to control noise, vibration and odour.
72. Therefore, on balance and subject to a condition controlling disturbance from the proposed plant it is considered that the proposal will not result in significant harm to the residential amenities of adjoining occupiers.

Design issues

73. Design issues relevant to these applications relate to the impact of the proposals on the listed building and wider conservation area. They are addressed below.

Preservation of the special architectural and historic interest of the listed building

Heritage significance

74. Paragraph 129 of the NPPF requires local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal.
75. This building is Grade II* listed because it is an excellent example of late Victorian public house architecture and interior design with substantial surviving historic fabric. In particular, the rare survival of joinery and associated fabric at the public bar.
76. Many of the windows are significant for their quality and detailing. Whilst ground floor glazing may be early c20 it remains of significance as part of the building's development over time, noting that some sections are more recent, replacing doors that previously served segregated bar areas used for different functions. However, unless the original fenestration and glazing pattern can be established with precision, the existing glazing should be retained and restored in its present setting.
77. Some of the glazing is in poor condition and a conditions survey is recommended alongside sympathetic restoration works, the details of which can be reserved by condition. This is particularly the case for upper floor windows. These are of particular significance due to their hand painted bucolic scenes that recall the time when this building sat amongst rural fields at the end of a rural lane, just beyond the urban parts of London.
78. The bar and surviving partitions are of particular significance as rare survivals from the period, with glazing and mirrors that are well preserved with some missing

features and some unsympathetic features added. Further work is required to establish the precise nature of interventions to the joinery and other interior features. Work should be sympathetic and not involve invasive work such as sanding down of the timber. A condition survey should be provided alongside further details and method statements that can be reserved by a notwithstanding condition because the existing proposals have not been satisfactorily developed yet at this stage with more details being required and some of the more invasive works requiring reconsideration.

79. The floor plan has significance. In particular subdivisions from the original partitions at ground floor. The open plan single storey rear addition that had roof lanterns is significant for originally being a billiards hall that was later extended in the 1930s to provide a snooker hall. However, the more recent stage has no historical significance that would relate to the statutory listing of the building. The proposed subdivision to the back room and kitchen is modern in design, light-weight in construction that will be sympathetic to retaining appreciation of the existing open spaces.
80. The room at the centre of the ground floor which originally operated as an office is proposed for subdivision and use as a washing-up facility and wine cellar. There is no objection to this provided that the surviving cornice is protected with the possibility of it being revealed again in the future.
81. The first floor floorplan is also of significance, with the original room layout being retained as much as possible alongside surviving fireplaces, chimney breasts, cornicing and joinery.
82. At first floor level, the large dining room is of greatest significance and pre-application advice has been taken to ensure that the space remains open plan.
83. The adjacent timber structure above the side porch is a later addition, presently derelict, that appears to replace a previous structure labelled "refrigerator" on the 1930s floorplans. It provides no significance in its current form and there is no evidence of the design of the earlier structure. As such, its removal is considered acceptable in principle but details should be provided, to be reserved by condition, with a method statement for its removal alongside details of the new fenestration.
84. The proposed alterations focus on necessary interventions to provide the modern expectation of en-suite facilities for hotel guests. The proposed subdivisions are considered necessary and result in less than substantial harm to the heritage significance of the building. Details should however be provided of how the new partitions will connect to the historic fabric to ensure sympathetic connection that differentiates between old and new. These details can be reserved by condition.
85. Details have been provided of ductwork within the building. These are acceptable for the most part. However, further amended details will be required by a notwithstanding condition to ensure that the proposed ductwork is kept to a minimum in rooms with historic interest where false ceilings are not introduced.
86. Externally, the street facing facade is of architectural significance with flamboyant decoration. Given the completeness of these principle elevations, detailed method statements and details will need to be provided by condition including any cleaning, repair and pointing with samples of materials being provided where necessary. A condition should also be applied to cover any potential re-roofing of the building to ensure control over materials and method. A notwithstanding condition for

amended boiler details to remove the harmful addition of a vent in the side entrance fanlight has been applied.

87. The proposed two storey rear extension creates a new stairwell and a managers flat in a part of the building that appears to have been constructed during the 1930's. The proposed extension is subservient to the main building, constructed on an elevation that does not include any significant architectural features. As such, this proposal will not affect the special interest of the listed building subject to details of materials and fenestration by condition.
88. The garage to the rear is not of significance in and of itself, but is a curtilage listed building that should be protected to preserve its relationship to the original building, with its exterior fabric and appearance providing its significance alongside the original timber garage doors that will be retained behind modern galvalume doors. This building was possibly erected during the 1920s when motor vehicles were becoming popular and it represents a significant element of the development over time of the main listed building.

Assessment

89. For the most part the proposal is considered to result in significant enhancement to the listed building, rescuing it from being at risk of further decay and dilapidation.
90. However, in terms of subdivisions on upper floors to introduce en-suite bathrooms, the proposal is considered to result in less than substantial harm to the significance of the listed building. Paragraph 134 of the NPPF states that harm of this nature should be weighed against the public benefits of the proposal, including securing the optimum viable use of the listed building. This is clearly the case in this instance because the hotel use that will fund restoration of the upper parts of the building will only be viable if en-suite facilities are provided.

Local Policies

91. Strategic Policy 12, 'Design and Conservation' of the Southwark Core Strategy, Saved Policy 3.15, 'Conservation of the Historic Environment' and Saved Policy 3.17, 'Listed Buildings' of the Local Plan all expect development to conserve or enhance the special architectural or historic interest of listed buildings.
92. It is considered that the proposals under consideration would comply with the requirements of these local policies as the special architectural and historic interest of the listed building would be preserved and enhanced. There would be no significant loss of important historic fabric and the proposed design would relate sensitively to its period, style, detailing and context.
93. Southwark's local policies are reinforced by London Plan Policy 7.8, 'Heritage Assets and Archaeology'. It is considered that the works proposed would comply with London Plan Policy 7.8.

Design and impact on the character and appearance of the conservation

94. Policy 3.15, Conservation of the Historic Environment, states that "development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Planning proposals that have an adverse effect on the historic environment will not be permitted. The character and appearance of conservation areas should be recognised and

respected in any new development within these areas”.

95. Policy 3.16, Conservation Areas, states that within Conservation Area, development should preserve or enhance the character and appearance of the area. It goes on to state that, new development, including alterations and extensions will only be permitted “provided that the proposals:
 - i. Respect the context of the conservation area, having regard to the content of Conservation Area Appraisals and other adopted Supplementary Planning Guidance / Documents; and
 - ii. Use high quality materials that complement and enhance the conservation area; and
 - iii. Do not involve the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area; and
 - iv. Do not introduce design details or features that are out of character with the area, such as the use of windows and doors made of aluminium, uPVC or other non-traditional materials.”
96. Overall, the proposal involves a comprehensive restoration of the public house that will significantly enhance the character and appearance of the Conservation Area.
97. External changes will have limited impact upon the Conservation Area. These include removal of a dilapidated timber structure above the side entrance porch that has no architectural or historic significance.
98. To the rear is the two storey rear extension to form a managers flat. The proposed extension is subservient to the main building and is not visible from a public point of access. Subject to details of materials and fenestration, it will have less than significant impact on the conservation area.
99. The proposed external bar area and structures for the beer garden seating areas are single storey following amendments during the course of the application to remove first floor seating. They are sensitively sited in locations that are largely hidden from a public point of access and are of a sensitive design and appearance to the main building. These structures will also have less than significant impact on the conservation area.
100. As such, subject to condition, the proposal would preserve the character and appearance of the conservation area and, by reason of providing comprehensive restoration work to the building will enhance the conservation area, particularly when viewed from Half Moon Lane.

Transport issues

101. The proposed use will have impact upon the road network and must comply with the council's cycle parking standards, noting that the premises has adequate space to satisfy the policy. It is noted however that the public house and hotel use are in a sustainable location with good public transport accessibility adjacent to Herne Hill Railway Station and a significant number of bus routes.
102. To comply with the policy one cycle space must be provided for each of the twelve hotel rooms, one cycle space must be provided for each of the two bedrooms in the managers flat. A condition has been imposed requiring details of covered cycle parking to satisfy the policy requirement.

Landscaping and tree protection

103. Despite the lack of an arboricultural report a good quality semi-mature Ash is shown as retained in the rear garden and which therefore requires details of protection measures.
104. Elsewhere, further details of landscaping are needed in order to ensure the quality aspired to is provided. The proposed planters should be open to soil beneath so that these are a sustainable feature.
105. However, subject to conditions covering these matters, the proposal is considered acceptable.

Other matters

106. 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.
107. 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 £20,027 and Southwark CIL amount is £66,661.

Conclusion on planning issues

108. The proposals under consideration would preserve the special interest of the listed building and the character and appearance of the Conservation Area and will not result in substantial harm the residential amenities of adjoining occupiers. As a result, the proposal is considered to comply with the NPPF, London Plan Policies 7.4 and 7.6, Core Strategy Policies 12 and 13 and saved policies 3.2, 3.12, 3.13, 3.15, 3.16, 3.17 and 3.18 of the Southwark Plan and it is recommended that conditional planning consent should be granted.

Community impact statement

109. 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) No issues relevant to particular communities/groups likely to be affected by the proposal have been identified because no material change of use is

being considered in this application that would result in loss of the Community Asset.

- 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 not required.

Consultations

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

Consultation replies

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

Human rights implications

112. 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.

113. This application has the legitimate aim of providing planning and listed building consent to alter a listed building. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

114. Advice sought from legal services to assess whether the proposal affected the asset of community value status of the public house.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2075-B Application files: 16/AP/0168 16/AP/0167 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 7540 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation 16/AP/0167
Appendix 4	Recommendation 16/AP/0168

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Philip Ridley, Planning Conservation & Design Officer	
Version	Final	
Dated	14 March 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	Yes	Yes
Strategic Director of 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		18 March 2016

APPENDIX 1

Consultation undertaken

Site notice date: 01/02/2016

Press notice date: 28/01/2016

Case officer site visit date: 14/03/2016

Neighbour consultation letters sent: 26/01/2016

Internal services consulted:

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Legal Services

Statutory and non-statutory organisations consulted:

Council for British Archaeology
London Borough of Lambeth

Neighbour and local groups consulted:

12 Half Moon Lane London SE24 9HU	12 Cator Road London SE26 5DS
Rear Of 6 To 8 Half Moon Lane SE24 9HU	147 Herne Hill London SE24 9LR
14 Half Moon Lane London SE24 9HU	23 Danecroft Road Herne Hill SE24 9PA
12a Half Moon Lane London SE24 9HU	34 Hawarden Grove London SE24 9DH
1 Stradella Road London SE24 9HN	25 Appleshaw House London SE5 8DW
4-6 Half Moon Lane London SE24 9HU	Flat 3, Raisbeck Court 26 Rosendale Road SE21 8DR
10 Love Lane Mitcham CR4 3AG	21 Brantwood Toad Herne Hill Se240dh
11 Brockwell Park Gardens London SE24 9BL	52 Brook Lane Old Felixstowe
19 Stradella Road London SE24 9HN	59 Milton Road London SE24 0NW
57 Kestrel Avenue London SE24 0ED	41 Spenser Road First Floor Flat SE24 0NS
24 Stanger Road London SE25 5JU	Flat 1, 54 Victoria Crescent London Se19 1ae
17 Shannon Way Beckenham BR3 1WG	102 Marlow Road London SE20 7Xa
58 Dovercourt Road London SE22 8ST	31 Stradella Road London SE24 9HN
11 Layard Rd Thornton Heath CR78JS	4 The Quadrangle Herne Hill SE24 9QR
88a Melbourne Grove London SE22 8QY	49 Runnymede Crescent Streatham SW16 5UF
59 Milkwood Road Herne Hill SE24 0HX	Flat 2 Nevena Court 90 Effra Road SW2 1BT
81 Dorchester Court London SE24 9QY	24 Milton Road London SE24 0NP
70a Christchurch Rd London SW2 3DE	13 Rollscourt Avenue London SE24 0EA
48 Gubyon Avenue London SE24 0DX	28 Hollingbourne Road London SE24 9ND
48 Gubyon Avenue London SE24 0DX	74 Red Post Hill Herne Hill SE24 9PW
496b Lordship Lane London SE22 8NF	28 Hollingbourne Road London SE24 9ND
Flat 4 Herne Hill	161 Norwood Road London SE24 9AF
15 Regent Road Herne Hill se24 0el	123 Upper Wickham Lane Welling DA16 3AQ
54 Dulwich Road London SE24 0PA	11b Sears Street London se5 7JL
Flat 4 9-10 Dorset Street, Marylebone W1U 6QR	66 Ruskin Walk London SE24 9LZ
155-171 London se12jp	17 Aysgarth Road London SE21 7JR
6 Regency Court Hamlet Road se19 2ar	7 Courmead Close London se24 9hw
83 Herne Hill Herne Hill SE24 9NE	30 Herne Hill Road London SE24 0AR
15 Milto Road London SE4 0NL	227 Railton Road Herne Hill SE24 0LX
85 Fawnbrake Avenue London SE24 0BG	11 Antony House Raymouth Road SE162DJ
51 Dulwich Rd London se240nj	4 Arran Place Cardiff CF24 3Sa
5, Little Bornes London SE218SD	The Forge Eastnor HR81RD
27 Margate Road London SW2 5DU	Queens Road Whitchurch rg28 7jq
29 Therapia Road London SE22 0SF	64 East Sheen Avenue East Sheen Sw14 8au
19 Prentice Court Leopold Avenue sw19 7ha	59 Stradella Road London SE24 9HL

140 Cranston Road London SE232EY
87 Glengarry Road London SE228QA
12 Pynnersmead Herne Hill SE24 9LU
13 Oakbank Grove London SE24 0AL
73 Fawnbrake Avenue London SE24 0BE
83 Upper Tulse Hill Brixton SW2 2RA
9 Pakenham Close London SW128EH
12 Henry House Styles Gardens SW9 7UJ
14 Lowell House Wyndham Estate SE5 0XW
35 Shakespeare Road Herne Hill SE24 0LA
50 Milton Road Herne Hill SE240NP
83 D Queen'S Crescent Camden Town
75 London SW17 8jt
101 Brudenell Road London SW17 8DD
73a New Park Road London SW2 4EN
2 Anderton Close London SE5 8BU
Flat 3 107 Tulse Hill London sw2 2qb
77b Hinton Road London SE24 0ht
30 Woodside Road South Norwood SE25 5DY
33 Appach Road London
105 Loughborough Rd London sw9 7td
Flat 3, 74 Barrow Road London SW16 5PG
19 Delawyck Crescent London SE249JB
17 Hawarden Grove Herne Hill SE24 9DQ
15 Ockley Road London SW16 1UW
7 The Hamlet London SE5 8AW
11 Spenser Road Herne Hill SE240NS
15 Carnac St London SE27 9RR
39 Dulwich Road Herne Hill SE24 0NJ
61 Grange Park Avenue Wilmslow SK9 4AL
41 Harold Road Upper Norwood SE19 3PL
4 Bramley Avenue Manchester M32 9HE
72 Palace Road London SW2 3JX
25 Meakin Estate London SE1 4QW
28 Trinity Rise London SW2 2QR
17 Spenser Road Herne Hill SE240NS
41 Shakespeare Rd London Se240la
40 Winterbrook Rd London SE24 9JA
41 Stambourne Way London SE19 2PY
Leppoc Road London SW4 9LT
51 Charnwood Road London SE25 6NT
194 Croxted Road London SE21 8NW
29 Salterford Rd Tooting SW17 9TE
64 Glazebrook Close London Se21 8rr
68alfriston Road London Sw116nw
1 Iveagh House Brixton SW9 7SE
55a Strathleven Road London SW2 5JS
16 Knollys Rd London Sw16 2jz
7 Brockwwll Park Gardens London SE24 9BL
44 Dorchester Court Herne Hill se24 9qx
92 Mayall Road Herne Hill SE24 0PJ
62 Fawnbrake Avenue London SE24 0BZ
71 Gaywood Close Christchurch Road SW2 3QP
The Prince Regent 69 Dulwich Rd SE24 0NJ
3 Drewstead Road Streatham Hill SW16 1LY
103 Leigham Vale London SW2 3JH
115 Herne Hill Road Herne Hill SE24 0AD
9 Chaucer Road London SE24 0Ny
75b Thornlaw Road West Norwood Se27 0sh
1 Elmwood Road London SE24 9NU
161a Herne Hill London SE24 9LR
13 Crown Road Chelsfield BR6 6JN
66 Frankfurt Road Herne Hill SE24 9NY
116 Westfield Road Woking GU22 9QP
56 Frankfurt Road Herne Hill SE24 9NY
46 Mordaunt St Mordaunt St SW9 9RB
97 Dorset Road Merton SW19 3HE
30 Vibart Gardens London Sw2 3rj
26 Danecroft Road London Se24 9nz
74 Hinton Road London Se24 0HU
69a Effra Road London SW2 1BZ
29 Guernsey Grove London SE24 9DF
20 Scrutton Close Balham Sw12 0Aw
5 Evesham Road London E15 4AL
120 Engel Park London Nw72hp
29 Highlands Drive Burgess Hill RH15 8JH
Flat 14, 39 Trinity Rise London SW2 2QP
100 Elmwood Road Herne Hill SE24 9NR
31 Holt Hse, Tulse Hill London SW2 2HH
18 Marsden Road London se15 4ee
Top Flat, 31 Dulwich Road Herne Hill SE24 0NJ
9 Dornton Road London SW12 9NB
16 Stradella Road London SE24 9HA
120a Emmanuel Rd Emmanuel Rd SW12 0HS
19 Acacia Grove London SE21 8ER
41 Harold Road Upper Norwood SE19 3PL
Balham London SW17 7JA
28 Milton Road London SE24 0NP
31 Dulwich Road London SE24 0NJ
58 Craster Road SW2 2AX
56 Ashbourne Road Mitcham CR42ba
Flat 1, 29 Dulwich Road London SE24 0NJ
Flat 2 273 Holmesdale Road SE25 6PR
20 Truslove Road London
2 Grange Courtyard Lamancha eh46 7bn
32 Plato Road Brixton SW2 5UR
41 Boundaries Road Balham sw12 8eu
57 Fawnbrake Avenue London SE24 0BE
9, Deloraine Hse Tanners Hill SE8 4PY
28 Stansfield Road London SW9 9RZ
301 Milkwood Road Herne Hill Se240he
115 Herne Hill Rd Herne Hill SE24 0AD
303 Upland Road Se22 0dl SE22 0DL
15 Hollingbourne Rd Lodon SE249NB
110 Savernake Road London NW3 2JR
2 Roxburgh Road London SE27 0LD
84 Leander Road London sw22lj
55 Lamberhurst Road London SE27 0SD
5 Dulwich Road London SE240NT
89 Poplar Road London SE24 0BL
4 Dobells, Brickenden Road Cranbrook TN17 3BL
40 Little Bornes London SE21 8SE
87 Clive Road London SE21 8DB
53 Braxted Park London SW16 3AU
51 Frankfurt Road London SE24 9NX
8b Dulwich Road Herne Hill SE24 0PA
49 Stradella Road Herne Hill SE24 9HL
49 Stradella Road London se24 9hl
Flat 6 45 Trinity Rise SW2 2QP
41 Stradella Road SE24 9HL
180 Lowden Road Herne Hill SE24 0BT
41 Stradella Road Herne Hill SE249HL
41 Stradella Road Herne Hill SE249HL
56 Frankfurt Road London SE24 9NY
39 Linton Grove West Norwood SE27 0DZ
7 Dulwich London SE240NT
7 Dulwich Road London SE240NT
43 Half Moon Lane London SE24 9JX
3 Lupin Close London SW2 3LA
3 Stradella Rd Herne Hill se249hn
24 Fawnbrake Ave London SE24 0BY
19 Grantham Road London SW9 9DP
49 Ruskin Walk Herne Hill SE24 9NA
2 Rothesay Avenue Richmond-On-Thames TW10 5EA
45 Victoria Road S70 2BU
24 Whitwell Lane Stocksbridge S36 1GE
Flat B 11 Shakespeare Road SE24 0LA
45 Elstone Orton Waterville PE2 5JZ
19 Hawarden Grove London Se249dq
Bassett Dale Southampton SO167GT
15 Allendale Rd Sudbury ub6 0ra
Flat 10, Ravenet Court Ravenet Street SW11 5HE
22 Upper Pines Banstead SM7 3PX
47!Milton Road London SE24 0NW
9, Wentworth Avenue Finchley
10 Grasmere Road Purley CR8 1DU
43 Whitehall Road Bromley BR2 9SG
56 Adela Ave West Barnes KT3 6LD
73 Chipstead Way Banstead SM73JJ
6 Hollingbourne Road Herne Hill SE24 9ND

27 Meadow Place SW8 1XZ
280 Croxted Road London SE24 9DA
2 Cromwell Road Whitstable Kent Whitstable CT5 1NW
Flat 1 30 Cintra Park SE19 2LQ
12 Morden House 1 Bristowe Close SW2 2YA
26 Spenser Road London Se24 0NR
127 Abbots Park London SW2 3QZ
Holmdene Avenue London

13 Woodquest Avenue Herne Hill SE240HD
14 Milton Road London SE24 0NP
37 Hamilton Road West Norwood SE27 9RZ
City Hall The Queen'S Walk SE1 2AA
95a Graham Rd Hackney
11 Stradella Road Herne Hill SE24 9HN
109 Turney Road Dulwich SE21 7JB
232 Burrage Road London SE18 7JU

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Legal Services

Statutory and non-statutory organisations

Council for British Archaeology
London Borough of Lambeth

Neighbours and local groups

Balham London SW17 7JA
Bassett Dale Southampton SO167GT
City Hall The Queen'S Walk SE1 2AA
Email representation
Email representation
Email representation
Email representation
Email representation
Flat B 11 Shakespeare Road SE24 0LA
Flat 1, 29 Dulwich Road London SE24 0NJ
Flat 1, 29 Dulwich Road London SE24 0NJ
Flat 1 30 Cintra Park SE19 2LQ
Flat 1, 54 Victoria Crescent London Se19 1ae
Flat 10, Ravenet Court Ravenet Street SW11 5HE
Flat 14, 39 Trinity Rise London SW2 2QP
Flat 2 Nevena Court 90 Effra Road SW2 1BT
Flat 2 273 Holmesdale Road SE25 6PR
Flat 3, Raisbeck Court 26 Rosendale Road SE21 8DR
Flat 3 107 Tulse Hill London sw2 2qb
Flat 3, 74 Barrow Road London SW16 5PG
Flat 4 Herne Hill
Flat 4 9-10 Dorset Street, Marylebone W1U 6QR
Flat 6 45 Trinity Rise SW2 2QP
Holmdene Avenue London
Leppoc Road London SW4 9LT
Queens Road Whitchurch rg28 7jq
The Forge Eastnor HR81RD
The Prince Regent 69 Dulwich Rd SE24 0NJ
Top Flat, 31 Dulwich Road Herne Hill SE24 0NJ
1 Elmwood Road London SE24 9NU
1 Iveagh House Brixton SW9 7SE
1 Stradella Road London SE24 9HN
1 Stradella Road London SE24 9HN
10 Grasmere Road Purley CR8 1DU
10 Love Lane Mitcham CR4 3AG
100 Elmwood Road Herne Hill SE24 9NR

101 Brudenell Road London SW17 8DD
102 Marlow Road London SE20 7Xa
103 Leigham Vale London SW2 3JH
105 Loughborough Rd London sw9 7td
109 Turney Road Dulwich SE21 7JB
11 Antony House Raymouth Road SE162DJ
11 Brockwell Park Gardens London SE24 9BL
11 Brockwell Park Gardens London SE24 9BL
11 Layard Rd Thornton Heath CR78JS
11 Spenser Road Herne Hill SE240NS
11 Stradella Road Herne Hill SE24 9HN
11b Sears Street London se5 7JL
110 Savernake Road London NW3 2JR
115 Herne Hill Rd Herne Hill SE24 0AD
115 Herne Hill Road Herne Hill SE24 0AD
116 Westfield Road Woking GU22 9QP
12 Cator Road London SE26 5DS
12 Henry House Styles Gardens SW9 7UJ
12 Morden House 1 Bristowe Close SW2 2YA
12 Pynnersmead Herne Hill SE24 9LU
120 Engel Park London Nw72hp
120a Emmanuel Rd Emmanuel Rd SW12 0HS
123 Upper Wickham Lane Welling DA16 3AQ
127 Abbots Park London SW2 3QZ
13 Crown Road Chelsfield BR6 6JN
13 Oakbank Grove London SE24 0AL
13 Rollscourt Avenue London SE24 0EA
13 Woodquest Avenue Herne Hill SE240HD
14 Lowell House Wyndham Estate SE5 0XW
14 Milton Road London SE24 0NP
140 Cranston Road London SE232EY
147 Herne Hill London SE24 9LR
15 Allendale Rd Sudbury ub6 0ra
15 Carnac St London SE27 9RR
15 Hollingbourne Rd London SE249NB
15 Milto Road London SE4 0NL
15 Ockley Road London SW16 1UW
15 Regent Road Herne Hill se24 0el
155-171 London se12jp
16 Knollys Rd London Sw16 2jz
16 Stradella Road London SE24 9HA
161 Norwood Road London SE24 9AF
161a Herne Hill London SE24 9LR
17 Aysgarth Road London SE21 7JR
17 Hawarden Grove Herne Hill SE24 9DQ
17 Shannon Way Beckenham BR3 1WG
17 Spenser Road Herne Hill SE240NS
18 Marsden Road London se15 4ee
180 Lowden Road Herne Hill SE24 0BT
19 Acacia Grove London SE21 8ER
19 Delawyck Crescent London SE249JB
19 Grantham Road London SW9 9DP
19 Hawarden Grove London Se249dq
19 Prentice Court Leopold Avenue sw19 7ha
19 Stradella Road London SE24 9HN

194 Croxted Road London SE21 8NW
2 Anderton Close London SE5 8BU
2 Cromwell Road Whitstable Kent Whitstable CT5 1NW
2 Grange Courtyard Lamancha eh46 7bn
2 Rothesay Avenue Richmond-On-Thames TW10 5Ea
2 Roxburgh Road London SE27 0LD
20 Scrutton Close Balham Sw12 0Aw
21 Brantwood Toad Herne Hill Se240dh
21 Brantwood Toad Herne Hill Se240dh
22 Upper Pines Banstead SM7 3PX
227 Railton Road Herne Hill SE24 0LX
23 Danecroft Road Herne Hill SE24 9PA
232 Burrage Road London SE18 7JU
24 Fawnbrake Ave London SE24 0BY
24 Milton Road London SE24 0NP
24 Stanger Road London SE25 5JU
24 Whitwell Lane Stocksbridge S36 1GE
25 Appleshaw House London SE5 8DW
25 Meakin Estate London SE1 4QW
26 Danecroft Road London Se24 9nz
26 Spenser Road London Se24 0NR
27 Margate Road London SW2 5DU
27 Meadow Place SW8 1XZ
28 Hollingbourne Road London SE24 9ND
28 Hollingbourne Road London SE24 9ND
28 Milton Road London SE24 0NP
28 Stansfield Road London SW9 9RZ
28 Trinity Rise London SW2 2QR
280 Croxted Road London SE24 9DA
29 Guernsey Grove London SE24 9DF
29 Highlands Drive Burgess Hill RH15 8JH
29 Salterford Rd Tooting SW17 9TE
29 Therapia Road London SE22 0SF
3 Lupin Close London SW2 3LA
3 Stradella Rd Herne Hill se249hn
30 Herne Hill Road London SE24 0AR
30 Vibart Gardens London Sw2 3rj
30 Woodside Road South Norwood SE25 5DY
301 Milkwood Road Herne Hill Se240he
303 Upland Road Se22 0dl SE22 0DL
31 Dulwich Road London SE24 0NJ
31 Holt Hse, Tulse Hil London SW2 2HH
31 Stradella Road London SE24 9HN
32 Plato Road Brixton SW2 5UR
34 Hawarden Grove London SE24 9DH
35 Shakespeare Road Herne Hill SE24 0LA
37 Hamilton Road West Norwood SE27 9RZ
39 Dulwich Road Herne Hill SE24 0NJ
39 Linton Grove West Norwood SE27 0DZ
4 Arran Place Cardiff CF24 3Sa
4 Bramley Avenue Manchester M32 9HE
4 Bramley Avenue Manchester M32 9HE
4 Dobells, Brickenden Road Cranbrook TN17 3BL
4 The Quadrangle Herne Hill SE24 9QR
40 Little Bornes London SE21 8SE

40 Winterbrook Rd London SE24 9JA
41 Boundaries Road Balham sw12 8eu
41 Harold Road Upper Norwood SE19 3PL
41 Harold Road Upper Norwood SE19 3PL
41 Shakespeare Rd London Se240la
41 Spenser Road First Floor Flat SE24 0NS
41 Stambourne Way London SE19 2PY
41 Stradella Road Herne Hill SE249HL
41 Stradella Road Herne Hill SE249HL
41 Stradella Road SE24 9HL
43 Half Moon Lane London SE24 9JX
43 Whitehall Road Bromley BR2 9SG
44 Dorchester Court Herne Hill se24 9qx
45 Elstone Orton Waterville PE2 5JZ
45 Victoria Road S70 2BU
46 Mordaunt St Mordaunt St SW9 9RB
47!Milton Road London SE24 0NW
48 Gubyon Avenue London SE24 0DX
48 Gubyon Avenue London SE24 0DX
49 Ruskin Walk Herne Hill SE24 9NA
49 Stradella Road Herne Hill SE24 9HL
49 Stradella Road London se24 9hl
496b Lordship Lane London SE22 8NF
5 Dulwich Road London SE240NT
5 Evesham Road London E15 4AL
5, Little Bornes London SE218SD
50 Milton Road Herne Hill SE240NP
51 Charnwood Road London SE25 6NT
51 Dulwich Rd London se240nj
51 Frankfurt Road London SE24 9NX
53 Braxted Park London SW16 3AU
54 Dulwich Road London SE24 0PA
54 Dulwich Road London SE24 0PA
54 Dulwich Road London SE24 0PA
55 Lamberhurst Road London SE27 0SD
55a Strathleven Road London SW2 5JS
56 Adela Ave West Barnes KT3 6LD
56 Ashbourne Road Mitcham CR42ba
56 Frankfurt Road Herne Hill SE24 9NY
56 Frankfurt Road London SE24 9NY
57 Fawnbrake Avenue London SE24 0BE
57 Kestrel Avenue London SE24 0ED
58 Craster Road SW2 2AX
58 Dovercourt Road London SE22 8ST
59 Milkwood Road Herne Hill SE24 0HX
59 Milton Road London SE24 0NW
59 Stradella Road London SE24 9HL
6 Hollingbourne Road Herne Hill SE24 9ND
6 Regency Court Hamlet Road se19 2ar
61 Grange Park Avenue Wilmslow SK9 4AL
62 Fawnbrake Avenue London SE24 0BZ
62 Fawnbrake Avenue London SE24 0BZ
64 East Sheen Avenue East Sheen Sw14 8au
64 Glazebrook Close London Se21 8rr
66 Frankfurt Road Herne Hill SE24 9NY

66 Ruskin Walk London SE24 9LZ
68alfriston Road London Sw116nw
69a Effra Road London SW2 1BZ
7 Brockwwll Park Gardens London SE24 9BL
7 Courmead Close London se24 9hw
7 Dulwich London SE240NT
7 Dulwich Road London SE240NT
7 The Hamlet London SE5 8AW
70a Christchurch Rd London SW2 3DE
71 Gaywood Close Christchurch Road SW2 3QP
72 Palace Road London SW2 3JX
73 Chipstead Way Banstead SM73JJ
73 Fawnbrake Avenue London SE24 0BE
73a New Park Road London SW2 4EN
74 Hinton Road London Se24 0HU
74 Red Post Hill Herne Hill SE24 9PW
75 London SW17 8jt
75b Thornlaw Road West Norwood Se27 0sh
77b Hinton Road London SE24 0ht
8b Dulwich Road Herne Hill SE24 0PA
81 Dorchester Court London SE24 9QY
83 Herne Hill Herne Hill SE24 9NE
83 Upper Tulse Hill Brixton SW2 2RA
84 Leander Road London sw22lj
85 Fawnbrake Avenue London SE24 0BG
87 Clive Road London SE21 8DB
87 Glengarry Road London SE228QA
88a Melbourne Grove London SE22 8QY
89 Poplar Road London SE24 0BL
9 Chaucer Road London SE24 0Ny
9, Deloraine Hse Tanners Hill SE8 4PY
9 Dornton Road London SW12 9NB
9 Pakenham Close London SW128EH
92 Mayall Road Herne Hill SE24 0PJ
92 Mayall Road Herne Hill SE24 0PJ
92 Mayall Road Herne Hill SE24 0PJ
92 Mayall Road Herne Hill SE24 0PJ
97 Dorset Road Merton SW19 3HE