

Item No. 11.1	Classification: Open	Date: 11 October 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/2747 for: Full Planning Permission Address: DULWICH HOSPITAL, EAST DULWICH GROVE, LONDON SE22 8PT Proposal: Erection of a health centre within a part 2, part 3-storey building to accommodate medical services and related uses (Use Class D1), access, parking and servicing areas, hard and soft landscaping and associated groundworks.		
Ward(s) or groups affected:	East Dulwich		
From:	Director of Planning		
Application Start Date 12/07/2016		Application Expiry Date 11/10/2016	
Earliest Decision Date 18/08/2016		Planning Performance Agreement Date: 22/11/2016	

RECOMMENDATIONS

1. That planning permission be granted subject to the completion of a s106 legal agreement and conditions, and following referral of the application to the Greater London Authority (GLA).
2. That in the event that the legal agreement is not completed by 22 November 2016, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 120 of the report.

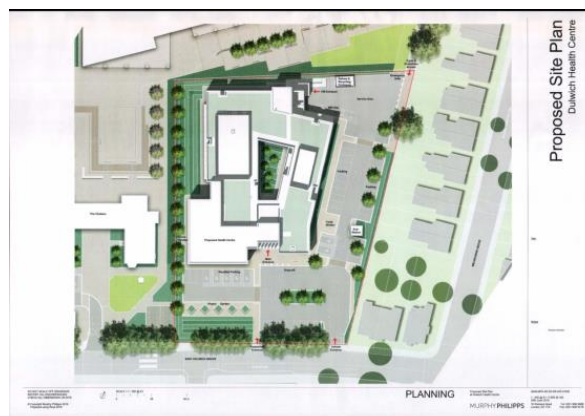
BACKGROUND INFORMATION

Site location and description

3. This application relates to a 0.7 hectare (ha) parcel of land on the north-eastern part of the Dulwich Hospital site; this part of the site is currently vacant and is enclosed by hoardings. Dulwich Hospital is located on East Dulwich Grove and occupies a total area of 2.8ha. It comprises a number of hospital buildings constructed during the 1880s centred around the 'chateau', with 3-storey wings (formerly used as wards) adjoining it to the south-west. The ward buildings used to be mirrored on the north-eastern part of the site but were demolished in 2007 when some of the hospital services relocated to Kings College Hospital in Denmark Hill. There are trees on the site, most of which are covered by tree preservation order (TPO) number 216.



4. Dulwich Hospital offers a range of services and can accommodate up to 85 patients, although no patients stay overnight. There are currently 300 staff at the hospital, 200 of which are peripatetic clinical and support staff who use the site as a touch down space for their administration work.
5. Vehicular and pedestrian access to the hospital is from East Dulwich Grove, next to a porter's lodge. There are two further vehicular access points from this road either side of the chateau, although they have not been used for some time. There is another access from Jarvis Road which is a very short road of approximately 34m in length leading off Melbourne Grove, and this access has also been disused for some time.
6. The surrounding area is predominantly residential, consisting of 2 to 3 storey dwellings. There is a railway line and builders' merchants to the north-east and north-west of the site, Melbourne Grove and Jarvis Road are to the east, and East Dulwich Grove and St Barnabas Close are to the south and west. There are shops and other commercial/community uses along the northern part of Melbourne Grove and on the opposite side of East Dulwich Grove.
7. This report should be read in conjunction with an associated application for the redevelopment of the remainder of the land on the site for a new secondary school which appears as item 11.2 on the committee agenda (reference: 16/AP/2740).



Details of proposal

8. The redevelopment of the entire Dulwich Hospital site is subject to two separate planning applications, one for a new health centre and the other for a new secondary school. The redevelopment has been considered holistically however, and although different architects are working on each of the applications, they have worked collaboratively within an overall master plan for the wider site which has been developed by an urban designer/landscape architect. The transport and environmental impacts have predominantly been assessed by joint consultants, in order to understand the cumulative impacts of both proposals.
9. This application has been submitted by NHS Lift Co. and seeks full planning permission for the erection of a new health centre on the 0.7ha land parcel on the north-eastern part of the hospital site. The health centre would be part 2, part 3-storeys (a maximum of 12m high) and would accommodate medical services and associated uses (Use Class D1), together with parking and servicing areas and landscaping.
10. The building would be arranged as a quadrangle around a central courtyard. Contemporary in its form and detailing, the building would have a simple, geometric form with punched window openings and recessed brick panels. It would be constructed predominantly in red brick, with sections of aluminium cladding and vertical fins to the front elevation.



11. The main pedestrian and vehicular access points into the site would be from East Dulwich Grove. A new vehicular access would be created off this road on the eastern-most part of the frontage, and a pedestrian access to the south-west of this. The vehicular access would lead to a circular drop-off zone and visitor parking in front of the proposed building; staff parking would be to the east of the proposed building, with a servicing area beyond this. In total there would be 46 car parking spaces to serve the development, 22 of which would be for visitors including 7 accessible spaces, and 24 for essential staff users. The existing Jarvis Road access would be re-opened and used to provide pedestrian, cyclist and emergency vehicle access onto the site.
12. The new health centre would provide 4,608sqm of floorspace comprising 77

consulting and treatment rooms and 4 group/gym rooms, and would be capable of treating approximately 116 patients at a time. The building would be open from 6.30am and 11.30pm daily, although most appointments would be between 8.00am and 8.00pm. An out-of-hours GP service may operate from the site, and a group room within the building could be used by the community in the evenings and at weekends up to 11.00pm.

13. There have been discussions with the local community and clinical and patient groups about the future shape of health care in the area as far back as 2012. This includes a three month engagement period where Southwark Primary Care Trust (PCT) engaged with residents, groups and organisations about current and future health services.
14. The services proposed are set out in more detail at paragraph 40 of this report. They would broadly comprise (but not be limited to):
 - Support for people with long term conditions and older people
 - Diagnostics
 - Out-patients
 - Voluntary sector space
 - General practice and pharmacy (the existing GP practice on Melbourne Grove would relocate into the new building) and
 - Children's services.
15. As stated this application is linked to a concurrent application for a new secondary school on the remainder of the hospital site which appears as item 11.2 on the committee agenda. Under the government's Free School programme the Education Funding Agency (EFA) purchased three land parcels within the Dulwich Hospital site from the NHS in order to accommodate the proposed new school. The remaining land parcel (parcel 4) which is the subject of this application has been retained by the NHS in order to deliver the new health centre.
16. The proposed school would be provided within three new buildings and the converted chateau. Works to the chateau and later extensions to the rear of it which are currently in hospital use could not commence until completion of the proposed health centre, as there would need to be continuity of health care provision. The overall development would therefore need to be delivered in two phases. The first phase would be construction of the health centre and the school teaching blocks and sports and dining hall. Completion of this is expected in September 2018, at which point the chateau would be released for the proposed school (phase 2).

Planning history

17. 02/AP/0225 - Construction of a single-storey front extension to create a new reception area and waiting room for Dulwich Primary Care Centre. Planning permission was GRANTED in 2002.
18. 03/AP/2399 – The erection of a part two, part three-storey building to provide accommodation for the Dulwich Primary Care Centre, out of hours facilities for doctors on call, nursing and social work, GP diagnostic and treatment services,

dental facilities, dialysis unit and office accommodation together with the reorganisation of the car parking area, widening of existing vehicular access and provision of a new pedestrian access. Planning permission was GRANTED in May 2003 but was not implemented.

19. 05/AP/1410 – Demolition of ‘West Home’ and ‘Roberts House’ building, and construction of a new temporary satellite dialysis unit building and associated car parking and landscaping, and 3 temporary plant units within existing hospital buildings. Planning permission was GRANTED in 2006.
20. 06/AP/1286 - Use of vacant staff therapy building to provide new renal dialysis unit on the ground floor with ancillary offices on the first floor, enclosure of gap at ground and first floors between the buildings to provide internal link together with elevational alterations and new access ramp. Planning permission was GRANTED on 07/09/2006.
21. 09/AP/2137 - Erection of war memorial. Planning permission was GRANTED on 01/12/2009.
22. 16/AP/1828 - EIA screening opinion for demolition of some of the existing buildings and redevelopment of the site to provide a new secondary school and health centre. Planning permission was Screening Opinion - EIA Regs (SCR).
23. 16/AP/2740 - Demolition of existing ward buildings and nurses accommodation and development of site to provide a new secondary school within the retained and refurbished 'chateau' building fronting East Dulwich Grove and in a series of new buildings and extensions up to 5 storeys high, comprising teaching and administration spaces, dining and indoor sports hall, multi-use games area, accesses, car parking and servicing areas and landscaping (Use Class D1). Pending decision – recommended for approval subject to conditions.
24. Pre-application discussions were held with the applicant prior to the submission of this application. Discussions centred around the design of the proposal and the range of services to be provided, transport impacts, phasing of the development and impact upon the amenity of neighbouring occupiers. Details are held electronically by the local planning authority.

Planning history of adjoining sites

25. There have been a number of householder applications approved for alterations and extensions to the rear of properties on Melbourne Grove. There have also been permissions granted for change of use and extensions at 2 Jarvis Road.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

26. The main issues to be considered in respect of this application are:
 - a) Principle of the proposed development in terms of land use
 - b) Environmental impact assessment (EIA)
 - c) Design and impact upon the setting of adjacent listed buildings

- d) Transport
- e) Impact of proposed development on amenity of adjoining occupiers and surrounding area
- f) Noise and vibration
- g) Trees and landscaping
- h) Planning obligations (s106 undertaking or agreement)
- i) Mayoral Community Infrastructure levy
- j) Sustainable development implications
- k) Ecology
- l) Contaminated land
- m) Air quality
- n) Flood risk and drainage
- o) Statement of community involvement.

Planning policy designations

27. These designations cover the entire hospital site, not just the area subject to this application:
- Air quality management area
 - Suburban density zone
 - Public transport accessibility level (PTAL) 3 - 4 (moderate to good)
 - Proposal site 73P in the Southwark Plan and a development site in the Dulwich SPD.
28. A 2005 planning brief for the entire hospital site required the provision of a community hospital; it lists community and business uses ancillary to the hospital which could include childcare facilities and community meeting spaces as other acceptable uses, together with residential. This was repeated in the subsequent 2007 Southwark Plan (proposal site 73P) which lists a community hospital as a required use and ancillary D (community use) and B1 (office) use class and residential as other acceptable uses. This is again repeated in the 2013 Dulwich SPD which also advises that use of part of the site as a school would be acceptable.
29. All but five of the existing trees on the wider site are covered by TPO number 216. Part of the railway corridor which adjoins the north-west of the site is designated borough open land and a site of importance for nature conservation (SINC). The nearest listed building is the Dulwich Grove United Reform Church and hall which is to the south-east of the site on the opposite side of East Dulwich Grove (Grade II).

Planning policy

30. National Planning Policy Framework (the Framework)

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment.

31. National Planning Practice Guidance (2014)

32. London Plan 2016

Policy 3.1 - Ensuring equal life chances for all

Policy 3.2 – Improving health and addressing health inequalities

Policy 3.16 - Protection and enhancement of social infrastructure

Policy 3.17 – Health and social care facilities

Policy 5.1 - Climate change mitigation

Policy 5.2 - Minimising carbon dioxide emissions

Policy 5.3 - Sustainable design and construction

Policy 5.5 - Decentralised energy networks

Policy 5.6 - Decentralised energy in development proposals

Policy 5.7 - Renewable energy

Policy 5.8 - Innovative energy technologies

Policy 5.9 – Overheating and cooling

Policy 5.10 - Urban greening

Policy 5.11 - Green roofs and development site environs

Policy 5.12 - Flood risk management

Policy 5.13 - Sustainable drainage

Policy 5.14 - Water quality and wastewater infrastructure

Policy 5.15 - Water use and supplies

Policy 5.21 - Contaminated land

Policy 6.3 – Assessing effects of development on transport capacity

Policy 6.9 – Cycling

Policy 6.10 – Walking

Policy 6.13 – Parking

Policy 7.1 - Building London's neighbourhoods and communities

Policy 7.2 - An inclusive environment

Policy 7.3 - Designing out crime

Policy 7.4 - Local character

Policy 7.6 – Architecture

Policy 7.8 - Heritage assets and archaeology

Policy 7.14 - Improving air quality

Policy 7.15 – Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

Policy 7.19 - Biodiversity and access to nature

Policy 7.21 - Trees and woodlands

Policy 8.2 - Planning obligations.

33. Core Strategy 2011

Strategic policy 1 - Sustainable development

Strategic policy 2 - Sustainable transport

Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles

Strategic policy 11 - Open spaces and wildlife

Strategic policy 12 - Design and conservation

Strategic policy 13 - High environmental standards

Strategic policy 14 - Implementation and delivery.

Southwark Plan 2007 (July) - saved policies

34. The council's cabinet on 19 March 2013, as required by paragraph 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.

1.1 Access to employment opportunities

2.1 Enhancement of Community Facilities

2.2 Provision of new community facilities

2.5 Planning obligations

3.2 Protection of amenity

3.3 Sustainability assessment

3.4 Energy efficiency

3.6 Air quality

3.7 Waste reduction

3.9 Water

3.11 Efficient use of land

3.12 Quality in design

3.13 Urban design

3.14 Designing out crime

3.15 Conservation of the historic environment

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

3.28 Biodiversity

5.1 Locating developments

5.2 Transport impacts

5.3 Walking and cycling

5.6 Car parking

5.7 Parking standards for disabled people and the mobility impaired.

35. Supplementary Planning Documents (SPD)

East Dulwich Hospital Planning Brief (2005)

Sustainable design and construction SPD (2009)

Sustainability assessments SPD (2009)

Sustainable Transport SPD (2010)

Residential Design Standards SPD (2011) and Technical Update (2015)
Dulwich SPD 2013

Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015).

Principle of development

36. The National Planning Policy Framework (2012) states that development that is sustainable should go ahead, without delay; a presumption in favour of sustainable development is the basis for every plan and every decision. Section 8 of the NPPF 'Promoting healthy communities' requires local authorities to plan positively for the provision of community facilities and other local services, to enhance the sustainability of communities, and to ensure that established facilities and services are able to develop and modernise in a sustainable way.

Replacement of existing healthcare facilities

37. Policy 3.17 of the London Plan (Health and social care facilities) states that *'Development proposals which provide high quality health and social care facilities will be supported in areas of identified need, particularly in places easily accessible by public transport, cycling and walking. Where local health services are being changed, the Mayor will expect to see replacement services operational before the facilities they replace are closed, unless there is adequate justification for the change'*.
38. The provision of a new health centre would comply with the requirements of the 2005 planning brief, proposal site designation 73P in the Southwark Plan and the Dulwich SPD, all of which require the provision of a community hospital on the site. Hospitals would normally fall within Class C2 of the use classes order since they are regarded as residential institutions. However owing to current clinical requirements and the poor condition of some of the buildings the hospital no longer provides any overnight care. The former wards are either derelict or have already been demolished and although it is called a hospital, in reality it operates more as a health centre. As set out below, the proposed health centre, which would fall within Class D1, would provide a wider range of services than is currently provided at the hospital.
39. The existing hospital buildings present issues which make them unsuitable for modern requirements. Their age and layout, together with ad hoc alterations which have been made over time are such that they do not provide fit for purpose accommodation for the delivery of clinical services. Many of the room sizes are unsuitable, some of the buildings have poor thermal qualities and are expensive to maintain, and dialysis treatment is currently provided from a mobile unit at the rear of the building. These constraints mean that, of the 13,300sqm of floor-space within the hospital, only 4,256sqm are currently in use, which equates to 32%. This application presents an opportunity to address these issues and to provide fit for purpose accommodation to meet modern day requirements and patient expectations.
40. The proposed health centre would provide 4,600sqm of floor-space within a purpose built healthcare facility which would provide flexibility to meet the changing

healthcare needs of the local population. It has been designed to cater for an increase in population to the year 2026 and could treat approximately 116 patients simultaneously. The existing services and proposed facilities are listed in the table below:

Existing services	Proposed services	Detailed provision
<ul style="list-style-type: none"> • Diabetes specialist nurses, dietetics and group support work • High blood pressure, atrial fibrillation and cholesterol levels management • Renal dialysis • Cardiac and renal rehabilitation • Continence care • Blood tests • Musculo-skeletal physiotherapy • Parentcraft classes • GP out of hours 	<p>Support for people with long term conditions and older people</p>	<ul style="list-style-type: none"> • Diabetes specialist nurse, foot care and dietetics, diabetic eye screening and group support work • Nurse-led heart failure, high blood pressure, anti-coagulation, atrial fibrillation and cholesterol levels management • Exercise classes and group support for people with different long term conditions • Falls, adult neuro-rehabilitation (stroke), muscular dystrophy, possibly nurse-led Parkinson's clinic • Renal dialysis and renal rehabilitation • Mental health assessment services and counselling • Audiology and hearing aid services • Leg ulcer treatment • Continence care • Health information and voluntary sector space
	<p>Diagnostics</p>	<ul style="list-style-type: none"> • Blood tests • Ultrasound, ECG and echo-cardiography • Possibly x-ray, other near-patient testing and mobile MRI scanner
	<p>Out patients</p>	<ul style="list-style-type: none"> • Gynea/complex reproductive health • Musculo-skeletal physiotherapy

		<ul style="list-style-type: none"> • Skin and liver clinics and some eye services
	Children's services	<ul style="list-style-type: none"> • Health visitor child health clinics and development checks • Immunisations, speech and language therapy
	General practice	<ul style="list-style-type: none"> • Routine GP and practice nurse consultations and management of long term conditions • Lung function tests, home-based blood pressure monitoring • Cervical, bowel and chlamydia screening, childhood immunisations, flu immunisation, child health, wound care • Integrated care programme assessments, health checks • Level 1 smoking cessation • Access to additional appointments for urgent care via the extended primary care service • Possible GP out of hours
	Pharmacy	<ul style="list-style-type: none"> • Providing advice on medication, contraception, and other enhanced services

41. With the exception of out-of-hours GP services, all of the existing clinical services would relocate to the new health centre. London Plan policy 3.17 requires justification where existing services would be re-provided off-site and in this instance it is because the way in which the GP out-of-hours service is delivered will change between now and when the new health centre would open. However, space would be provided within the new building to accommodate this service if required, and officers' raise no objections to this approach. The new model for clinical care to be provided has been developed through consultation with patients, clinicians, partners and the public in order to develop a centre for community-based services. New services proposed would be consistent with the existing land use of the site and are considered to be acceptable. The proposed health centre facilities would comply with current standards and would be capable of treating around 30 more patients at any one time than the existing hospital.
42. The phasing of the development together with the proposed new school has been devised to ensure continuity of health care provision. The new health centre would be completed by 2018, at which point the existing services would relocate into the new building and works to convert the chateau to school use would commence. To

ensure compliance with London Plan policy 3.17 and no break in services, if permission is granted for the concurrent application for a new school, officers recommend that it be subject to a condition preventing the existing operational hospital buildings from being demolished until such a time that the replacement health centre is operational.

43. Saved policy 2.2 of the Southwark Plan (Provision of new community facilities) encourages the provision of new facilities provided that provision is made to enable the facility to be used by all members of the community, and that the facility is not detrimental to the amenity of present and future occupiers.
44. The submission advises that a group room within the building could be used by the community in the evenings and at weekends up to 11.00pm. This provision is welcomed, and it is recommended that a condition be attached to any forthcoming planning permission requiring details to be submitted for approval. The building has been designed to be fully accessible to those with disabilities, the young and the elderly, and this is considered further in the design section of this report.
45. Under permitted development rights a Class D1 use could also be used for other purposes including as a day nursery, a school, a non-residential education and training centre or a place of worship. It could also be temporarily changed to retail or employment use without the need for further planning permission. Given the identified need for retained health care facilities and the unidentified impacts which could arise from alternative uses it is recommended that a condition be imposed which would restrict the use of the building to a health centre only.
46. To conclude in relation to land use, officers fully support the use of the site for a new health centre which would comply with the 2005 planning brief for the site, the Southwark Plan designation 73P and the 2013 Dulwich SPD. It would make a good use of vacant land and would provide better and more wide-ranging facilities than currently offered by the hospital. The Health Authority has carried out extensive consultation on the type of facilities which are needed locally, and the proposal would deliver significant public benefits, particularly when considered in conjunction with the application for a new secondary school, and this is welcomed.

Environmental impact assessment

47. On 3 June this year the council issued a screening opinion under regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 (Ref 16/AP/1828). The proposed development subject to the screening opinion covered the entire hospital site and was for demolition of some of the existing buildings and redevelopment of the site to provide a new secondary school and health centre.
48. It was concluded that the proposed development would not have been likely to have significant effects upon the environment by virtue of factors such as its nature, size or location, and that an EIA was not required. Both this application for a health centre and the concurrent application for a secondary school are broadly consistent with the proposed development subject to the screening opinion and it is considered that no EIA is required in this instance.

Design and setting of adjacent listed buildings

49. Sections 7 and 12 of the NPPF relate to design and the conservation of the historic environment. Strategic policy 12 of the Southwark Core Strategy (2011) states that all development in the borough will be expected to *'achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.'* Saved policy 3.12 'Quality in design' of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit.
50. When we consider the quality of a design we look broadly at the fabric, geometry and function of the proposal as they are bound together in the overall concept for the design. Saved policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

Access and site layout

51. The overall master plan for the hospital site, not just the land parcel subject to this application, divides the site into four rectangular parcels along East Dulwich Grove, with a fifth 'slice' along the rear of the site accessed from Jarvis Road. The arrangement of the wider site is considered logical and would retain what is considered to be the most important building on the site which is the Chateau.
52. The proposed health centre building would respect the building line of the Chateau, and would ensure that views of this important feature from East Dulwich Grove would be preserved. It would have a landscaped forecourt which would complement the wider landscaped setting of the concurrent school proposals, and would incorporate a new physic garden to replace one which currently exists in front of the Chateau. Existing railings along the East Dulwich Grove frontage which are currently concealed by the hoarding would be retained and repaired which is welcomed. On its eastern side the building would be set away from the boundary with dwellings on Melbourne Grove in order to maintain light, outlook and privacy to these properties.
53. The main entrance to the health centre for patients, visitors, staff and servicing vehicles would be from East Dulwich Grove, with a secondary pedestrian and cyclist access from Jarvis Road for patients or visitors approaching from the direction of East Dulwich station. Internally the layout of the building would be clear and logical, with views into the central courtyard which would help to make it easy for staff and patients to navigate around the building.

Height, scale and massing

54. The proposed health centre is conceived as a singular block on two/three levels, with the facilities arranged around a central landscaped courtyard. The 3-storey element would be adjacent to the chateau and it would step down to 2-storeys in height towards Melbourne Grove. The height, scale and massing of the building would be appropriate in this context, and would sit comfortably next to the ornate chateau.



Detailed design

55. The architectural design of the proposed health centre would be calm and well ordered. The elevations reflect the public nature of the building and its important role as a focal point for the community, while at the same time presenting a human scale through appropriate massing and materials. The result would be a welcoming and approachable building, and this would be continued into the internal spaces where natural light and a clear and intuitive layout would provide a reassuring and pleasant patient experience.
56. The main cladding material proposed is brick which would reflect the tonality and order of the adjacent historic chateau. It would incorporate lighter, linking blocks to the front and rear which would be clad in aluminium to ensure that the main entrance would be prominent and immediately recognisable. Contrasting finishes in glazed brick and metal would break up the building and give it a more articulated parapet line, and overall the proposed design would deliver a simple but highly articulated form. It is noted that a small sub-station would be erected on the eastern side of the site, for which no elevations have been provided; it is therefore recommended that these be required by way of a condition.

Setting of adjacent listed buildings

57. Saved policy 3.18 requires the setting of listed buildings, conservation areas and world heritage sites to be preserved. The nearest listed building is Dulwich Grove United Reform Church which is grade II listed. It is located approximately 115m to the east of the site on the opposite side of the East Dulwich Grove. Given the position of the listed building on a corner, adjacent to a row of shops and houses and because the health centre would be set well back from the road, it is considered that there would be no impact upon the setting of the listed building.

Comments of the Design Review Panel

58. In June 2016 at pre-application stage an earlier iteration of the proposals for both the health centre and school were presented to the Design Review Panel. The panel generally endorsed the arrangement, scale and massing of buildings across the site. They challenged the designers to develop their scheme further and to collaborate more closely on the master plan in order to define a more coherent hierarchy and character for the various spaces around the site. They asked the designers to use this hierarchy of spaces to define the architecture of each building in detail, and to establish a more coherent strategy for the building claddings. The panel highlighted the importance of the spaces around the buildings and noted that the health centre would have important facades on all four sides, not just the East Dulwich Grove frontage.

59. Following the presentation to the DRP changes were made to the design of the proposal and for the health centre including changes to ensure that there would be adequate detailing to all of its elevations. The design of the school buildings was refined and the master plan updated to reflect the hierarchy of spaces across the wider site. Overall, officers are satisfied that the proposal would be of a very high quality which has responded to the comments raised by the DRP.

Accessibility and inclusive design

60. London Plan policy 7.2 'An inclusive environment' seeks to ensure that all new development achieves the highest standards of accessibility and inclusive design.
61. Addressing inclusive access has been a key consideration in the design of the proposed health centre and consideration has not just been given to wheelchair users, but also to the ambulant disabled, those with vision, hearing and other sensory impairments, as well as the elderly and the young. The building would fully comply with and in certain areas exceed the requirements of part M of the building regulations. The GLA stage 1 report recommends a condition requiring the features of the accessibility strategy to be implemented and for a detailed access strategy addressing the routes to the nearby bus stops to be submitted, and this forms part of the draft recommendation.
62. To conclude in relation to design, officers consider that the proposal is well conceived and would be highly sustainable, with excellent levels of inclusive access. The proposal would be appropriate in its fabric, its scale and its composition, and would be of a high quality which would sit comfortably alongside the ornate chateau and the proposed new school buildings. The quality of the building would rely to a great degree on the materials chosen and the architectural detailing, and it is recommended that these matters be reserved by condition.

Trees and landscaping

63. Saved policy 3.13 of the Southwark Plan requires high quality and appropriately designed streetscape and landscape proposals. The whole of the existing hospital site contains 64 individual trees and 9 groups of trees, all but five of which are covered by TPO number 216. A tree survey and arboricultural impact assessment have been submitted with the application.
64. The trees have been categorised for their quality and value, with category A being the highest quality, B of moderate quality and value, C is low quality and value, and U is trees in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed regardless of development.
65. One category B London plane tree on the East Dulwich Grove frontage (T29) would need to be removed in order to create a shared construction access which would also be used to construct the proposed school. A group of four category C trees next to 72 East Dulwich Grove would also need to be removed in order to provide the proposed vehicular access.
66. While the loss of TPO trees is generally resisted, the overriding benefits of providing a new health centre on the site are considered to outweigh any harm caused in this instance. Twenty-two new trees would be planted on the site which should be secured by way of a condition, and a contribution towards a replacement tree or trees in the vicinity of the site to mitigate the loss of T29 should be secured through

a s106 agreement. Due to the size of T29, up to 11 new trees could be required to replace it and given that 22 are already proposed within the site, there would not be sufficient space to accommodate these and to allow them to flourish. It is therefore recommended that the trees to replace T29 be planted within the vicinity of the site and a contribution of £3,200 should be sought to secure this. The actual cost would be £6,400 but given that the construction access would be shared to construct the proposed school, it would be reasonable for half of the cost to be attributed to each project. Conditions are recommended to protect existing trees on the site which would be retained.

67. The boundaries between the proposed health centre and school would be demarked by simple, vertical bar railings and tree planting and there would be a garden next to the renal dialysis unit to provide an attractive outlook for patients. The boundary treatment with the school would be relatively unobtrusive and would ensure that there would be adequate separation and screening between the two uses, without detracting from the campus appearance of the combined proposals. The full details of the hard and soft landscaping, planting schedule, maintenance regimes and green roofing should be secured through the imposition of conditions.
68. Overall it is considered that the scheme would deliver a very high quality landscaping scheme which is welcomed. While there would be some limited tree loss, this would be outweighed by the benefits arising from the delivery of a new health centre and would be mitigated through new on-site tree planting and a contribution towards off-site tree planting in the vicinity.



Transport issues

69. Section 4 of the NPPF 'Promoting sustainable transport' seeks to encourage more sustainable modes of travel and to reduce the need to travel. Paragraph 32 specifically requires transport statements or assessments for all developments that

generate significant amounts of movement, and this is reinforced through policy 6.3 of the London Plan. Strategic policy 2 of the core strategy 'Sustainable transport' states that the council will encourage walking, cycling and the use of public transport rather than travel by car, and saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions.

70. The site has a public transport accessibility level (PTAL) of 3 to 4 (moderate to good) and is not located in a controlled parking zone (CPZ). The nearest bus stop is in front of the chateau on East Dulwich Grove (37 bus) and East Dulwich railway station is approximately 200m to the north-east of the site. There is a pedestrian crossing in front of the chateau.
71. Neighbouring residents have raised concerns including traffic generation, increased demand for parking and harm to highway safety. A petition signed by 42 businesses and residents along the northern section of Melbourne Grove and Grove Vale has been submitted. It expresses general support for the proposal, but raises concerns regarding the transport impacts (including when considered with the school proposal) and suggests that measures such as traffic calming, making Melbourne Grove one-way and a CPZ be implemented in order to make the development acceptable.
72. A transport assessment (TA) has been submitted in support of the application. At peak activity times there could be up to 467 people in the building at any one time, comprising 159 staff, 116 patients being treated, 110 patients waiting and 82 carers. Travel modes for the proposed health centre have been based on the existing hospital and a GP practice on Melbourne Grove. At present 33.4% of patients travel to these sites by car, with the remainder either using sustainable modes of travel, hospital transport or being dropped off by taxi. This is a relatively high level of car use which is attributed to both sites having unrestricted parking and no travel plan measures.

Site access

73. A new vehicular access to serve the health centre would be created off East Dulwich Grove, on the eastern edge of the site boundary. Concerns have been raised by residents that it would not be sufficiently far away from the junction with Melbourne Grove, however, the council's highways development management team has advised that the minimum distance required is 20m and there would be approximately 32m. No objections are raised on highway grounds to the creation of an emergency vehicle access from Jarvis Road, which would be used infrequently.
74. The creation of a new pedestrian access to the site from East Dulwich Grove and a pedestrian and cyclist access from Jarvis Road would also be acceptable. Paragraph 7.7.3 of the 2005 planning brief for the site states that '*The council will encourage the incorporation of a safe and direct cycle and pedestrian route through the site from Jarvis Road to East Dulwich. There is an existing route along the eastern boundary of the site though it is restricted in parts. This route should be retained or alternative route(s) identified*'. It is considered that the proposed pedestrian and cyclist access from Jarvis Road would fulfil this requirement, as it would allow people to access East Dulwich Grove even if they were not using the health centre. The applicant has advised that this arrangement has worked satisfactorily on other health centres, and that the route would benefit from lighting and CCTV.
75. Most people would access the site from East Dulwich Grove, although it is

anticipated that approximately 200 people per day would enter via Jarvis Road. The proposed school would also have an access from Jarvis Road and upon completion of both developments there could be up to 750 people using this access per day (200 from the health centre and 560 pupils from the school). In light of this it would be necessary to upgrade the footway on both sides of Jarvis Road and to provide a raised table pedestrian crossing across it. A s106 agreement is currently being drafted to secure these works, which would also require a s278 highways agreement with the council. Both the proposed health centre and the proposed school would benefit from these works, therefore the cost of delivering them should be shared between the two projects and this would be a matter to be agreed between the applicants. These works should be completed prior to any occupation of the health centre or school.

Servicing

76. All servicing for the proposed health centre would take place from within the site which is welcomed. Most deliveries would be via transit vans and it is anticipated that there would be up to 5 such deliveries per day. In addition, refuse would be collected twice a week and a mobile MRI scanner would be brought to the site. At this stage the timings of deliveries and collections are not known, therefore a condition for a detailed servicing management plan is recommended.
77. Transit vans and refuse lorries could enter and leave the site in a forward gear. The mobile MRI scanner would be in a 16.5m articulated lorry which would have to cross onto the opposite side of the carriageway in order to make the turn into the site. It is not yet known how often this would take place, but it could be managed through a servicing management plan to avoid peak traffic hours. It is anticipated that the unit would not be moved onto and off the site regularly, and that once in place it would likely remain there for at least 6 months. Tracking diagrams showing how it would manoeuvre within the site have been provided, but there are some concerns as to how this would operate without impacting on parking spaces therefore it is recommended that revised details be conditioned.
78. Tracking diagrams showing how a fire engine could access the health centre via Jarvis Road have been amended to reflect that there could be vehicles parked on both sides of Melbourne Grove. For these vehicles to be able to turn into Jarvis Road two on-street parking spaces would need to be removed and double yellow lines around the junction extended. This would need to be secured through a s106 agreement and the loss of the two parking spaces has been taken into account in the consideration of parking issues associated with the proposal.

Trip generation

79. The proposed health centre would have less on-site parking than the existing hospital and there would only be a small increase in the number of patients. As such there would be no significant impacts upon the highway, even when considered in conjunction with the school proposals. Providing less on-site parking would influence people's travel choices and reduce the numbers of people travelling to and from the site by car. When compared with the existing hospital in the morning peak period there would only be two additional 2-way vehicle trips on East Dulwich Grove and one on Melbourne Grove. In the evening peak periods there would be reductions on both roads. The proposed school would result in additional vehicle trips along these roads but they would not adversely impact upon the safe operation of the highway and this is considered in full in the officer report for the school application.

80. A petition from residents and businesses in Melbourne Grove requests that traffic calming measures be installed along Melbourne Grove and that it be made one-way. This has been considered by the council's highways development management team, who do not consider that one-way working would be appropriate. Mitigation required comprises a new crossing on Jarvis Road, upgraded footways on Jarvis Road and improvements to the existing crossing on East Dulwich Grove. Given the predicted traffic generation, this is considered sufficient to ensure safe and convenient conditions for road users and pedestrians.

Car parking

81. Policy 6.13 of the London Plan (part A) advises that the Mayor wishes to see an appropriate balance being struck between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. Neither the London Plan, or saved policy 5.6 of the Southwark Plan, provide any parking standards for D class uses. Instead the level of parking proposed should be informed by way of a transport assessment.
82. There are currently 62 on-site parking spaces for staff and visitors at the hospital. A formal parking survey carried out on 27 November 2015 recorded a maximum of 60 vehicles parked on the site. Two 'spot' surveys were undertaken in October 2015 and March 2016 which recorded 65 vehicles parked on the site, in excess of the formal on-site provision. With regard to on-street provision on the adjoining streets, there are marked out bays along the southern side of East Dulwich Grove opposite the site and double yellow lines immediately outside the site on East Dulwich Grove. There are marked out 2-hour parking bays on the northern end of Melbourne Grove outside the shops, and unrestricted parking beyond this on Melbourne Grove and Jarvis Road.
83. There would be 46 parking spaces to serve the proposed health centre, 24 of which would be for essential staff users (with access controlled by a barrier) and 22 including 7 accessible spaces which would be for visitors. 20% would be passive and 20% active for electric vehicles which would comply with the London Plan, and there would be a drop-off area in front of the building which could accommodate 4 cars and a further 3 could be accommodated on the eastern boundary of the site for drop-off purposes.
84. Neighbouring residents have raised concerns that there would be insufficient parking to serve the development, and the GLA in its stage 1 report has requested that the proposed level of parking for the health centre be reduced. However, given that there is no CPZ in operation at present officers consider that the proposed level of dedicated off-street parking should not be reduced, but that any overspill parking could be accommodated on-street for the reasons set out below.
85. Parking surveys on the surrounding streets within 300m of the site have been undertaken by the developer and are appended to the TA. Owing to the need to consider the impacts cumulatively with the proposed school, the parking surveys were carried out on 25, 26 and 27 November 2015 covering the hours of 07.00, 15.00 and 07.30 – 09.30 to record parking levels before and after the school day would finish and overnight parking stress. The Lambeth parking survey methodology sets out the way in which parking surveys should be conducted. In relation to how far from a site users should be expected to walk, it advises that 200m would be acceptable for residential uses and 500m for commercial uses. As the proposed school and health centre would not fall within either of these categories, the 300m surveyed in the TA is considered to be an acceptable distance in this instance and

would equate to a three minute walk.



86. The parking survey in the TA included two spaces within a loading bay and a number of accessible spaces as available spaces within the survey area. These have therefore been deducted, together with the two spaces on Jarvis Road which would need to be removed to allow servicing vehicles to manoeuvre. Taking this into account there were on average 102 available spaces in the survey period in the morning half an hour before the start of the school day, and 76 in the afternoon at the end of the school day. Upon completion of the proposed development it is expected that 38 cars associated with the health centre could attempt to park on-street (16 staff and 22 patients) and there would be sufficient space to accommodate this.
87. Upon full occupation of the proposed school in 2027 up to 30 school staff cars and 29 parent/carer cars ('parent' cars) may also attempt to park on-street, equating to 97 cars in total with possible health centre cars included. This would exceed the average number of spaces available in the survey area during the end of school day afternoon period but not all of the spaces would be required at the same time.
88. In general, school staff parking could be needed between 8.00am – 4.00pm and there were 102 spaces available in the survey area when staff would arrive. The 29 parent cars could require spaces for around 5 - 10 minutes between 3.00 - 3.15pm (waiting for pick-ups) at which point there were 76 spaces available, or 46 if possible school staff parking is deducted from the number available. The morning peak parking demand given for the health centre is 11.00am to midday at which time 78 spaces were available (or 48 if all of the teachers were parked). The health centre evening peak is given as 4.00pm to 5.00pm and 76 spaces were available at that time and most teachers would already have departed by then. There would therefore be sufficient on-street parking spaces to accommodate the predicted overspill parking from both the proposed health centre and the proposed school. A condition requiring details of how the on-site spaces would be allocated to health centre staff is recommended, together with a condition to secure the electric vehicle charging points.
89. Neighbouring residents have requested that a CPZ be implemented prior to occupation of the development. The introduction of CPZs is considered by the council's highways network development team following an extensive constitutional and statutory process. The identification of future parking studies is considered on

an annual basis, and is based on where there is public demand and funding. At present there is no active consideration of a CPZ for this area within the programme. Notwithstanding that this would be subject to a separate statutory process, the information included in the TA indicates that there would be sufficient space on-street to accommodate any overspill parking from both the proposed health centre and the proposed school, therefore planning permission could not be refused on the grounds of lack of parking. It is recommended that a condition be imposed preventing health centre staff from being able to obtain a parking permit in the event that a CPZ is designated on the surrounding streets in the future.

Cycle parking

90. 96 cycle parking spaces would be provided which is in excess of the London Plan requirement and is welcomed. A condition to secure the provision of these spaces is recommended.

Travel plan

91. The applicant has submitted a travel plan which sets out the long term strategy for promoting sustainable travel to and from the site. Measures proposed include recording staff and visitor modes of travel, holding travel awareness events and provision of information regarding public transport, car-share schemes and walking and cycling routes, together with the promotion of incentives available to staff including cycle purchase schemes and discounts. The implementation of the travel plan would be overseen by a travel plan co-ordinator and it is recommended that delivery of the travel plan be secured by way of a condition.

Construction traffic

92. A construction environmental management plan (CEMP) has been submitted with the application which describes the anticipated construction sequence for the proposal, together with general timescales. The CEMP has been prepared with regard to the school proposals and a shared construction access would be created off East Dulwich Grove.
93. The report is not sufficiently detailed at this stage and only provides very general information, but it broadly demonstrates how the construction arrangements could potentially work. It is recommended that a condition be imposed requiring a detailed construction management plan to be submitted for approval, and this would need to be prepared in conjunction with the school proposals.

Interim conditions

94. As the associated school proposal would be delivered in two phases, the TA also considers the interim condition. With regard to access, upon full occupation of phase 1 of the proposed school in September 2021 Jarvis Road would be the only access to the school for 1,140 pupils and 139 staff; this would be in addition to 200 health centre visitors meaning that up to 1,479 people could be using this access per day until September 2022. This is considered in full in the officer report for the school application but as it would be for a limited duration and for short, concentrated periods of time at the start and end of the school day, officers raise no objections to this.
95. With regard to parking in the interim condition, upon occupation of phase 1 of the school in September 2021 when the health centre would be operational there would

only be three on-site parking spaces available for the school, and this situation would last until September 2022. During this time there could be demand for short term drop-off spaces for up to 29 parent cars, 38 school staff cars and 38 health centre cars (96 in total). However, these could all be accommodated on-street given that the demand would occur at different times of the day.

96. To conclude in relation to transport, it is not considered that the proposed health centre would result in adverse highway conditions that would warrant refusal of the application. Overall it is anticipated that there would be fewer vehicle trips compared to the existing hospital, as providing less on-site parking would encourage people to travel to and from the site by modes other than the private car. Although there would be increased traffic when considered cumulatively with the school proposals, the scale of the increase would not adversely impact upon the safe operation of the highway network. There could be some overspill parking on the surrounding streets, but there would be sufficient on-street space available to accommodate it, even when considered cumulatively with the school proposals. The proposed access arrangements would be acceptable with all servicing taking place from within the site, and a s106 agreement would secure improvements along Jarvis Road and to the pedestrian crossing on East Dulwich Grove.

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

97. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.
98. The nearest residential properties are located along Jarvis Road and Melbourne Grove. Concerns have been raised by neighbouring residents regarding noise and disturbance including from the proposed hours of use and servicing activities, light pollution and overlooking from terraces.

Impact of the proposed use

99. The application site formerly contained ward buildings associated with the hospital. Although these were demolished in 2007 and the site has remained vacant ever since, there would have been hospital activity here in the past. It is not considered that use of the site as a health centre would be significantly different to this, or that it would have any significant adverse impacts upon the amenity of neighbouring occupiers.
100. It is noted that the applicant envisages some use of the centre into the late evening. The council's environmental protection team (EPT) has noted that a noise report submitted with the application does not consider noise from parking and servicing activities associated with the health centre, and has recommended that the hours of use be limited to 7.30am to 9.30pm Mondays to Saturdays by way of a condition.
101. These shorter hours have not been included in the draft recommendation because it would impact upon service delivery. Most of the routine services would operate between 8.00am and 8.00pm, with staff arriving shortly before and after these times

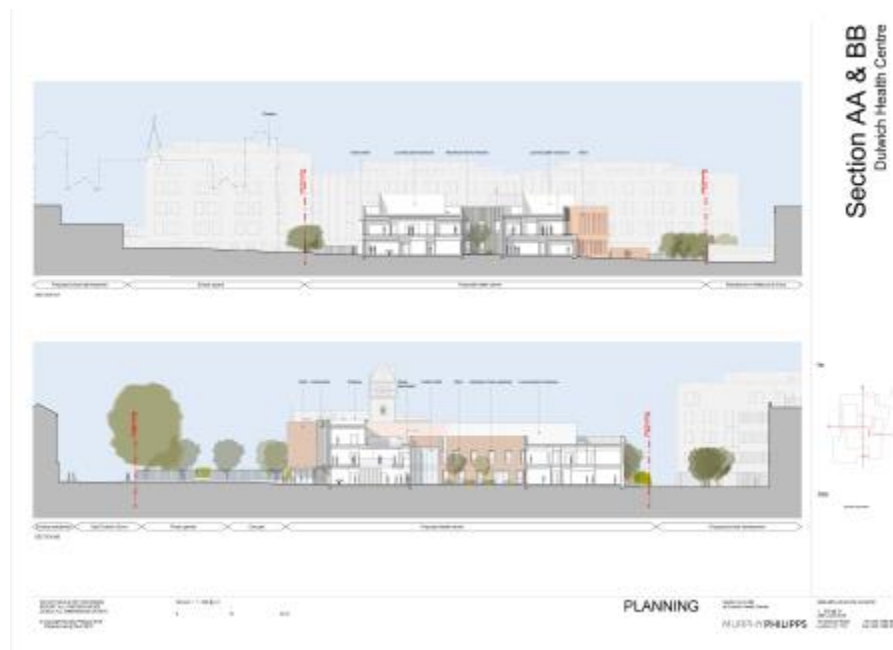
and it is not considered that these hours would result in any undue noise or disturbance to neighbouring occupiers. The two exceptions to this would be renal dialysis and unscheduled/out of hours primary care services for which longer hours are required.

102. Renal dialysis would need to operate from 7.00am to 11.00pm, with staff and patients arriving shortly before this in the morning and leaving shortly after in the evening. This would be exactly the same as the current arrangement at the hospital and would represent no change to the numbers of people coming and going from the site which would be around 30 staff and patients.
103. Regarding unscheduled/out-of-hours services, the existing hospital provides an evening/overnight/early morning GP service and if this were provided in the new building (which has not yet been confirmed) it is not anticipated that there would be significant numbers of people over and above those using the existing facility (currently 9 staff and patients). The centre would also need the ability to operate on Sundays and bank holidays in order to retain flexibility in the event that the way in which services are delivered changes in the future.
104. It is recognised that the activities currently undertaken at the hospital are more remote from any neighbouring residents, but given the low numbers of people expected at these earlier and later times of the day it is not considered that any impacts would result in a significant loss of amenity. The main entrance to the building would be from East Dulwich Grove which is a main road and it is not considered that the proposal would unduly impact upon the amenity of residential occupiers on the opposite side of the road. EPT has also recommended a condition requiring acoustic boundary treatment to be installed along the edge of the car park to prevent noise and disturbance, but this could appear unsightly and impact upon light and outlook to the neighbouring buildings therefore this has not been included in the draft recommendation. Servicing hours could be controlled by way of a condition and this forms part of the draft recommendation, together with a condition to limit plant noise.
105. As set out in the transport section of this report up to 200 people could use the Jarvis Road access to reach the health centre. This would increase to 760 when the school proposals are considered and while the number would be high, it is not considered that this would result in a significant loss of amenity. Health centre staff/visitors would be spread out across the day and pupils would arrive over a relatively short period of time at the start and end of the school day. Staff would be on hand in the interim condition to assist with pupil dispersal when this would be the only access to the school, and vehicular access from Jarvis Road should be restricted to emergency vehicles only by way of a condition.

Impact of the proposed building

Daylight, sunlight and outlook

106. The only properties which would directly face the proposed building are those along Melbourne Grove. The building would not bisect a 25 degree line taken from the centre point of their ground floor windows therefore there would be no loss of light or overshadowing to these properties. There would be a minimum separation distance of 32m to the rear elevations of these properties and 22m to the end of their rear gardens which would be sufficient to maintain good levels of outlook.



107. There would be approximately 25m between the proposed building and 72 East Dulwich Grove which contains a flat and a maisonette. This separation distance, together with the position of the proposed building relative to number 72 is such that no loss of light, overshadowing or loss of outlook would occur. Dwellings on Jarvis Road would be further away again (approximately 40m) and would not experience any loss of amenity as a result of the proposed building.

Privacy and overlooking

108. The Residential Design Standards SPD recommends a minimum 21m window-to-window separation distance in order to maintain privacy, or 12m where buildings face each other across a highway.
109. With regard to Melbourne Grove, the separation distance of at least 32m to the face of these properties would ensure that good levels of privacy would be maintained. Concerns have been raised by a neighbouring resident regarding a roof terrace which is proposed at second floor level. However, this would be approximately 45m away from the properties on Melbourne Grove and would not result in any significant loss of privacy or increase in noise and disturbance.
110. There are windows in the side elevation of 72 East Dulwich Grove facing the site which would have views towards the car park and physic garden, and it is not considered that this would result in any loss of privacy given the separation distance. The dwellings on the opposite side of East Dulwich Grove which would be approximately 40m away would not experience any unacceptable loss of privacy as a result of the proposal.

Secure by design

111. A query has been raised by a neighbouring resident as to what measures would be implemented to ensure that there would be no impact upon the security of properties adjoining the proposed health centre.
112. The plans show that the existing brick boundary wall would be retained and made

good, and the only parking which would be next to the boundary with the Melbourne Grove properties would be for staff. The submission has been reviewed by the Metropolitan Police secure by design advisor who considers that the development should be able to achieve the security requirements of secure by design. A condition requiring the development to achieve this certification has been included in the draft recommendation.

Lighting assessment

113. A lighting assessment has been submitted with the application setting out how it is intended that the exterior of the building and parking areas would be illuminated. It is proposed to install 7m high luminaires to the parking area together with lighting to the servicing area and footpaths. Concerns have been raised by a neighbouring resident regarding the appearance of these and the potential for lighting pollution, but they would be relatively unobtrusive and would comply with the Institute of Lighting Engineers guidance which would prevent light pollution; a condition to secure this is recommended.

Noise and vibration

114. A noise impact assessment has been submitted with the application which considers environmental noise which could affect the proposed health centre, and how noise from the health centre could affect the nearest noise sensitive receptors on Melbourne Grove and on the opposite side of East Dulwich Grove. It identifies traffic noise as the main source of noise near to the site, followed by train noise and noise from aircraft. The report has regard to the relationship with the proposed new school and concludes that no vibration impacts would occur.
115. The report has been reviewed by EPT and the building would be designed to an appropriate standard to ensure that it would not be adversely affected by external noise.
116. Overall, even with the later opening hours proposed it is not considered that the use of the site for a health centre would result in any significant loss of amenity to neighbouring residents. The building would be set well away from the neighbouring properties and would not result in any loss of light, loss of outlook, overshadowing or loss of privacy.

Planning obligations (s106 undertaking or agreement)

117. Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advise that local planning authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the council's adopted planning obligations and Community Infrastructure Levy SPD.
118. The following mitigation would need to be secured by way of a legal agreement, which is currently being drafted:
- Highway/public realm improvements along East Dulwich Grove and Jarvis Road including a new pedestrian crossing on Jarvis Road

- A contribution of £3,200 for replacement tree planting in the vicinity of the site
- Highway signage and road markings in the vicinity of the site
- Relocation of a streetlight on East Dulwich Grove (required in order to construct the proposed vehicular access)
- Future proofing connection to a district heating scheme.

119. The threshold set in the SPD for requiring employment during construction provisions is development schemes providing 5,000sqm or more of new or improved residential or non-residential space (GEA). The proposed development would provide 4,882sqm of floorspace (GEA) which would not meet the threshold therefore no such provisions are required in this instance.

120. In the event that a satisfactory legal agreement has not been entered into by 22 November 2016 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

'The proposal, by failing to provide for appropriate planning obligations secured through the completion of a s106 agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2015) and the Planning Obligations and Community Infrastructure Levy SPD (2015).'

Community infrastructure levy

121. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material 'local financial consideration' in planning decisions. 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. In this case however, health facilities (D1) are exempt from the Southwark CIL and Mayoral CIL.

Sustainable development implications

122. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. Of note is that developments must reduce their carbon dioxide emissions by 40% when compared to the 2010 building regulations requirement (or 35% based on the 2013 building regulations). An energy statement has been submitted in support of the application and in relation to the major's energy hierarchy, and the following is proposed:

Be lean (use less energy)

123. The submission advises that glazing types and window positions have been carefully considered to maximise natural light while avoiding over-heating. The building would be designed to minimise heat loss through high levels of insulation. These measures would reduce CO² emissions by 18.7% when compared to a scheme compliant with

the building regulations.

Be clean (supply energy efficiently)

124. The use of a district heating system to provide combined heat and power (CHP) has been considered in conjunction with the proposed school. The energy statement concludes that CHP would not be feasible in this instance and the GLA has requested further justification for this. A revised energy statement has therefore been submitted which advises that even if combined with the proposed school, it would be unlikely that the development would generate sufficient or a consistent enough demand for heating to allow for an efficient CHP system. Issues particularly related to the school are considered in the officer report for that application. The design of the proposed health centre plant room has nonetheless been amended to allow for potential future connection and this should be secured through the s106 agreement. In light of this no Co2 savings would be delivered under this category.
125. The GLA requested additional information as to how the risk of overheating and cooling demand would be controlled. The applicant has provided some additional information including careful glazing selection and the use of internal blinds, however further information should be secured by way of a condition.

Be green (use renewable energy)

126. Measures proposed under this category would comprise air source heat pumps and photovoltaic panels. These measures would reduce CO² emissions by 16.8% when compared to a scheme compliant with the building regulations.
127. The overall reduction would be 35.5% which would exceed the London Plan target set within policy 5.2, and a condition to secure this is recommended.
128. Southwark's strategic policy 13 of the Core Strategy 'High environmental standards' requires developments to meet the highest possible environmental standards; those relevant to this application are set out below:
129. Community facilities should include at least BREEAM 'very good'. Major development must achieve a reduction in carbon dioxide of 20% from using onsite or local low and zero carbon sources of energy. Major developments must reduce surface water run-off by more than 50%.
130. A BREEAM pre-assessment report has been submitted with the application which advises that the proposed development could achieve an 'excellent' rating which would exceed the policy requirement of 'very good'. It is recommended that a condition be imposed upon any forthcoming permission to secure at least BREEAM 'very good'. With regard to renewables, the development would achieve a 16.8% reduction in carbon dioxide through the use of renewables (PVs), short of the 20% target. However, given that the overall CO² emissions would be reduced in line with the London Plan, officers raise no objections to this. Surface water run-off would be reduced by 50% and this is considered further in the flood risk and drainage section of this report.
131. Saved policy 3.3 of the Southwark Plan advises that planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment.

132. A sustainability appraisal submitted with the application sets out the range of measures that would be incorporated into the scheme to reduce its environmental impacts. These would include the use of air source heat pumps and photovoltaic panels to reduce carbon dioxide emissions, and the provision of green and brown roofs. Social impacts include the provision of modern health facilities to meet the needs of the local population and predicted future demand; this should have a positive effect on the health and wellbeing of residents. The building would be designed to be fully accessible to people with disabilities including level access and accessible parking. With regard to economic impacts the proposal would result in approximately 80 additional jobs within the new health centre over and above those provided at the existing hospital which is welcomed. Although figures have not been provided, jobs would also be created during the construction phase of the development.

Ecology

133. Saved policy 3.28 of the Southwark Plan states that the local planning authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion of features which enhance biodiversity, requiring an ecological assessment where relevant.
134. Various ecology reports including bat surveys and a reptile survey covering the whole of the existing hospital site have been submitted with the application. The site is not located within any statutory or non-statutory designated nature conservation sites, although there are statutory and non-statutory designated sites within a 2km radius of the site including a site of importance for nature conservation (SINC) along the railway corridor. No significant adverse impacts on nearby SINC or other ecologically important areas are anticipated as a result of the proposal.
135. A preliminary ecological survey and bat survey carried out in May this year found the site to have limited habitat provision for bees, butterflies and other insects, habitat provision for nesting birds, reptiles and potential and actual bat roosts. The report recommends that clearance work be undertaken outside the bird nesting season (March to August), and that a reptile survey and further bat survey be undertaken. Mitigation measures recommended in the report include the provision of bat boxes/bricks, bird boxes and green and brown roofs within the development.
136. The reptile survey undertaken found no reptile species present at the site. Notwithstanding this the report recommends that all contractors working to deliver the proposed development be made aware of the legal protection afforded to reptiles under the Wildlife and Countryside Act (1980).
137. A phase 2 bat survey (bat emergence survey) has been undertaken and a bat roost has been found on one of the vacant nurses' accommodation blocks. This is considered in full in the officer report for the concurrent application for a new school. For the site of the proposed health centre it is recommended that bird and bat boxes be incorporated into the development and this could be secured by way of conditions. The proposed development would incorporate green roofs which are welcomed.

Contaminated land

138. A land contamination assessment has been submitted in support of the application. EPT are satisfied with its findings and no further remediation is required. However, given the varied nature of and significant amount of made ground on the site, it is

recommended that a condition be imposed that if any unexpected contamination is discovered during the course of construction, it must be reported to the council together with a remediation strategy. The Environment Agency (EA) has recommended a number of conditions to ensure that there would be no contamination of ground waters.

139. A UXO (unexploded ordnance) report has also been submitted which advises that the site has a high risk level in relation to the likelihood of unexploded devices being present. This is a result of the area sustaining a high level of bombing during world war 2. The report recommends a number of mitigation measures to reduce this risk including a risk management plan, safety briefings and particular surveying methods to check for potential devices. The Health and Safety Executive has been consulted but does not consider that the application needs to be referred to them.

Air quality

140. Policy 7.14 of the London Plan sets out the Mayor's approach to improving air quality and requires developments to be at least air quality neutral.
141. The site is located in an air quality management area. An air quality assessment has been submitted which considers the impact of dust during demolition and construction, the suitability of site air quality for the proposed use as a health centre and air quality impacts arising from traffic associated with the operation of the development. EPT has reviewed the report and it is found to be sound in its conclusions and recommendations. The recommended condition for a construction management plan would ensure that construction impacts on air quality would be minimised.
142. A ventilation statement has also been submitted with the application. It advises that the health centre would be predominantly mechanically ventilated, with some openable windows. Officers are satisfied with the details proposed and it is noted that no kitchen is proposed, only a modest refreshment area at ground floor level.

Flood risk and drainage

143. Policy 5.12 of the London Plan sets out the Mayor's approach to flood risk management, and a flood risk assessment (FRA) and drainage strategy have been submitted in support of the application.
144. The site is situated within flood risk zone 1 which has a low risk of flooding. The FRA has been reviewed by the Environment Agency which has not raised any objections to the application on flood risk grounds.
145. Policy 5.13 of the London Plan advises that developments should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so; developments should seek to achieve greenfield run-off rates and manage surface water run-off as close to its source as possible.
146. The site has a relatively low surface water flood risk, although areas to the immediate north and east are at risk and surface water from the application site could contribute to this risk if it is not appropriately managed.
147. The development has been designed to reduce surface water run-off from the site up to the 1 in 100 year storm by at least 50% through a below ground attenuation tank and a rainwater harvesting system. The GLA has advised that this would be the

minimum acceptable in relation to London Plan policy 5.13 and recommend that the drainage measures be secured by way of a condition. The council's flood and drainage team is satisfied with the details provided and Thames Water has recommended a condition and informative which form part of the draft recommendation.

Statement of community involvement

148. A statement of community involvement (SCI) submitted with the application sets out the consultation undertaken on the proposals by the applicant prior to the submission of this application; the consultation was undertaken jointly for both the school and health centre proposals. It is noted that consultation on the type of health care facility to be provided on the site has been ongoing with residents, clinicians and patient groups since 2012 including:

- Patient representatives
- GPs
- Clinicians
- Southwark Clinical Commissioning Group
- Community Health Partnerships
- Facilities management staff.

149. In relation to the current proposals, a series of stakeholder workshops and meetings were held which involved a number of one-to-one and group meetings with interested and relevant local elected representatives, stakeholders and members of local groups. Two public consultation events were held in March and June 2016 at the United Reform Church opposite the site. The first event was attended by over 60 people and the second by 47. The events were publicised by way of leaflets distributed to properties within a mile radius of the site, social media including Twitter and the East Dulwich Forum, and the South London Press. Feedback forms were provided at the consultation events and an online feedback form provided. Feedback received in relation to the health centre included that an out-of-hours GP service should be provided, the physic garden should be retained, support for and concern regarding the design of the building, traffic concerns and concerns regarding use of the access on Jarvis Road.

150. An informal members' briefing for planning committee members and ward councillors was held on 6 July 2016. This was for jointly for both the health centre and school proposals.

Conclusion on planning issues

151. The provision of a new health centre would comply with the 2005 planning brief for the site, proposal site designation 73P in the saved Southwark Plan and the Dulwich SPD and is welcomed in principle. The existing hospital facilities are no longer suitable for modern day clinical requirements and the proposal would address this through the delivery of a high quality, fit for purpose health care facility on this important site in the borough. With the possible exception of an out-of-hours GP service, all of the clinical services offered at the existing hospital would be relocated

to the new health centre, and additional services provided. The health centre has been designed to meet the needs of the local population, and would be sufficiently flexible to meet potential future demand. The delivery of this facility would also enable the remainder of the existing hospital site to be redeveloped to provide a new secondary school and both of these uses would provide significant public benefits for generations to come.

152. The proposal would be of a good standard of design and would sit comfortably alongside the retained chateau. Attractive landscaping and new tree planting would be provided, and railings along the front of the site on East Dulwich Grove would be adapted and restored. There would be a reduction in vehicle trips associated with the proposed health centre when compared to the existing hospital and although some overspill parking could arise, there would be sufficient space on-street to accommodate it. It is not considered that there would be any undue noise or disturbance as a result of the proposal and although long opening hours are proposed, most appointments would be between 8.00am and 8.00pm with only small numbers of staff and patients present outside of these hours.
153. The development is considered to be sustainable in terms of its social, economic and environmental impacts. It would help to meet the health care needs of the local community and has been designed to be fully accessible. New jobs would be created as a result of the proposal, both during construction and within the completed development, and a number of measures would be incorporated to reduce its carbon dioxide emissions. Overall this is considered to be a very high quality proposal and officers recommend that planning permission be granted, subject to the completion of a s106 agreement and conditions.

Community impact statement

154. 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 in the main body of the report.
155. Members should take account of the provisions of the Human Rights Act 1998 as they relate to the planning application and the conflicting interests of the Applicants and any third party opposing the application in reaching their decisions. The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation to civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.
156. In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the local planning authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty, inter alia, when determining all planning applications. In particular Members must pay due regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
157. Officers have had regard to the proposals and are satisfied that it would not result in any adverse equality issues. The proposal would provide high a high quality health centre which would serve the local community and has been designed with regard to achieving inclusive access. Accessible lifts would be provided within the buildings and level access provided across the site, and a range of services would be provided including for pregnant women, the elderly and those with chronic and debilitating conditions. A condition for a detailed access strategy is recommended.

Consultations

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

Consultation replies

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

Summary of consultation responses

160. Representations have been received from three neighbouring properties **objecting** to the application on the following grounds:
- Poor public transport in the area
 - Lack of parking and inaccurate parking survey as loading bay, accessible spaces and no-return spaces included
 - Traffic generation
 - Harm to highway safety including cyclists
 - CPZ and traffic calming measures required
 - Measures required to prevent Melbourne Grove being used as a 'rat run'
 - Noise and disturbance owing to location of servicing area
 - Excessive opening hours
 - Light pollution and inappropriate height of lighting columns
 - Overlooking and noise from terraces.
161. Two representations have been received in **support** of the application. One requests details of security measures for boundaries with properties on Melbourne

Grove. The other advises that the designs are good, that a travel plan would be implemented, and the health centre and school would be of enormous benefit to the local community for generations to come.

162. Two representations have been received making **comments** on the application. They are generally supportive of the application but make comments regarding:

- Lack of parking
- Traffic generation
- Harm to highway safety including cyclists
- CPZ and traffic calming measures required
- Measures are required to prevent Melbourne Grove being used as a 'rat run'.

Environmental protection team

163. Approval with conditions.

Flood and drainage team

164. No comments. FRA and drainage strategy of a very good standard.

Highways development management

165. Approval subject to amendments, conditions and an s278 agreement.

Ecology officer

166. No further reptile surveys required. Detailed comments provided regarding bat and nesting bird issues which relate to the school proposal.

Local economy team

167. No employment during construction provisions required owing to size of proposal.

Greater London Authority

168. Stage 1 referral response. The application is generally acceptable in strategic planning terms, but that it does not comply with the London Plan for the following reasons:

- Soft landscaping should be increased
- Overheating modelling and district heating network should be explored
- London plan cycle standards should be met and on-site parking reduced or justified.

Environment Agency

169. Raise no objection subject to the imposition of conditions concerning contamination,

infiltration of surface water, and piling methods.

Historic England

170. Do not consider that it is necessary for this application to be notified to Historic England.

Network Rail

171. The developer/applicant must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future (detailed advice provided).

Metropolitan Police

172. Condition recommended.

Thames Water

173. Condition and informative recommended.

Health and Safety Executive

174. As the proposed development does not lie within the consultation distance of a major hazard site or major accident hazard pipeline, there is no need to consult HSE on this application, and HSE therefore has no comments to make.

Natural England

175. No comments to make. Standing advice issued in relation to protected species.

London Underground

176. No comments but Network Rail should be consulted.

London Fire and Emergency Planning Authority

177. The Brigade has been consulted with regard to the above-mentioned premises and it has been noted and placed on our files.

Human rights implications

178. 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.
179. This application has the legitimate aim of seeking planning permission for a new health centre. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2120B Application file: 16/AP/2747 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 5410 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Victoria Lewis, Team Leader	
Version	Final	
Dated	30 September 2016	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director 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		30 September 2016

APPENDIX 1

Consultation undertaken

Site notice date: 22/07/2016

Press notice date: 21/07/2016

Case officer site visit date: 4 May 2016, 6 September 2016.

Neighbour consultation letters sent: 19/07/2016

Internal services consulted:

Ecology Officer
Economic Development Team
Environmental Protection Team Formal Consultation [Noise/Air Quality/Land Contamination/Ventilation]
Flood and Drainage Team
Highway Licensing
Highway Development Management
Waste Management

Statutory and non-statutory organisations consulted:

Greater London Authority
Health and Safety Executive
EDF Energy
Environment Agency
Historic England
London Fire and Emergency Planning Authority
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Natural England - London Region and South East Region
Network Rail (Planning)
Thames Water - Development Planning
Transport for London (referable and non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

57a Glengarry Road London SE22 8QA	13 Nimegan Way London SE22 8TL
39b Glengarry Road London SE22 8QA	6 Nimegan Way London SE22 8TL
53b Glengarry Road London SE22 8QA	5 Nimegan Way London SE22 8TL
53a Glengarry Road London SE22 8QA	8 Nimegan Way London SE22 8TL
63a Glengarry Road London SE22 8QA	7 Nimegan Way London SE22 8TL
69a Glengarry Road London SE22 8QA	Flat 2 43 St Francis Road SE22 8DE
67b Glengarry Road London SE22 8QA	Flat 2 39c Glengarry Road SE22 8QA
75a Glengarry Road London SE22 8QA	Flat 2 95 Glengarry Road SE22 8QA
69b Glengarry Road London SE22 8QA	Flat 2 96 Grove Vale SE22 8DT
65a Glengarry Road London SE22 8QA	36b Tarbert Road London SE22 8QB
63b Glengarry Road London SE22 8QA	16a Lordship Lane London SE22 8HN
67a Glengarry Road London SE22 8QA	44c Derwent Grove London SE22 8EA
65b Glengarry Road London SE22 8QA	25a Melbourne Grove London SE22 8RG
27a Glengarry Road London SE22 8PZ	Second Floor Flat 13 Glengarry Road SE22 8PZ
25b Glengarry Road London SE22 8PZ	Warehouse Railway Rise SE22 8WW

5a Glengarry Road London SE22 8PZ
27b Glengarry Road London SE22 8PZ
23a Glengarry Road London SE22 8PZ
22b Glengarry Road London SE22 8PZ
25a Glengarry Road London SE22 8PZ
23b Glengarry Road London SE22 8PZ
5b Glengarry Road London SE22 8PZ
49b Glengarry Road London SE22 8QA
49a Glengarry Road London SE22 8QA
101 Glengarry Road London SE22 8QA
7b Glengarry Road London SE22 8PZ
7a Glengarry Road London SE22 8PZ
8b Glengarry Road London SE22 8PZ
8a Glengarry Road London SE22 8PZ
19 East Dulwich Grove London SE22 8PW
55a East Dulwich Grove London SE22 8PR
53 East Dulwich Grove London SE22 8PR
57a East Dulwich Grove London SE22 8PR
55 East Dulwich Grove London SE22 8PR
51a East Dulwich Grove London SE22 8PR
49 East Dulwich Grove London SE22 8PR
53a East Dulwich Grove London SE22 8PR
51 East Dulwich Grove London SE22 8PR
57 East Dulwich Grove London SE22 8PR
66 East Dulwich Grove London SE22 8PS
73 East Dulwich Grove London SE22 8PR
71a East Dulwich Grove London SE22 8PR
Upper Flat 93 East Dulwich Grove SE22 8PU
Second Floor Flat 39 East Dulwich Grove SE22 8PW
Second Floor Flat 37 East Dulwich Grove SE22 8PW
Second Floor Flat 83 East Dulwich Grove SE22 8PU
Second Floor Flat 41 East Dulwich Grove SE22 8PW
64-66 Lordship Lane London SE22 8HL
Ground Floor 79 East Dulwich Grove SE22 8PR
St Olaves And St Saviours Sports Ground Green Dale SE22 8TX
Flat E 34 Grove Vale SE22 8DY
Flat D 34 Grove Vale SE22 8DY
44a Lordship Lane London SE22 8HJ
Flat A 34 Grove Vale SE22 8DY
Flat C 34 Grove Vale SE22 8DY
Flat B 34 Grove Vale SE22 8DY
121 East Dulwich Grove London SE22 8PU
Second Floor Flat 35 East Dulwich Grove SE22 8PW
Ground Floor And First Floor Flat 32 Derwent Grove SE22 8EA
2a Trossachs Road London SE22 8PY
Ground Floor Flat 44 St Francis Road SE22 8DE
Ground Floor Flat 37 St Francis Road SE22 8DE
First Floor And Second Floor Flat 44 Grove Vale SE22 8DY
10b Derwent Grove London SE22 8EA
First Floor And Second Floor Flat 48 East Dulwich Grove SE22 8PP
First Floor And Second Floor Flat 2a Glengarry Road SE22 8PZ
Ground Floor Flat 3 Derwent Grove SE22 8DZ
Ground Floor Flat 23 Melbourne Grove SE22 8RG
44a Derwent Grove London SE22 8EA
Ground Flat 29 Melbourne Grove SE22 8RG
28a Melbourne Grove London SE22 8QZ
Ground Floor Flat 9 Derwent Grove SE22 8DZ
Ground Floor Flat 4 Derwent Grove SE22 8EA
Ground Floor Flat 38 Derwent Grove SE22 8EA
Ground Floor Flat 36 Derwent Grove SE22 8EA
Basement Flat 30 Derwent Grove SE22 8EA
Second Floor Flat B 84-90 Lordship Lane SE22 8HF
Basement Flat 36 Derwent Grove SE22 8EA
Basement Flat 32 Derwent Grove SE22 8EA
Flat B 66 Glengarry Road SE22 8QD
Flat B 13 Derwent Grove SE22 8DZ
17b Derwent Grove London SE22 8DZ
Flat B 42 East Dulwich Grove SE22 8PP
Basement Flat 38 Derwent Grove SE22 8EA
81a East Dulwich Grove London SE22 8PU
Flat 3 95 Glengarry Road SE22 8QA
Flat 2 39a Glengarry Road SE22 8QA
121a East Dulwich Grove London SE22 8PU
Flat 2 38 Grove Vale SE22 8DY
Cluster Flat 6 Block B Grove Vale SE22 8DT
Flat 109 Block C 72 Grove Vale SE22 8AU
Upper Flat 37 Derwent Grove SE22 8DZ
Lower Flat 37 Derwent Grove SE22 8DZ
2 Tintagel Crescent London SE22 8HT
19 Tintagel Crescent London SE22 8HT
3 Tintagel Crescent London SE22 8HT
9 Tintagel Crescent London SE22 8HT
92 Melbourne Grove London SE22 8QY
11 St Francis Road London SE22 8DE
10 St Francis Road London SE22 8DE
13 St Francis Road London SE22 8DE
12 St Francis Road London SE22 8DE
7 St Francis Road London SE22 8DE
6 St Francis Road London SE22 8DE
9 St Francis Road London SE22 8DE
8 St Francis Road London SE22 8DE
14 St Francis Road London SE22 8DE
20 St Francis Road London SE22 8DE
19 St Francis Road London SE22 8DE
22 St Francis Road London SE22 8DE
21 St Francis Road London SE22 8DE
16 St Francis Road London SE22 8DE
15 St Francis Road London SE22 8DE
18 St Francis Road London SE22 8DE
17 St Francis Road London SE22 8DE
Flat 3 40 East Dulwich Grove SE22 8PP
Flat 2 40 East Dulwich Grove SE22 8PP
Flat 5 40 East Dulwich Grove SE22 8PP
Flat 4 40 East Dulwich Grove SE22 8PP
Flat B 18 Lordship Lane SE22 8HN
Flat 1 46 Lordship Lane SE22 8HJ
4 East Dulwich Grove London SE22 8PP
28b East Dulwich Grove London SE22 8PP
28a East Dulwich Grove London SE22 8PP
32 East Dulwich Grove London SE22 8PP
30 East Dulwich Grove London SE22 8PP
47a East Dulwich Grove London SE22 8PR
49a East Dulwich Grove London SE22 8PR
47 East Dulwich Grove London SE22 8PR
6 East Dulwich Grove London SE22 8PP
93 East Dulwich Grove London SE22 8PU
13 East Dulwich Grove London SE22 8PW
17 East Dulwich Grove London SE22 8PW
15 East Dulwich Grove London SE22 8PW
97 East Dulwich Grove London SE22 8PU
95 East Dulwich Grove London SE22 8PU
103b East Dulwich Grove London SE22 8PU
111 East Dulwich Grove London SE22 8PU
109 East Dulwich Grove London SE22 8PU
103a East Dulwich Grove London SE22 8PU
113a East Dulwich Grove London SE22 8PU
119 East Dulwich Grove London SE22 8PU
119a East Dulwich Grove London SE22 8PU
115 East Dulwich Grove London SE22 8PU
113b East Dulwich Grove London SE22 8PU
117 East Dulwich Grove London SE22 8PU
117a East Dulwich Grove London SE22 8PU
3 Buxted Road London SE22 8DQ
82a Lordship Lane London SE22 8HF
First Floor Flat 64-66 Lordship Lane SE22 8HJ
First Floor Flat 36 Derwent Grove SE22 8EA
First Floor Flat 4 Derwent Grove SE22 8EA
First Floor Flat 37 St Francis Road SE22 8DE
First Floor Flat 44 St Francis Road SE22 8DE
First Floor Flat 38 St Francis Road SE22 8DE
First Floor Flat 38 Derwent Grove SE22 8EA
First Floor Flat 63 Melbourne Grove SE22 8RJ
59 Abbotswood Road London SE22 8DJ
44b East Dulwich Grove London SE22 8PP
44a East Dulwich Grove London SE22 8PP
46a East Dulwich Grove London SE22 8PP
44c East Dulwich Grove London SE22 8PP
20b Matham Grove London SE22 8PN
20a Matham Grove London SE22 8PN
19b Matham Grove London SE22 8PN
19a Matham Grove London SE22 8PN
46b East Dulwich Grove London SE22 8PP

Flat 108 Block C 72 Grove Vale SE22 8AU
Flat 113 Block C 72 Grove Vale SE22 8AU
Flat 112 Block C 72 Grove Vale SE22 8AU
Flat 105 Block C 72 Grove Vale SE22 8AU
Flat 101 Block C 72 Grove Vale SE22 8AU
Flat 107 Block C 72 Grove Vale SE22 8AU
Flat 106 Block C 72 Grove Vale SE22 8AU
Flat 114 Block C 72 Grove Vale SE22 8AU
Flat 122 Block C 72 Grove Vale SE22 8AU
Flat 116 Block C 72 Grove Vale SE22 8AU
Flat 115 Block C 72 Grove Vale SE22 8AU
Flat 121 Block C 72 Grove Vale SE22 8AU

Flat 117 Block C 72 Grove Vale SE22 8AU
Flat 84 Block C 72 Grove Vale SE22 8AU
Flat 83 Block C 72 Grove Vale SE22 8AU
Flat 89 Block C 72 Grove Vale SE22 8AU
Flat 85 Block C 72 Grove Vale SE22 8AU
Flat 80 Block C 72 Grove Vale SE22 8AU
Flat 78 Block C 72 Grove Vale SE22 8AU
Flat 82 Block C 72 Grove Vale SE22 8AU
Flat 81 Block C 72 Grove Vale SE22 8AU
Flat 90 Block C 72 Grove Vale SE22 8AU
Flat 98 Block C 72 Grove Vale SE22 8AU
Flat 97 Block C 72 Grove Vale SE22 8AU
Flat 100 Block C 72 Grove Vale SE22 8AU
Flat 99 Block C 72 Grove Vale SE22 8AU
Flat 92 Block C 72 Grove Vale SE22 8AU
Flat 91 Block C 72 Grove Vale SE22 8AU
Flat 96 Block C 72 Grove Vale SE22 8AU
Flat 93 Block C 72 Grove Vale SE22 8AU
Flat 2 8 East Dulwich Grove SE22 8PP
Flat B 4 Melbourne Grove SE22 8QZ
Flat 4 8 East Dulwich Grove SE22 8PP
Flat 3 8 East Dulwich Grove SE22 8PP
Flat C 80 East Dulwich Grove SE22 8TW
Flat B 80 East Dulwich Grove SE22 8TW
77b Glengarry Road London SE22 8QA
77a Glengarry Road London SE22 8QA
79b Glengarry Road London SE22 8QA
79a Glengarry Road London SE22 8QA
97a Glengarry Road London SE22 8QA
19a Tarbert Road London SE22 8QB
14b Tarbert Road London SE22 8QB
21b Tarbert Road London SE22 8QB
21a Tarbert Road London SE22 8QB
99a Glengarry Road London SE22 8QA
97b Glengarry Road London SE22 8QA
14a Tarbert Road London SE22 8QB

99b Glengarry Road London SE22 8QA
82a Melbourne Grove London SE22 8QY
98a Melbourne Grove London SE22 8QY
96a Melbourne Grove London SE22 8QY
48e Melbourne Grove London SE22 8QY
48d Melbourne Grove London SE22 8QY

62b Melbourne Grove London SE22 8QY
62a Melbourne Grove London SE22 8QY
98b Melbourne Grove London SE22 8QY
49a Melbourne Grove London SE22 8RG
43a Melbourne Grove London SE22 8RG
77a Melbourne Grove London SE22 8RJ
49b Melbourne Grove London SE22 8RG
24b Melbourne Grove London SE22 8QZ
24a Melbourne Grove London SE22 8QZ
11a Melbourne Grove London SE22 8RG
8a Melbourne Grove London SE22 8QZ
6b Tarbert Road London SE22 8QB
6a Tarbert Road London SE22 8QB
8b Tarbert Road London SE22 8QB
8a Tarbert Road London SE22 8QB
4b Tarbert Road London SE22 8QB
4a Tarbert Road London SE22 8QB
40b Tarbert Road London SE22 8QB
40a Tarbert Road London SE22 8QB

68c East Dulwich Grove London SE22 8PS
68b East Dulwich Grove London SE22 8PS
68e East Dulwich Grove London SE22 8PS
68d East Dulwich Grove London SE22 8PS
58a East Dulwich Grove London SE22 8PS
46c East Dulwich Grove London SE22 8PP
68a East Dulwich Grove London SE22 8PS
58b East Dulwich Grove London SE22 8PS
Ground Floor Flat 7 Zenoria Street SE22 8HP
Top Floor 6 Zenoria Street SE22 8HP
17a Zenoria Street London SE22 8HP
First Floor And Second Floor Flat 7 Zenoria Street SE22 8HP
80 Lordship Lane London SE22 8HF
8 St Barnabas Close London SE22 8UA
Ground Floor Flat 6 Zenoria Street SE22 8HP
Flat E 70 East Dulwich Grove SE22 8PS
17b Zenoria Street London SE22 8HP
2b Matham Grove London SE22 8PN
2a Matham Grove London SE22 8PN
12b Matham Grove London SE22 8PN
12a Matham Grove London SE22 8PN
19b Zenoria Street London SE22 8HP
19a Zenoria Street London SE22 8HP
29b Glengarry Road London SE22 8PZ
54a Grove Vale London SE22 8DY
31a Glengarry Road London SE22 8PZ
35b Glengarry Road London SE22 8PZ
19a Glengarry Road London SE22 8PZ
31b Glengarry Road London SE22 8PZ
26b Trossachs Road London SE22 8PY
26a Trossachs Road London SE22 8PY
35a Glengarry Road London SE22 8PZ
29a Glengarry Road London SE22 8PZ
19b Glengarry Road London SE22 8PZ
121b East Dulwich Grove London SE22 8PU
Ground Floor Flat 78 East Dulwich Grove SE22 8TW
28a Hambledon Court Burrow Road SE22 8EJ
2 Nimegan Way London SE22 8TL
1 Nimegan Way London SE22 8TL
4 Nimegan Way London SE22 8TL
3 Nimegan Way London SE22 8TL
28c Hambledon Court Burrow Road SE22 8EJ
28b Hambledon Court Burrow Road SE22 8EJ
35c Hambledon Court Burrow Road SE22 8EJ
28d Hambledon Court Burrow Road SE22 8EJ
106c Grove Vale London SE22 8DR
78a Lordship Lane London SE22 8HF
First Floor And Second Floor Flat 11 East Dulwich Grove SE22 8PW
Flat Ground Floor 11 East Dulwich Grove SE22 8PW
129c East Dulwich Grove London SE22 8PU
129b East Dulwich Grove London SE22 8PU
Top Flat 102 Grove Vale SE22 8DR
Top Flat 9 Melbourne Grove SE22 8RG
Ground Floor And First Floor Flat 50 Derwent Grove SE22 8EA
Flat 1 95 Glengarry Road SE22 8QA
Flat 1 39c Glengarry Road SE22 8QA
11a Zenoria Street London SE22 8HP
46a St Francis Road London SE22 8DE
Flat 1 43 St Francis Road SE22 8DE
Flat 1 40 East Dulwich Grove SE22 8PP
24 Lordship Lane London SE22 8HN
32b Glengarry Road London SE22 8QD
3 St Francis Road London SE22 8DE
2 St Francis Road London SE22 8DE
5 St Francis Road London SE22 8DE
4 St Francis Road London SE22 8DE
47b Derwent Grove London SE22 8DZ
47a Derwent Grove London SE22 8DZ
1 St Francis Road London SE22 8DE
21a Derwent Grove London SE22 8DZ
102 Dog Kennel Hill London SE22 8BE
47 St Francis Road London SE22 8DE
54 Ashbourne Grove London SE22 8RL

38a Glengarry Road London SE22 8QD
1a Hillsboro Road London SE22 8QE
48b Glengarry Road London SE22 8QD
48c Melbourne Grove London SE22 8QY
1b Hillsboro Road London SE22 8QE
40a Glengarry Road London SE22 8QD
38b Glengarry Road London SE22 8QD
77 East Dulwich Grove London SE22 8PR
Flat C 42 East Dulwich Grove SE22 8PP
Flat A 4 Melbourne Grove SE22 8QZ
Flat D 80 East Dulwich Grove SE22 8TW
Flat 1 56-62 Lordship Lane SE22 8HJ
First Floor Flat 38 Lordship Lane SE22 8HJ
Flat 9 56-62 Lordship Lane SE22 8HJ
1 Glengarry Road London SE22 8PZ
Second Floor Flat 38 Lordship Lane SE22 8HJ
Flat 3 56-62 Lordship Lane SE22 8HJ
Flat 10 56-62 Lordship Lane SE22 8HJ
Flat 8 56-62 Lordship Lane SE22 8HJ
Flat 7 56-62 Lordship Lane SE22 8HJ
27a Derwent Grove London SE22 8DZ
Basement Flat 23 Derwent Grove SE22 8DZ
Flat 2 8-10 Lordship Lane SE22 8HN
Flat 1 8-10 Lordship Lane SE22 8HN
20a Hambledon Court Burrow Road SE22 8EJ
Flat 3 8-10 Lordship Lane SE22 8HN
Flat 4 56-62 Lordship Lane SE22 8HJ
Flat 6 56-62 Lordship Lane SE22 8HJ
Flat A 80 East Dulwich Grove SE22 8TW
Flat 5 56-62 Lordship Lane SE22 8HJ
First Floor Flat 50 Lordship Lane SE22 8HJ
Second Floor Flat 50 Lordship Lane SE22 8HJ
First Floor Flat 104 Dog Kennel Hill SE22 8BE
Flat 2 56-62 Lordship Lane SE22 8HJ
Flat 77 Block C 72 Grove Vale SE22 8AU
5-6 Melbourne Terrace Melbourne Grove SE22 8RE
Flat B 79 East Dulwich Grove SE22 8PR
22b Melbourne Grove London SE22 8QZ
Flat 95 Block C 72 Grove Vale SE22 8AU

Flat A 79 East Dulwich Grove SE22 8PR

Flat 1 48 East Dulwich Grove SE22 8PP

Part Ground And Part First Floor 64 Grove Vale SE22 8DT

Ground Floor Flat 3 Zenoria Street SE22 8HP
Ground Floor Flat 42 Melbourne Grove SE22 8QZ

First Floor Flat 42 Melbourne Grove SE22 8QZ

Flat 4 48 East Dulwich Grove SE22 8PP

Flat 3 48 East Dulwich Grove SE22 8PP

First Floor Flat 3 Zenoria Street SE22 8HP

Flat 2 48 East Dulwich Grove SE22 8PP

Flat 71 Block B 72 Grove Vale SE22 8DT

Flat 70 Block B 72 Grove Vale SE22 8DT

Flat 73 Block B 72 Grove Vale SE22 8DT

Flat 72 Block B 72 Grove Vale SE22 8DT

48a Glengarry Road London SE22 8QD

40b Glengarry Road London SE22 8QD
92a Lordship Lane London SE22 8HF
29 Tell Grove London SE22 8RH
28 Elsie Road London SE22 8DX
3 Abbotswood Road London SE22 8DJ
1 Abbotswood Road London SE22 8DJ
4 Lordship Lane London SE22 8HN

42 St Francis Road London SE22 8DE
41 St Francis Road London SE22 8DE
45 St Francis Road London SE22 8DE
40 Trossachs Road London SE22 8PY
United Reformed Church Tell Grove SE22 8RH
7 Melbourne Grove London SE22 8RG
Flat B 70 Lordship Lane SE22 8HF
Flat A 70 Lordship Lane SE22 8HF
Flat A 48 Melbourne Grove SE22 8QY
84-90 Lordship Lane London SE22 8HF
104-106 Dog Kennel Hill London SE22 8BE
Flat B 48 Melbourne Grove SE22 8QY
28 St Francis Road London SE22 8DE
27 St Francis Road London SE22 8DE
30 St Francis Road London SE22 8DE
29 St Francis Road London SE22 8DE
24 St Francis Road London SE22 8DE
23 St Francis Road London SE22 8DE
26 St Francis Road London SE22 8DE
25 St Francis Road London SE22 8DE
31 St Francis Road London SE22 8DE
36 St Francis Road London SE22 8DE
40 St Francis Road London SE22 8DE
39 St Francis Road London SE22 8DE
33 St Francis Road London SE22 8DE
32 St Francis Road London SE22 8DE
35 St Francis Road London SE22 8DE
34 St Francis Road London SE22 8DE
75b Glengarry Road London SE22 8QA
45b Derwent Grove London SE22 8DZ
45a Derwent Grove London SE22 8DZ
First Floor Flat 61 Melbourne Grove SE22 8RG
First Floor Flat 52 Glengarry Road SE22 8QD
First Floor Flat 88 Melbourne Grove SE22 8QY
First Floor Flat 23 Melbourne Grove SE22 8RG
Second Floor Flat 46 Derwent Grove SE22 8EA
43b Melbourne Grove London SE22 8RG
Top Floor 29 Melbourne Grove SE22 8RG
First Floor And Second Floor Flat 59 East Dulwich Grove SE22 8PR
First Floor And Second Floor Flat 10 Tarbert Road SE22 8QB
First Floor And Second Floor Flat 78 East Dulwich Grove SE22 8TW
First Floor And Second Floor Flat 72 East Dulwich Grove SE22 8PS
Upper Flat 28 Melbourne Grove SE22 8QZ
First Floor And Second Floor Flat 6 Melbourne Grove SE22 8QZ
First Floor And Second Floor Flat 61 Glengarry Road SE22 8QA
First Floor And Second Floor Flat 28 Glengarry Road SE22 8QD
First Floor And Second Floor Flat 77 East Dulwich Grove SE22 8PR
First Floor And Second Floor 5 Trossachs Road SE22 8PY
First Floor And Second Floor 37 Tarbert Road SE22 8QB
First Floor And Second Floor 27 Trossachs Road SE22 8PY
First Floor And Second Floor 12 Trossachs Road SE22 8PY
First Floor And Second Floor Flat 84 East Dulwich Grove SE22 8TW
First Floor And Second Floor Flat 101 East Dulwich Grove SE22 8PU
First Floor And Second Floor 27 Tarbert Road SE22 8QB
26b Tarbert Road London SE22 8QB
Flat 2 32 Grove Vale SE22 8DY
Flat 2 79a East Dulwich Grove SE22 8PR
Flat 3 32 Grove Vale SE22 8DY
Flat 2 100 Grove Vale SE22 8DR
Flat 1 100 Grove Vale SE22 8DR
Flat 1 32 Grove Vale SE22 8DY

92 Lordship Lane London SE22 8HF
42 Lordship Lane London SE22 8HJ
38 Grove Vale London SE22 8DY
5 Abbotswood Road London SE22 8DJ
17 Abbotswood Road London SE22 8DJ
15 Abbotswood Road London SE22 8DJ
8 Abbotswood Road London SE22 8DL
19 Abbotswood Road London SE22 8DJ
9 Abbotswood Road London SE22 8DJ
7 Abbotswood Road London SE22 8DJ
13 Abbotswood Road London SE22 8DJ
11 Abbotswood Road London SE22 8DJ
18-22 Grove Vale London SE22 8EF
14 Lordship Lane London SE22 8HN
13-15 Melbourne Grove London SE22 8RG
2 Lordship Lane London SE22 8HN
4 Melbourne Grove London SE22 8QZ
33 East Dulwich Grove London SE22 8PW
46 Lordship Lane London SE22 8HJ
42 Grove Vale London SE22 8DY
96 Grove Vale London SE22 8DT
9 Melbourne Grove London SE22 8RG
100 Melbourne Grove London SE22 8QY
72 Lordship Lane London SE22 8HF
94 Lordship Lane London SE22 8HF
12 Lordship Lane London SE22 8HN
50 Lordship Lane London SE22 8HJ
52 Grove Vale London SE22 8DY
Flat 53 Block B 72 Grove Vale SE22 8DT
Cluster Flat 5 Block B Grove Vale SE22 8DT
Flat 63 Block B 72 Grove Vale SE22 8DT
Flat 62 Block B 72 Grove Vale SE22 8DT
Cluster Flat 7 Block C Grove Vale SE22 8DT
Flat 7 Block A 72 Grove Vale SE22 8DT
Flat 79 Block C 72 Grove Vale SE22 8AU
Flat 9 Block A 72 Grove Vale SE22 8DT
Flat 88 Block C 72 Grove Vale SE22 8AU
Flat 94 Block C 72 Grove Vale SE22 8AU
Cluster Flat 9 Block C Grove Vale SE22 8DT
Cluster Flat 8 Block C Grove Vale SE22 8DT
Flat 8 Block A 72 Grove Vale SE22 8DT
Flat 87 Block C 72 Grove Vale SE22 8AU
Flat 86 Block C 72 Grove Vale SE22 8AU
Flat 59 Block B 72 Grove Vale SE22 8DT
Flat 58 Block B 72 Grove Vale SE22 8DT
Flat 61 Block B 72 Grove Vale SE22 8DT
Flat 60 Block B 72 Grove Vale SE22 8DT
Flat 51 Block B 72 Grove Vale SE22 8DT
Flat 50 Block B 72 Grove Vale SE22 8DT
Flat 57 Block B 72 Grove Vale SE22 8DT
Flat 52 Block B 72 Grove Vale SE22 8DT
Flat 64 Block B 72 Grove Vale SE22 8DT
Flat 74 Block B 72 Grove Vale SE22 8DT
Flat 69 Block B 72 Grove Vale SE22 8DT
Flat 76 Block C 72 Grove Vale SE22 8AU
Flat 75 Block B 72 Grove Vale SE22 8AU
Flat 66 Block B 72 Grove Vale SE22 8DT
Flat 65 Block B 72 Grove Vale SE22 8DT
Flat 68 Block B 72 Grove Vale SE22 8DT
Flat 67 Block B 72 Grove Vale SE22 8DT
Flat 32 Block B 72 Grove Vale SE22 8DT
Flat 31 Block B 72 Grove Vale SE22 8DT
Flat 34 Block B 72 Grove Vale SE22 8DT
Flat 33 Block B 72 Grove Vale SE22 8DT
Flat 26 Block B 72 Grove Vale SE22 8DT
Flat 25 Block A 72 Grove Vale SE22 8DT
Flat 30 Block B 72 Grove Vale SE22 8DT
Flat 27 Block B 72 Grove Vale SE22 8DT
Flat 35 Block B 72 Grove Vale SE22 8DT
Flat 47 Block B 72 Grove Vale SE22 8DT
Flat 44 Block B 72 Grove Vale SE22 8DT
Flat 49 Block B 72 Grove Vale SE22 8DT
Flat 48 Block B 72 Grove Vale SE22 8DT
17 Oxonian Street London SE22 8HR
4 Tintagel Gardens London SE22 8HS
3 Tintagel Gardens London SE22 8HS

Flat 1 105 East Dulwich Grove SE22 8PU
107a East Dulwich Grove London SE22 8PU
Flat 3 100 Grove Vale SE22 8DR
Flat A 66 Glengarry Road SE22 8QD
Flat A 13 Derwent Grove SE22 8DZ
17a Derwent Grove London SE22 8DZ
Flat A 42 East Dulwich Grove SE22 8PP
89b Glengarry Road London SE22 8QA
89a Glengarry Road London SE22 8QA
59a Glengarry Road London SE22 8QA
89c Glengarry Road London SE22 8QA
13b Glengarry Road London SE22 8PZ
13a Glengarry Road London SE22 8PZ
71b Glengarry Road London SE22 8QA
71a Glengarry Road London SE22 8QA
125c East Dulwich Grove London SE22 8PU
125b East Dulwich Grove London SE22 8PU
99b East Dulwich Grove London SE22 8PU
Flat 2 105 East Dulwich Grove SE22 8PU
85b East Dulwich Grove London SE22 8PU
85a East Dulwich Grove London SE22 8PU
125a East Dulwich Grove London SE22 8PU
85c East Dulwich Grove London SE22 8PU
93a East Dulwich Grove London SE22 8PU
127b East Dulwich Grove London SE22 8PU
87c East Dulwich Grove London SE22 8PU
17a Trossachs Road London SE22 8PY
127c East Dulwich Grove London SE22 8PU
89b East Dulwich Grove London SE22 8PU
89a East Dulwich Grove London SE22 8PU
87b East Dulwich Grove London SE22 8PU
87a East Dulwich Grove London SE22 8PU
7 St Barnabas Close London SE22 8UA
42 Abbotswood Road London SE22 8DL
40 Abbotswood Road London SE22 8DL
46 Abbotswood Road London SE22 8DL
44 Abbotswood Road London SE22 8DL
34 Abbotswood Road London SE22 8DL
32 Abbotswood Road London SE22 8DL
38 Abbotswood Road London SE22 8DL
36 Abbotswood Road London SE22 8DL
48 Abbotswood Road London SE22 8DL
60 Abbotswood Road London SE22 8DL
58 Abbotswood Road London SE22 8DL
64 Abbotswood Road London SE22 8DL
62 Abbotswood Road London SE22 8DL
52 Abbotswood Road London SE22 8DL
50 Abbotswood Road London SE22 8DL
56 Abbotswood Road London SE22 8DL
54 Abbotswood Road London SE22 8DL
71 Abbotswood Road London SE22 8DJ
8 Tintagel Crescent London SE22 8HT
10 Matham Grove London SE22 8PN
1 Matham Grove London SE22 8PN
5 Tintagel Crescent London SE22 8HT
4 Tintagel Crescent London SE22 8HT
7 Tintagel Crescent London SE22 8HT
6 Tintagel Crescent London SE22 8HT
11 Trossachs Road London SE22 8PY
10 Trossachs Road London SE22 8PY
14 Trossachs Road London SE22 8PY
13 Trossachs Road London SE22 8PY
25a Thorncombe Road London SE22 8PX
23 Thorncombe Road London SE22 8PX
5 Thorncombe Road London SE22 8PX
3 Thorncombe Road London SE22 8PY
15 Trossachs Road London SE22 8PY
20 Trossachs Road London SE22 8PY
22 Trossachs Road London SE22 8PY
21 Trossachs Road London SE22 8PY
17 Trossachs Road London SE22 8PY
16 Trossachs Road London SE22 8PY
19 Trossachs Road London SE22 8PY
18 Trossachs Road London SE22 8PY
5 Matham Grove London SE22 8PN
4 Matham Grove London SE22 8PN

11 Tintagel Crescent London SE22 8HT
1 Tintagel Crescent London SE22 8HT
9 Oxonian Street London SE22 8HR
5 Oxonian Street London SE22 8HR
2 Tintagel Gardens London SE22 8HS
1 Tintagel Gardens London SE22 8HS
13 Zenoria Street London SE22 8HP
12 Zenoria Street London SE22 8HP
16 Zenoria Street London SE22 8HP
15 Zenoria Street London SE22 8HP
8-10 Lordship Lane London SE22 8HN
Flat A 18 Lordship Lane SE22 8HN
10 Zenoria Street London SE22 8HP
22 Zenoria Street London SE22 8HP
5 Zenoria Street London SE22 8HP
4 Zenoria Street London SE22 8HP
18 Zenoria Street London SE22 8HP
Living Accommodation St Olaves And St Saviours Sports Ground
SE22 8TX
86 East Dulwich Grove London SE22 8TW
20a East Dulwich Grove London SE22 8PP
20-22 Lordship Lane London SE22 8HN
76 East Dulwich Grove London SE22 8TW
82 East Dulwich Grove London SE22 8TW
61a East Dulwich Grove London SE22 8PR
Flat C 70 East Dulwich Grove SE22 8PS
Flat B 70 East Dulwich Grove SE22 8PS
129a East Dulwich Grove London SE22 8PU
Flat D 70 East Dulwich Grove SE22 8PS
61c East Dulwich Grove London SE22 8PR
61b East Dulwich Grove London SE22 8PR
Flat A 70 East Dulwich Grove SE22 8PS
69 East Dulwich Grove London SE22 8PR
21b Ashbourne Grove London SE22 8RN
21a Ashbourne Grove London SE22 8RN
31b Ashbourne Grove London SE22 8RN
31a Ashbourne Grove London SE22 8RN
81a Melbourne Grove London SE22 8RJ
29a Tarbert Road London SE22 8QB
26 Burrow Road London SE22 8DW
24 Burrow Road London SE22 8DW
30 Burrow Road London SE22 8DW
28 Burrow Road London SE22 8DW
18 Burrow Road London SE22 8DW
16 Burrow Road London SE22 8DW
22 Burrow Road London SE22 8DW
20 Burrow Road London SE22 8DW
29 Abbotswood Road London SE22 8DJ
27 Abbotswood Road London SE22 8DJ
2 Buxted Road London SE22 8DQ
1 Buxted Road London SE22 8DQ
21 Abbotswood Road London SE22 8DJ
1 Melbourne Grove London SE22 8RG
25 Abbotswood Road London SE22 8DJ
23 Abbotswood Road London SE22 8DJ
3 Burrow Road London SE22 8DU
1 Burrow Road London SE22 8DU
7 Burrow Road London SE22 8DU
5 Burrow Road London SE22 8DU
12 Abbotswood Road London SE22 8DL
10 Abbotswood Road London SE22 8DL
16 Abbotswood Road London SE22 8DL
14 Abbotswood Road London SE22 8DL
9 Burrow Road London SE22 8DU
12 Burrow Road London SE22 8DW
10 Burrow Road London SE22 8DW
14 Burrow Road London SE22 8DW
14a Melbourne Grove London SE22 8QZ
4 Burrow Road London SE22 8DW
2 Burrow Road London SE22 8DW
8 Burrow Road London SE22 8DW
6 Burrow Road London SE22 8DW
Flat 41 Block B 72 Grove Vale SE22 8DT
Flat 40 Block B 72 Grove Vale SE22 8DT
Flat 43 Block B 72 Grove Vale SE22 8DT
Flat 42 Block B 72 Grove Vale SE22 8DT

7 Matham Grove London SE22 8PN
6 Matham Grove London SE22 8PN
33 Matham Grove London SE22 8PN
31 Matham Grove London SE22 8PN
37 Matham Grove London SE22 8PN
35 Matham Grove London SE22 8PN
8 Matham Grove London SE22 8PN
17 Thorncombe Road London SE22 8PX
15 Thorncombe Road London SE22 8PX
25a Derwent Grove London SE22 8DZ
1b Derwent Grove London SE22 8DZ
43 Derwent Grove London SE22 8DZ
20b Derwent Grove London SE22 8EA
20a Derwent Grove London SE22 8EA
25b Derwent Grove London SE22 8DZ
80a Lordship Lane London SE22 8HF
7a Oxonian Street London SE22 8HR
24b Lordship Lane London SE22 8HN
1a Tintagel Crescent London SE22 8HT
7b Oxonian Street London SE22 8HR
Flat A 28-30 Lordship Lane SE22 8HJ
Flat A 26 Lordship Lane SE22 8HJ
24a Lordship Lane London SE22 8HN
Flat A 30 Lordship Lane SE22 8HJ
School House Grove Vale SE22 8DT
98a Grove Vale London SE22 8DR
29a Elsie Road London SE22 8DX
60a Grove Vale London SE22 8DT
9 Kempis Way London SE22 8TU
8 Kempis Way London SE22 8TU
106b Grove Vale London SE22 8DR
106a Grove Vale London SE22 8DR
29b Elsie Road London SE22 8DX
4b Elsie Road London SE22 8DX
4a Elsie Road London SE22 8DX
1a Derwent Grove London SE22 8DZ
40 Elsie Road London SE22 8DX
2b Elsie Road London SE22 8DX
2a Elsie Road London SE22 8DX
36b Elsie Road London SE22 8DX
36a Elsie Road London SE22 8DX
27a Matham Grove London SE22 8PN
22b Matham Grove London SE22 8PN
39a Matham Grove London SE22 8PN
27b Matham Grove London SE22 8PN
14b Matham Grove London SE22 8PN
14a Matham Grove London SE22 8PN
22a Matham Grove London SE22 8PN
15 Matham Grove London SE22 8PN
39b Matham Grove London SE22 8PN
18 East Dulwich Grove London SE22 8PP
24 East Dulwich Grove London SE22 8PP
22 East Dulwich Grove London SE22 8PP
12 East Dulwich Grove London SE22 8PP
10 East Dulwich Grove London SE22 8PP
Flat 4 100 Grove Vale SE22 8DR
Flat 3 105 East Dulwich Grove SE22 8PU
Flat 5 100 Grove Vale SE22 8DR
Flat 4 105 East Dulwich Grove SE22 8PU
First Floor Flat 83 East Dulwich Grove SE22 8PU
First Floor Flat 62 East Dulwich Grove SE22 8PS
25b Melbourne Grove London SE22 8RG
First Floor Flat 41 East Dulwich Grove SE22 8PW
First Floor Flat 37 East Dulwich Grove SE22 8PW
First Floor Flat 35 East Dulwich Grove SE22 8PW
First Floor Flat 60 East Dulwich Grove SE22 8PS
First Floor Flat 39 East Dulwich Grove SE22 8PW
40a Grove Vale London SE22 8DY
First Floor Flat 41 Melbourne Grove SE22 8RG
First Floor Flat 64 East Dulwich Grove SE22 8PS
First Floor Flat 38 Grove Vale SE22 8DY
First Floor Flat 18 Elsie Road SE22 8DX
First Floor Flat 5 Melbourne Grove SE22 8RG
3b Matham Grove London SE22 8PN
First Floor Flat 40 Derwent Grove SE22 8EA

68 Grove Vale London SE22 8DT
32 Melbourne Grove London SE22 8QZ

30 Melbourne Grove London SE22 8QZ
38 Melbourne Grove London SE22 8QZ
36 Melbourne Grove London SE22 8QZ
20 Melbourne Grove London SE22 8QZ
26 Melbourne Grove London SE22 8QZ
40 Melbourne Grove London SE22 8QZ
19 Melbourne Grove London SE22 8RG
17 Melbourne Grove London SE22 8RG
21 Melbourne Grove London SE22 8RG
46 Melbourne Grove London SE22 8QZ
8 Melbourne Grove London SE22 8QZ
6 Melbourne Grove London SE22 8QZ
76 Melbourne Grove London SE22 8QY
74 Melbourne Grove London SE22 8QY
80 Melbourne Grove London SE22 8QY
78 Melbourne Grove London SE22 8QY
68 Melbourne Grove London SE22 8QY
66 Melbourne Grove London SE22 8QY
72 Melbourne Grove London SE22 8QY
70 Melbourne Grove London SE22 8QY
82 Melbourne Grove London SE22 8QY
10 Melbourne Grove London SE22 8QZ
16 Melbourne Grove London SE22 8QZ
86 Melbourne Grove London SE22 8QY
84 Melbourne Grove London SE22 8QY
94 Melbourne Grove London SE22 8QY
90 Melbourne Grove London SE22 8QY
12 Tell Grove London SE22 8RH
11 Tell Grove London SE22 8RH
13 Tell Grove London SE22 8RH
59 Melbourne Grove London SE22 8RG
10 Tell Grove London SE22 8RH
1 Tell Grove London SE22 8RH
17 Tell Grove London SE22 8RH
27 Tell Grove London SE22 8RH
25 Tell Grove London SE22 8RH
4 Tell Grove London SE22 8RH
3 Tell Grove London SE22 8RH
2 Tell Grove London SE22 8RH
20 Zenoria Street London SE22 8HP
2 Zenoria Street London SE22 8HP
28 Derwent Grove London SE22 8EA
32 Elsie Road London SE22 8DX
31 Elsie Road London SE22 8DX
34 Elsie Road London SE22 8DX
33 Elsie Road London SE22 8DX
27 Elsie Road London SE22 8DX
26 Elsie Road London SE22 8DX
30 Elsie Road London SE22 8DX
3 Elsie Road London SE22 8DX
35 Elsie Road London SE22 8DX
30 Grove Vale London SE22 8DY
8 Elsie Road London SE22 8DX
34 Grove Vale London SE22 8DY
5 Elsie Road London SE22 8DX
38 Elsie Road London SE22 8DX
7 Elsie Road London SE22 8DX
6 Elsie Road London SE22 8DX
13 Elsie Road London SE22 8DX
12 Elsie Road London SE22 8DX
16 Elsie Road London SE22 8DX
15 Elsie Road London SE22 8DX
94 Grove Vale London SE22 8DT
10 Elsie Road London SE22 8DX
1 Elsie Road London SE22 8DX
17 Elsie Road London SE22 8DX
79b Melbourne Grove London SE22 8RJ
34b Ashbourne Grove London SE22 8RL
81b Melbourne Grove London SE22 8RJ
33a Ashbourne Grove London SE22 8RN
45a Ashbourne Grove London SE22 8RN
39b Ashbourne Grove London SE22 8RN
45b Ashbourne Grove London SE22 8RN

First Floor Flat 27 Ashbourne Grove SE22 8RN
First Floor And Second Floor Flat 50 Grove Vale SE22 8DY
Flat 1 8 Ashbourne Grove SE22 8RL
Flat 3 71 Melbourne Grove SE22 8RJ
Flat 1 57 Ashbourne Grove SE22 8RN
Flat 2 8 Ashbourne Grove SE22 8RL
Flat 2 84a Melbourne Grove SE22 8QY
Flat 1 84a Melbourne Grove SE22 8QY
Flat 2 71 Melbourne Grove SE22 8RJ
Flat 1 71 Melbourne Grove SE22 8RJ
Flat 2 57 Ashbourne Grove SE22 8RN
82a East Dulwich Grove London SE22 8TW
Flat 2 29 Ashbourne Grove SE22 8RN
The Charter School Red Post Hill SE24 9JH
Ground Floor Flat 23 Ashbourne Grove SE22 8RN
Flat 3 57 Ashbourne Grove SE22 8RN
Flat 1 29 Ashbourne Grove SE22 8RN
First Floor Flat 23 Ashbourne Grove SE22 8RN
12b Tarbert Road London SE22 8QB
12a Tarbert Road London SE22 8QB
69 Abbotswood Road London SE22 8DJ
75 Abbotswood Road London SE22 8DJ
73 Abbotswood Road London SE22 8DJ
63 Abbotswood Road London SE22 8DJ
61 Abbotswood Road London SE22 8DJ
67 Abbotswood Road London SE22 8DJ
65 Abbotswood Road London SE22 8DJ
4 Abbotswood Road London SE22 8DL
26 Abbotswood Road London SE22 8DL
24 Abbotswood Road London SE22 8DL
30 Abbotswood Road London SE22 8DL
28 Abbotswood Road London SE22 8DL
18 Abbotswood Road London SE22 8DL
6 Abbotswood Road London SE22 8DL
22 Abbotswood Road London SE22 8DL
20 Abbotswood Road London SE22 8DL
51 St Francis Road London SE22 8DE
50 St Francis Road London SE22 8DE
53 St Francis Road London SE22 8DE
52 St Francis Road London SE22 8DE
56-60 Lordship Lane London SE22 8HJ
16 Talbot Road London SE22 8EH
49 St Francis Road London SE22 8DE
6 Lordship Lane London SE22 8HN
11b Thorncombe Road London SE22 8PX
4 St Barnabas Close London SE22 8UA
3 St Barnabas Close London SE22 8UA
6 St Barnabas Close London SE22 8UA
5 St Barnabas Close London SE22 8UA
100 Grove Vale London SE22 8DR
11c Thorncombe Road London SE22 8PX
2 St Barnabas Close London SE22 8UA
1 St Barnabas Close London SE22 8UA
76 Abbotswood Road London SE22 8DL
74 Abbotswood Road London SE22 8DL
6 Talbot Road London SE22 8EH
78 Abbotswood Road London SE22 8DL
68 Abbotswood Road London SE22 8DL
66 Abbotswood Road London SE22 8DL
72 Abbotswood Road London SE22 8DL
70 Abbotswood Road London SE22 8DL
7 Talbot Road London SE22 8EH
13 Talbot Road London SE22 8EH
12 Talbot Road London SE22 8EH
15 Talbot Road London SE22 8EH
16 East Dulwich Grove London SE22 8PP
14 East Dulwich Grove London SE22 8PP
2a Tintagel Crescent London SE22 8HT
19a Tintagel Crescent London SE22 8HT
23a Tintagel Crescent London SE22 8HT
21a Tintagel Crescent London SE22 8HT
13a Tintagel Crescent London SE22 8HT
11a Tintagel Crescent London SE22 8HT
17a Tintagel Crescent London SE22 8HT
15a Tintagel Crescent London SE22 8HT

37a Ashbourne Grove London SE22 8RN
33b Ashbourne Grove London SE22 8RN
39a Ashbourne Grove London SE22 8RN
37b Ashbourne Grove London SE22 8RN
Flat 4 Upton Court SE22 8PS
Flat 3 Upton Court SE22 8PS
Flat 6 Upton Court SE22 8PS
Flat 5 Upton Court SE22 8PS
Flat C 67 East Dulwich Grove SE22 8PR
Flat B 67 East Dulwich Grove SE22 8PR
Flat 2 Upton Court SE22 8PS
Flat 1 Upton Court SE22 8PS
Flat 7 Upton Court SE22 8PS
2 Jarvis Road London SE22 8RB
1 Jarvis Road London SE22 8RB
74a Lordship Lane London SE22 8HF
East Dulwich Railway Station Grove Vale SE22 8EF
Flat 9 Upton Court SE22 8PS
Flat 8 Upton Court SE22 8PS
Flat 11 Upton Court SE22 8PS
Flat 10 Upton Court SE22 8PS
84a East Dulwich Grove London SE22 8TW
Flat 12 Upton Court SE22 8PS
Flat A 3 East Dulwich Grove SE22 8PW
34a Ashbourne Grove London SE22 8RL
12a Ashbourne Grove London SE22 8RL
Flat 2 65 East Dulwich Grove SE22 8PR
Flat 1 65 East Dulwich Grove SE22 8PR
Flat A 67 East Dulwich Grove SE22 8PR
Flat 3 65 East Dulwich Grove SE22 8PR
Flat 1 63 East Dulwich Grove SE22 8PR
2a Zenoria Street London SE22 8HP
Flat 3 63 East Dulwich Grove SE22 8PR
Flat 2 63 East Dulwich Grove SE22 8PR
79a Melbourne Grove London SE22 8RJ
25a Tarbert Road London SE22 8QB
24b Tarbert Road London SE22 8QB
Flat C 66 Glengarry Road SE22 8QD
Flat 17 Block A 72 Grove Vale SE22 8DT
Flat 16 Block A 72 Grove Vale SE22 8DT
Flat 19 Block A 72 Grove Vale SE22 8DT
Flat 18 Block A 72 Grove Vale SE22 8DT
Flat 132 Block C 72 Grove Vale SE22 8AU
19 Tell Grove London SE22 8RH
23 Tell Grove London SE22 8RH
21 Tell Grove London SE22 8RH
35 Melbourne Grove London SE22 8RG
33 Melbourne Grove London SE22 8RG
39 Melbourne Grove London SE22 8RG
37 Melbourne Grove London SE22 8RG
27 Melbourne Grove London SE22 8RG
31 Melbourne Grove London SE22 8RG
41 Melbourne Grove London SE22 8RG
53 Melbourne Grove London SE22 8RG

51 Melbourne Grove London SE22 8RG

57 Melbourne Grove London SE22 8RG

55 Melbourne Grove London SE22 8RG

45 Melbourne Grove London SE22 8RG
47 Melbourne Grove London SE22 8RG
64 Melbourne Grove London SE22 8QY
72 Glengarry Road London SE22 8QD

70 Glengarry Road London SE22 8QD
60 Glengarry Road London SE22 8QD
58 Glengarry Road London SE22 8QD
64 Glengarry Road London SE22 8QD
62 Glengarry Road London SE22 8QD
17 Hillsboro Road London SE22 8QE
15 Hillsboro Road London SE22 8QE
21 Hillsboro Road London SE22 8QE
19 Hillsboro Road London SE22 8QE
78 Glengarry Road London SE22 8QD

23 Tintagel Crescent London SE22 8HT
9a Tintagel Crescent London SE22 8HT
7a Tintagel Crescent London SE22 8HT
11b Matham Grove London SE22 8PN
11a Matham Grove London SE22 8PN
3a Tintagel Crescent London SE22 8HT
25a Tintagel Crescent London SE22 8HT
6a Tintagel Crescent London SE22 8HT
5a Tintagel Crescent London SE22 8HT
7 Kempis Way London SE22 8TU
9 Velde Way London SE22 8TP
7 Velde Way London SE22 8TP
2 Terborch Way London SE22 8TQ
1 Terborch Way London SE22 8TQ
3 Velde Way London SE22 8TP
2 Velde Way London SE22 8TP
5 Velde Way London SE22 8TP
4 Velde Way London SE22 8TP
3 Terborch Way London SE22 8TQ
2 Delft Way London SE22 8TR
1 Delft Way London SE22 8TR
4 Delft Way London SE22 8TR
3 Delft Way London SE22 8TR
5 Terborch Way London SE22 8TQ
4 Terborch Way London SE22 8TQ
8 Terborch Way London SE22 8TQ
6 Terborch Way London SE22 8TQ
20 Hilversum Crescent London SE22 8TN
2 Hilversum Crescent London SE22 8TN
24 Hilversum Crescent London SE22 8TN
68b Glengarry Road London SE22 8QD
68a Glengarry Road London SE22 8QD
33b Tarbert Road London SE22 8QB
33a Tarbert Road London SE22 8QB
37a Tarbert Road London SE22 8QB
74a Glengarry Road London SE22 8QD
44b Glengarry Road London SE22 8QD
44a Glengarry Road London SE22 8QD
15b Tell Grove London SE22 8RH
15a Tell Grove London SE22 8RH
74c Glengarry Road London SE22 8QD
74b Glengarry Road London SE22 8QD
56b Glengarry Road London SE22 8QD
56a Glengarry Road London SE22 8QD
10b Melbourne Grove London SE22 8QZ
14 Elsie Road London SE22 8DX
12b Melbourne Grove London SE22 8QZ
10a Melbourne Grove London SE22 8QZ
Roberts House Dulwich Hospital SE22 8PT
18b Derwent Grove London SE22 8EA
3 Oxonian Street London SE22 8HR
44 Melbourne Grove London SE22 8QZ
12c Melbourne Grove London SE22 8QZ
First Floor And Second Floor Flat 3 Derwent Grove SE22 8DZ
First Floor And Second Floor Flat 14 Lordship Lane SE22 8HN
First Floor And Second Floor Flat 36 Grove Vale SE22 8DY
First Floor And Second Floor Flat 9 Derwent Grove SE22 8DZ
12a Melbourne Grove London SE22 8QZ
4a Lordship Lane London SE22 8HN
34a Lordship Lane London SE22 8HJ
First Floor And Second Floor Flat 24 Ashbourne Grove SE22 8RL
29b Tarbert Road London SE22 8QB
23a Tarbert Road London SE22 8QB
14a Zenoria Street London SE22 8HP
91 Glengarry Road London SE22 8QA
34 Melbourne Grove London SE22 8QZ
22a/B Melbourne Grove London SE22 8QZ
19b Tarbert Road London SE22 8QB
96b Melbourne Grove London SE22 8QY
14b Zenoria Street London SE22 8HP
Dulwich Hospital East Dulwich Grove SE22 8PT

76 Glengarry Road London SE22 8QD
13 Hillsboro Road London SE22 8QE
11 Hillsboro Road London SE22 8QE
9 Tarbert Road London SE22 8QB
7 Tarbert Road London SE22 8QB
26 Glengarry Road London SE22 8QD
24 Glengarry Road London SE22 8QD
35 Tarbert Road London SE22 8QB
34 Tarbert Road London SE22 8QB
5 Tarbert Road London SE22 8QB
38 Tarbert Road London SE22 8QB
50 Glengarry Road London SE22 8QD
54 Glengarry Road London SE22 8QD
34 Glengarry Road London SE22 8QD
30 Glengarry Road London SE22 8QD
42 Glengarry Road London SE22 8QD
36 Glengarry Road London SE22 8QD
23 Elsie Road London SE22 8DX
22 Elsie Road London SE22 8DX
25 Elsie Road London SE22 8DX
24 Elsie Road London SE22 8DX
19 Elsie Road London SE22 8DX
21 Elsie Road London SE22 8DX
20 Elsie Road London SE22 8DX
5 Derwent Grove London SE22 8DZ
41 Derwent Grove London SE22 8DZ
7 Derwent Grove London SE22 8DZ
35 Derwent Grove London SE22 8DZ
33 Derwent Grove London SE22 8DZ
39 Derwent Grove London SE22 8DZ
22 Derwent Grove London SE22 8EA
2 Derwent Grove London SE22 8EA
26 Derwent Grove London SE22 8EA
24 Derwent Grove London SE22 8EA
14 Derwent Grove London SE22 8EA
12 Derwent Grove London SE22 8EA
16 Derwent Grove London SE22 8EA
50 Grove Vale London SE22 8DY
48 Grove Vale London SE22 8DY
11 Derwent Grove London SE22 8DZ
54 Grove Vale London SE22 8DY
40 Grove Vale London SE22 8DY
36 Grove Vale London SE22 8DY
46 Grove Vale London SE22 8DY
44 Grove Vale London SE22 8DY
29 Derwent Grove London SE22 8DZ
27 Derwent Grove London SE22 8DZ
31 Derwent Grove London SE22 8DZ
15 Derwent Grove London SE22 8DZ
23 Derwent Grove London SE22 8DZ
13 Tintagel Crescent London SE22 8HT
16 Glengarry Road London SE22 8PZ
18 Glengarry Road London SE22 8PZ
17 Glengarry Road London SE22 8PZ
10 Glengarry Road London SE22 8PZ
9 Trossachs Road London SE22 8PY
12 Glengarry Road London SE22 8PZ
11 Glengarry Road London SE22 8PZ
3a Glengarry Road London SE22 8PZ
33 Glengarry Road London SE22 8PZ
20 Glengarry Road London SE22 8PZ
2 Glengarry Road London SE22 8PZ
21 Glengarry Road London SE22 8PZ
Flat F 70 East Dulwich Grove SE22 8PS
Flat D 42 East Dulwich Grove SE22 8PP
Basement Flat 62 East Dulwich Grove SE22 8PS
Basement Flat 50 Derwent Grove SE22 8EA
Basement And Ground Floor Flat 42 Derwent Grove SE22 8EA
Basement Flat 40 Derwent Grove SE22 8EA
3a Matham Grove London SE22 8PN
Ground Floor Flat 27 Ashbourne Grove SE22 8RN
Ground Floor Flat 8 East Dulwich Grove SE22 8PP
Ground Floor Flat 5 Melbourne Grove SE22 8RG
Ground Floor Flat 101 East Dulwich Grove SE22 8PU
Ground Floor Flat 24 Ashbourne Grove SE22 8RL
Ground Floor Flat 127 East Dulwich Grove SE22 8PU
14 Talbot Road London SE22 8EH
9 Talbot Road London SE22 8EH
8 Talbot Road London SE22 8EH
11 Talbot Road London SE22 8EH
10 Talbot Road London SE22 8EH
Flat A 64 Glengarry Road SE22 8QD
14b Melbourne Grove London SE22 8QZ
Flat C 64 Glengarry Road SE22 8QD
Flat B 64 Glengarry Road SE22 8QD
Flat 2 19 Derwent Grove SE22 8DZ
Flat 1 19 Derwent Grove SE22 8DZ
46 Glengarry Road London SE22 8QD
Flat 3 19 Derwent Grove SE22 8DZ
38d Hambledon Court Burrow Road SE22 8EJ
40a Lordship Lane London SE22 8HJ
Basement Flat 40 East Dulwich Grove SE22 8PP
37a Hambledon Court Burrow Road SE22 8EJ
Second Floor 6 Lordship Lane SE22 8HN
First Floor 6 Lordship Lane SE22 8HN
47 Derwent Grove London SE22 8DZ
17 Nimegan Way London SE22 8TL
28-30 Lordship Lane London SE22 8HJ
Flat B 73 Melbourne Grove SE22 8RJ
Flat A 73 Melbourne Grove SE22 8RJ
16 Nimegan Way London SE22 8TL
Flat C 73 Melbourne Grove SE22 8RJ
Flat B 30 Lordship Lane SE22 8HJ
76d East Dulwich Grove London SE22 8TW
76c East Dulwich Grove London SE22 8TW
7a Melbourne Grove London SE22 8RG
44b Derwent Grove London SE22 8EA
Flat B 26 Lordship Lane SE22 8HJ
Flat B 28-30 Lordship Lane SE22 8HJ
76b East Dulwich Grove London SE22 8TW
76a East Dulwich Grove London SE22 8TW
1 Zenoria Street London SE22 8HP
34b Hambledon Court Burrow Road SE22 8EJ
34a Hambledon Court Burrow Road SE22 8EJ
34d Hambledon Court Burrow Road SE22 8EJ
34c Hambledon Court Burrow Road SE22 8EJ
2a Jarvis Road London SE22 8RB
Apartment 5 37 Elsie Road SE22 8DX
2c Jarvis Road London SE22 8RB
14 Deventer Crescent London SE22 8TJ
13 Deventer Crescent London SE22 8TJ
16 Deventer Crescent London SE22 8TJ
15 Deventer Crescent London SE22 8TJ
20 Deventer Crescent London SE22 8TJ
26 Deventer Crescent London SE22 8TJ
25 Deventer Crescent London SE22 8TJ
28 Deventer Crescent London SE22 8TJ
27 Deventer Crescent London SE22 8TJ
22 Deventer Crescent London SE22 8TJ
21 Deventer Crescent London SE22 8TJ
24 Deventer Crescent London SE22 8TJ
23 Deventer Crescent London SE22 8TJ
27 Chesterfield Grove London SE22 8RP
22 Hilversum Crescent London SE22 8TN
14 Hilversum Crescent London SE22 8TN
13 Hilversum Crescent London SE22 8TN
18 Hilversum Crescent London SE22 8TN
16 Hilversum Crescent London SE22 8TN
26 Hilversum Crescent London SE22 8TN
8 Hilversum Crescent London SE22 8TN
7 Hilversum Crescent London SE22 8TN
1 Velde Way London SE22 8TP
9 Hilversum Crescent London SE22 8TN
4 Hilversum Crescent London SE22 8TN
3 Hilversum Crescent London SE22 8TN
6 Hilversum Crescent London SE22 8TN
5 Hilversum Crescent London SE22 8TN
5 Isel Way London SE22 8TT
4 Isel Way London SE22 8TT
7 Isel Way London SE22 8TT
6 Isel Way London SE22 8TT
11 Isel Way London SE22 8TT

10a Derwent Grove London SE22 8EA
Flat 94 Grove Vale SE22 8DT
Lower Ground Floor Flat 64 East Dulwich Grove SE22 8PS
Second Floor Flat 52 Glengarry Road SE22 8QD
2b Trossachs Road London SE22 8PY
Ground Floor Flat 41 Melbourne Grove SE22 8RG
Ground Floor Flat 2a Glengarry Road SE22 8PZ
Ground Floor Flat 48 East Dulwich Grove SE22 8PP
Ground Floor Flat 18 Elsie Road SE22 8DX
Ground Floor Flat 28 Tarbert Road SE22 8QB
26a Tarbert Road London SE22 8QB
Ground Floor Flat 37 East Dulwich Grove SE22 8PW
Ground Floor Flat 35 East Dulwich Grove SE22 8PW
Ground Floor Flat 63 Melbourne Grove SE22 8RJ
Ground Floor Flat 61 Melbourne Grove SE22 8RG
Ground Floor Flat 10 Tarbert Road SE22 8QB
Ground Floor Flat 28 Glengarry Road SE22 8QD
Ground Floor Flat 39 East Dulwich Grove SE22 8PW
Flat 1 79a East Dulwich Grove SE22 8PR
Ground Floor Flat 72 East Dulwich Grove SE22 8PS
Ground Floor Flat 99 East Dulwich Grove SE22 8PU
Ground Floor Flat 83 East Dulwich Grove SE22 8PU
Ground Floor Flat 59 East Dulwich Grove SE22 8PR
Ground Floor Flat 41 East Dulwich Grove SE22 8PW
Ground Floor Flat 62 East Dulwich Grove SE22 8PS
60b East Dulwich Grove London SE22 8PS
81a Glengarry Road London SE22 8QA
35 Abbotswood Road London SE22 8DJ
33 Abbotswood Road London SE22 8DJ
20 Lytcott Grove London SE22 8QX
2 Lytcott Grove London SE22 8QX
24 Lytcott Grove London SE22 8QX
22 Lytcott Grove London SE22 8QX
14 Lytcott Grove London SE22 8QX
12 Lytcott Grove London SE22 8QX
18 Lytcott Grove London SE22 8QX
16 Lytcott Grove London SE22 8QX
4 Lytcott Grove London SE22 8QX
56 Melbourne Grove London SE22 8QY
54 Melbourne Grove London SE22 8QY
60 Melbourne Grove London SE22 8QY
58 Melbourne Grove London SE22 8QY
8 Lytcott Grove London SE22 8QX
6 Lytcott Grove London SE22 8QX
52 Melbourne Grove London SE22 8QY
50 Melbourne Grove London SE22 8QY
31 Hillsboro Road London SE22 8QE
3 Hillsboro Road London SE22 8QE
35 Hillsboro Road London SE22 8QE
33 Hillsboro Road London SE22 8QE
25 Hillsboro Road London SE22 8QE
23 Hillsboro Road London SE22 8QE

29 Hillsboro Road London SE22 8QE
27 Hillsboro Road London SE22 8QE
37 Hillsboro Road London SE22 8QE
7 Hillsboro Road London SE22 8QE
5 Hillsboro Road London SE22 8QE
10 Lytcott Grove London SE22 8QX
9 Hillsboro Road London SE22 8QE
39 Hillsboro Road London SE22 8QE
38 Hillsboro Road London SE22 8QE
41 Hillsboro Road London SE22 8QE
40 Hillsboro Road London SE22 8QE
5 Tell Grove London SE22 8RH
2 Steen Way London SE22 8TH
14 Steen Way London SE22 8TH
4 Steen Way London SE22 8TH
3 Steen Way London SE22 8TH
11 Steen Way London SE22 8TH
10 Steen Way London SE22 8TH
13 Steen Way London SE22 8TH
12 Steen Way London SE22 8TH
5 Steen Way London SE22 8TH
10 Deventer Crescent London SE22 8TJ
1 Deventer Crescent London SE22 8TJ

10 Isel Way London SE22 8TT
3 Isel Way London SE22 8TT
2 Isel Way London SE22 8TT
8 Isel Way London SE22 8TT
4 Kempis Way London SE22 8TU
3 Kempis Way London SE22 8TU
6 Kempis Way London SE22 8TU
5 Kempis Way London SE22 8TU
1 Kempis Way London SE22 8TU
9 Isel Way London SE22 8TT
2 Kempis Way London SE22 8TU
11 Kempis Way London SE22 8TU
1 Arnhem Way London SE22 8TS
9 Delft Way London SE22 8TR
11 Arnhem Way London SE22 8TS
10 Arnhem Way London SE22 8TS
6 Delft Way London SE22 8TR
5 Delft Way London SE22 8TR
8 Delft Way London SE22 8TR
7 Delft Way London SE22 8TR
2 Arnhem Way London SE22 8TS
8 Arnhem Way London SE22 8TS
7 Arnhem Way London SE22 8TS
1 Isel Way London SE22 8TT
9 Arnhem Way London SE22 8TS
4 Arnhem Way London SE22 8TS
3 Arnhem Way London SE22 8TS
6 Arnhem Way London SE22 8TS
18 Lordship Lane London SE22 8HN
18a Derwent Grove London SE22 8EA
34b Lordship Lane London SE22 8HJ
20b East Dulwich Grove London SE22 8PP
60a East Dulwich Grove London SE22 8PS
71 East Dulwich Grove London SE22 8PR
Second Floor Flat A 84-90 Lordship Lane SE22 8HF
Rear Of 96-100 Melbourne Grove SE22 8QY
Rear Of 94 Lordship Lane SE22 8HF
2b Jarvis Road London SE22 8RB
Apartment 2 37 Elsie Road SE22 8DX
Apartment 1 37 Elsie Road SE22 8DX
Apartment 4 37 Elsie Road SE22 8DX
Apartment 3 37 Elsie Road SE22 8DX
Flat 1 11a Melbourne Grove SE22 8RG
9a Melbourne Grove London SE22 8RG
11a Hambleton Court Burrow Road SE22 8DE
Flat 1 52 Lordship Lane SE22 8HJ
73a East Dulwich Grove London SE22 8PR
14 Melbourne Grove London SE22 8QZ
Flat 2 11a Melbourne Grove SE22 8RG
3b Melbourne Terrace Melbourne Grove SE22 8RE
3a Melbourne Terrace Melbourne Grove SE22 8RE
Maisonette First Floor And Second Floor 5 East Dulwich Grove SE22 8PW
4 Jarvis Road London SE22 8RB
Ground Floor Flat 5 East Dulwich Grove SE22 8PW
Flat 2 38 East Dulwich Grove SE22 8PP
Flat 1 38 East Dulwich Grove SE22 8PP
Flat 3 38 East Dulwich Grove SE22 8PP
First Floor Flat 94 Lordship Lane SE22 8HF
76 Lordship Lane London SE22 8HH
28 Grove Vale London SE22 8EF
18 Melbourne Grove London SE22 8RA
68 Lordship Lane London SE22 8HQ
2 Abbotswood Road London SE22 8DL
3 Jarvis Road London SE22 8RB
98 Grove Vale London SE22 8DS
103c East Dulwich Grove London SE22 8PU
102 Grove Vale London SE22 8DR
62 Grove Vale London SE22 8DT
66 Grove Vale London SE22 8DT
106 Grove Vale London SE22 8DR
104 Grove Vale London SE22 8DR
58 Grove Vale London SE22 8DT
56 Grove Vale London SE22 8DT
Flat 3 74 East Dulwich Grove SE22 8TW
Flat 2 74 East Dulwich Grove SE22 8TW

30 Trossachs Road London SE22 8PY
3 Trossachs Road London SE22 8PY
32 Trossachs Road London SE22 8PY
31 Trossachs Road London SE22 8PY
25 Trossachs Road London SE22 8PY
24 Trossachs Road London SE22 8PY
28 Trossachs Road London SE22 8PY
26 Trossachs Road London SE22 8PY
33 Trossachs Road London SE22 8PY
6 Trossachs Road London SE22 8PY
4 Trossachs Road London SE22 8PY
8 Trossachs Road London SE22 8PY
7 Trossachs Road London SE22 8PY
35 Trossachs Road London SE22 8PY
34 Trossachs Road London SE22 8PY
38 Trossachs Road London SE22 8PY
36 Trossachs Road London SE22 8PY
15 Tarbert Road London SE22 8QB
13 Tarbert Road London SE22 8QB
17 Tarbert Road London SE22 8QB
16 Tarbert Road London SE22 8QB
1 Tarbert Road London SE22 8QB
11 Tarbert Road London SE22 8QB
18 Tarbert Road London SE22 8QB
30 Tarbert Road London SE22 8QB
2 Tarbert Road London SE22 8QB
20 Tarbert Road London SE22 8QB
41 Glengarry Road London SE22 8QA
39 Glengarry Road London SE22 8QA
45 Glengarry Road London SE22 8QA
43 Glengarry Road London SE22 8QA
6 Glengarry Road London SE22 8PZ
4 Glengarry Road London SE22 8PZ
37 Glengarry Road London SE22 8QA
9 Glengarry Road London SE22 8PZ
47 Glengarry Road London SE22 8QA
87 Glengarry Road London SE22 8QA
93 Glengarry Road London SE22 8QA
59 Glengarry Road London SE22 8QA
51 Glengarry Road London SE22 8QA
73 Glengarry Road London SE22 8QA
23 Trossachs Road London SE22 8PY
18 Matham Grove London SE22 8PN
13 Matham Grove London SE22 8PN
39 Abbotswood Road London SE22 8DJ
37 Abbotswood Road London SE22 8DJ
39 Hambledon Court Burrow Road SE22 8EJ
38 Hambledon Court Burrow Road SE22 8EJ
31 Abbotswood Road London SE22 8DJ

40 Hambledon Court Burrow Road SE22 8EJ
41 Abbotswood Road London SE22 8DJ
53 Abbotswood Road London SE22 8DJ
51 Abbotswood Road London SE22 8DJ
60b Grove Vale London SE22 8DT

55 Abbotswood Road London SE22 8DJ
45 Abbotswood Road London SE22 8DJ
43 Abbotswood Road London SE22 8DJ
49 Abbotswood Road London SE22 8DJ
47 Abbotswood Road London SE22 8DJ
26 Hambledon Court Burrow Road SE22 8EJ
25 Hambledon Court Burrow Road SE22 8EJ
28 Hambledon Court Burrow Road SE22 8EJ
27 Hambledon Court Burrow Road SE22 8EJ
22 Hambledon Court Burrow Road SE22 8EJ
21 Hambledon Court Burrow Road SE22 8EJ
24 Hambledon Court Burrow Road SE22 8EJ
23 Hambledon Court Burrow Road SE22 8EJ
29 Hambledon Court Burrow Road SE22 8EJ

35 Hambledon Court Burrow Road SE22 8EJ
34 Hambledon Court Burrow Road SE22 8EJ
37 Hambledon Court Burrow Road SE22 8EJ
36 Hambledon Court Burrow Road SE22 8EJ

Flat 2 1 East Dulwich Grove SE22 8PW
Flat 1 1 East Dulwich Grove SE22 8PW
Flat 1 107 East Dulwich Grove SE22 8PU
Flat 2 52 Lordship Lane SE22 8HJ
Flat 1 74 East Dulwich Grove SE22 8TW
Flat 2 107 East Dulwich Grove SE22 8PU
Flat 3 1 East Dulwich Grove SE22 8PW
30 Ashbourne Grove London SE22 8RL
28 Ashbourne Grove London SE22 8RL
36 Ashbourne Grove London SE22 8RL
32 Ashbourne Grove London SE22 8RL
5 Arnhem Way London SE22 8TS
26 East Dulwich Grove London SE22 8PP
12a Trossachs Road London SE22 8PY
27a Trossachs Road London SE22 8PY
16a Trossachs Road London SE22 8PY
9b Thorncombe Road London SE22 8PX
9a Thorncombe Road London SE22 8PX
1b Trossachs Road London SE22 8PY
1a Trossachs Road London SE22 8PY
15a Glengarry Road London SE22 8PZ
14b Glengarry Road London SE22 8PZ
22a Glengarry Road London SE22 8PZ
15b Glengarry Road London SE22 8PZ
5a Trossachs Road London SE22 8PY
29a Trossachs Road London SE22 8PY
14a Glengarry Road London SE22 8PZ
43a East Dulwich Grove London SE22 8PW
29 East Dulwich Grove London SE22 8PW
43c East Dulwich Grove London SE22 8PW
43b East Dulwich Grove London SE22 8PW
23 East Dulwich Grove London SE22 8PW
21 East Dulwich Grove London SE22 8PW
27 East Dulwich Grove London SE22 8PW
25 East Dulwich Grove London SE22 8PW
45a East Dulwich Grove London SE22 8PW
9b East Dulwich Grove London SE22 8PW
9a East Dulwich Grove London SE22 8PW
7b Thorncombe Road London SE22 8PX
7a Thorncombe Road London SE22 8PX
45c East Dulwich Grove London SE22 8PW
45b East Dulwich Grove London SE22 8PW
7 East Dulwich Grove London SE22 8PW
55b Glengarry Road London SE22 8QA
55a Glengarry Road London SE22 8QA
57b Glengarry Road London SE22 8QA
31 East Dulwich Grove London SE22 8PW
Flat B 16 Melbourne Grove SE22 8QZ
Goose Green Primary School Tintagel Crescent SE22 8HG
Jags Sports Club Red Post Hill SE24 9JN
Flat Above 46 Grove Vale SE22 8DY
Flat A 16 Melbourne Grove SE22 8QZ
2a Melbourne Grove London SE22 8PL
Cluster Flat 112 To117 Block B 72 Grove Vale SE22 8DT
Ground Floor Front 123 East Dulwich Grove SE22 8PU
Second Floor Flat 123 East Dulwich Grove SE22 8PU
First Floor Front 123 East Dulwich Grove SE22 8PU
Ground Floor Rear 123 East Dulwich Grove SE22 8PU
Flat 8 36 East Dulwich Grove SE22 8PP
Flat 7 36 East Dulwich Grove SE22 8PP
Flat 56 Grove Vale SE22 8DT
1-3 Melbourne Terrace Melbourne Grove SE22 8RE
First Floor Rear 123 East Dulwich Grove SE22 8PU
Mezzanine Unit 6 1 Zenoria Street SE22 8HP
Ground Floor Rear Unit 5 1 Zenoria Street SE22 8HP
14c Melbourne Grove London SE22 8QZ
Flat A 6 Ashbourne Grove SE22 8RL
Ground Floor Trading Hall Unit 2 1 Zenoria Street SE22 8HP
Ground Floor Front Unit 1 1 Zenoria Street SE22 8HP
Ground Floor Rear Unit 4 1 Zenoria Street SE22 8HP
Ground Floor Rear Unit 3 1 Zenoria Street SE22 8HP
Living Accommodation 33 East Dulwich Grove SE22 8PW

31 Hambledon Court Burrow Road SE22 8EJ
30 Hambledon Court Burrow Road SE22 8EJ
33 Hambledon Court Burrow Road SE22 8EJ
32 Hambledon Court Burrow Road SE22 8EJ
8 Shaw Road London SE22 8DP
7 Shaw Road London SE22 8DP
10 Shaw Road London SE22 8DP
9 Shaw Road London SE22 8DP
4 Shaw Road London SE22 8DP
3 Shaw Road London SE22 8DP
6 Shaw Road London SE22 8DP
5 Shaw Road London SE22 8DP
11 Shaw Road London SE22 8DP
17 Shaw Road London SE22 8DP
16 Shaw Road London SE22 8DP
57 Abbotswood Road London SE22 8DJ
12 Deventer Crescent London SE22 8TJ
11 Deventer Crescent London SE22 8TJ
7 Steen Way London SE22 8TH
6 Steen Way London SE22 8TH
9 Steen Way London SE22 8TH
8 Steen Way London SE22 8TH
37 Chesterfield Grove London SE22 8RP
35 Chesterfield Grove London SE22 8RP
41 Chesterfield Grove London SE22 8RP
39 Chesterfield Grove London SE22 8RP
3 Chesterfield Grove London SE22 8RP
29 Chesterfield Grove London SE22 8RP
33 Chesterfield Grove London SE22 8RP
31 Chesterfield Grove London SE22 8RP
43 Chesterfield Grove London SE22 8RP
7 Chesterfield Grove London SE22 8RP
51 Chesterfield Grove London SE22 8RP
1 Steen Way London SE22 8TH
9 Chesterfield Grove London SE22 8RP
47 Chesterfield Grove London SE22 8RP
45 Chesterfield Grove London SE22 8RP
5 Chesterfield Grove London SE22 8RP
49 Chesterfield Grove London SE22 8RP
38 Deventer Crescent London SE22 8TJ
36 Deventer Crescent London SE22 8TJ
40 Deventer Crescent London SE22 8TJ
4 Deventer Crescent London SE22 8TJ
30 Deventer Crescent London SE22 8TJ
3 Deventer Crescent London SE22 8TJ
34 Deventer Crescent London SE22 8TJ
32 Deventer Crescent London SE22 8TJ
5 Deventer Crescent London SE22 8TJ
10 Hilversum Crescent London SE22 8TN
1 Hilversum Crescent London SE22 8TN
12 Hilversum Crescent London SE22 8TN
11 Hilversum Crescent London SE22 8TN
7 Deventer Crescent London SE22 8TJ
6 Deventer Crescent London SE22 8TJ
9 Deventer Crescent London SE22 8TJ
8 Deventer Crescent London SE22 8TJ
18 Deventer Crescent London SE22 8TJ
17 Deventer Crescent London SE22 8TJ
2 Deventer Crescent London SE22 8TJ
19 Deventer Crescent London SE22 8TJ
17 Matham Grove London SE22 8PN
16 Matham Grove London SE22 8PN
21 Matham Grove London SE22 8PN
29 Matham Grove London SE22 8PN
28 Matham Grove London SE22 8PN
30 Matham Grove London SE22 8PN
24 Matham Grove London SE22 8PN
23 Matham Grove London SE22 8PN
26 Matham Grove London SE22 8PN
25 Matham Grove London SE22 8PN
25 Tintagel Crescent London SE22 8HT
21 Tintagel Crescent London SE22 8HT
29 Tintagel Crescent London SE22 8HT
27 Tintagel Crescent London SE22 8HT
17 Tintagel Crescent London SE22 8HT
15 Tintagel Crescent London SE22 8HT

First Floor Flat 75 East Dulwich Grove SE22 8PR
Flat 4 36 East Dulwich Grove SE22 8PP
Flat 3 36 East Dulwich Grove SE22 8PP
Flat 6 36 East Dulwich Grove SE22 8PP
Flat 5 36 East Dulwich Grove SE22 8PP
44b Lordship Lane London SE22 8HJ
Second Floor Flat 75 East Dulwich Grove SE22 8PR
Flat 2 36 East Dulwich Grove SE22 8PP
Flat 1 36 East Dulwich Grove SE22 8PP
Flat 12 Block A 72 Grove Vale SE22 8DT
Flat 119 Block C 72 Grove Vale SE22 8AU
Flat 120 Block C 72 Grove Vale SE22 8AU
Cluster Flat 12 Block C Grove Vale SE22 8DT
Flat 110 Block C 72 Grove Vale SE22 8AU
Cluster Flat 11 Block C Grove Vale SE22 8DT
Flat 118 Block C 72 Grove Vale SE22 8AU
20 Ashbourne Grove London SE22 8RL
2 Ashbourne Grove London SE22 8RL
26 Ashbourne Grove London SE22 8RL
38 Ashbourne Grove London SE22 8RL
48 Ashbourne Grove London SE22 8RL
46 Ashbourne Grove London SE22 8RL
52 Ashbourne Grove London SE22 8RL
50 Ashbourne Grove London SE22 8RL
40 Ashbourne Grove London SE22 8RL
4 Ashbourne Grove London SE22 8RL
44 Ashbourne Grove London SE22 8RL
42 Ashbourne Grove London SE22 8RL
65 Melbourne Grove London SE22 8RJ
Flat A 69 Melbourne Grove SE22 8RJ
67 Melbourne Grove London SE22 8RJ
7 Tell Grove London SE22 8RH
6 Tell Grove London SE22 8RH
9 Tell Grove London SE22 8RH
8 Tell Grove London SE22 8RH
14 Ashbourne Grove London SE22 8RL
12b Ashbourne Grove London SE22 8RL
18 Ashbourne Grove London SE22 8RL
16 Ashbourne Grove London SE22 8RL
77 Melbourne Grove London SE22 8RJ
75 Melbourne Grove London SE22 8RJ
10 Ashbourne Grove London SE22 8RL
83 Melbourne Grove London SE22 8RJ
55 Ashbourne Grove London SE22 8RN
9 Ashbourne Grove London SE22 8RN
7 Ashbourne Grove London SE22 8RN
5 Ashbourne Grove London SE22 8RN
Flat A 49 Ashbourne Grove SE22 8RN
53 Ashbourne Grove London SE22 8RN
51 Ashbourne Grove London SE22 8RN
1 Chesterfield Grove London SE22 8RP
21 Chesterfield Grove London SE22 8RP
19 Chesterfield Grove London SE22 8RP
25 Chesterfield Grove London SE22 8RP
23 Chesterfield Grove London SE22 8RP
13 Chesterfield Grove London SE22 8RP
11 Chesterfield Grove London SE22 8RP
17 Chesterfield Grove London SE22 8RP
15 Chesterfield Grove London SE22 8RP
15 Ashbourne Grove London SE22 8RN
13 Ashbourne Grove London SE22 8RN
27a Tarbert Road London SE22 8QB
25b Tarbert Road London SE22 8QB
22b Tarbert Road London SE22 8QB
22a Tarbert Road London SE22 8QB
24a Tarbert Road London SE22 8QB
23b Tarbert Road London SE22 8QB
32a Tarbert Road London SE22 8QB
31b Tarbert Road London SE22 8QB
36a Tarbert Road London SE22 8QB
32b Tarbert Road London SE22 8QB
3b Tarbert Road London SE22 8QB
3a Tarbert Road London SE22 8QB
31a Tarbert Road London SE22 8QB
3c Tarbert Road London SE22 8QB
83b Glengarry Road London SE22 8QA

18 Shaw Road London SE22 8DP
13 Shaw Road London SE22 8DP
12 Shaw Road London SE22 8DP
15 Shaw Road London SE22 8DP

14 Shaw Road London SE22 8DP
83 Abbotswood Road London SE22 8DN
82 Abbotswood Road London SE22 8DN
85 Abbotswood Road London SE22 8DN

84 Abbotswood Road London SE22 8DN
12b Lordship Lane London SE22 8HN
12a Lordship Lane London SE22 8HN
81 Abbotswood Road London SE22 8DN
80 Abbotswood Road London SE22 8DN
86 Abbotswood Road London SE22 8DN
92 Abbotswood Road London SE22 8DN
91 Abbotswood Road London SE22 8DN
2 Shaw Road London SE22 8DP
1 Shaw Road London SE22 8DP
88 Abbotswood Road London SE22 8DN

87 Abbotswood Road London SE22 8DN
90 Abbotswood Road London SE22 8DN
89 Abbotswood Road London SE22 8DN
20 Hambledon Court Burrow Road SE22 8EJ
15 Burrow Road London SE22 8DU
13 Burrow Road London SE22 8DU
19 Burrow Road London SE22 8DU
17 Burrow Road London SE22 8DU

4 Melbourne Terrace Melbourne Grove SE22 8RE
The Melbourne Grove Medical Practice Melbourne Grove SE22 8QN
11 Burrow Road London SE22 8DU
3b Glengarry Road London SE22 8PZ
21 Burrow Road London SE22 8DU
33 Burrow Road London SE22 8DU
31 Burrow Road London SE22 8DU
37 Burrow Road London SE22 8DU
35 Burrow Road London SE22 8DU
25 Burrow Road London SE22 8DU
23 Burrow Road London SE22 8DU
29 Burrow Road London SE22 8DU
27 Burrow Road London SE22 8DU
9 Buxted Road London SE22 8DQ
8 Buxted Road London SE22 8DQ
11 Buxted Road London SE22 8DQ
10 Buxted Road London SE22 8DQ
5 Buxted Road London SE22 8DQ
4 Buxted Road London SE22 8DQ
Flat 131 Block C 72 Grove Vale SE22 8AU
Flat 15 Block A 72 Grove Vale SE22 8DT
Flat 14 Block A 72 Grove Vale SE22 8DT
Flat 2 Block A 72 Grove Vale SE22 8DT
Flat 24 Block A 72 Grove Vale SE22 8DT
Flat 23 Block A 72 Grove Vale SE22 8DT
Flat 29 Block B 72 Grove Vale SE22 8DT
Flat 28 Block B 72 Grove Vale SE22 8DT
Flat 20 Block A 72 Grove Vale SE22 8DT
Cluster Flat 2 Block B Grove Vale SE22 8DT

75 East Dulwich Grove London SE22 8PR
40 East Dulwich Grove London SE22 8PP
7 Buxted Road London SE22 8DQ
6 Buxted Road London SE22 8DQ
12 Buxted Road London SE22 8DQ
3 Talbot Road London SE22 8EH
2 Talbot Road London SE22 8EH
5 Talbot Road London SE22 8EH
4 Talbot Road London SE22 8EH
11b Zenoria Street London SE22 8HP
13 Buxted Road London SE22 8DQ
1 Talbot Road London SE22 8EH
2 Melbourne Grove London SE22 8QZ
8 Hambledon Court Burrow Road SE22 8EJ
7 Hambledon Court Burrow Road SE22 8EJ

83a Glengarry Road London SE22 8QA
85b Glengarry Road London SE22 8QA
85a Glengarry Road London SE22 8QA
First Floor And Part Second Floor 84-90 Lordship Lane SE22 8HF
1b-1c Melbourne Grove London SE22 8RG
Second Floor Flat 63 Melbourne Grove SE22 8RJ
Top Flat 5 Melbourne Grove SE22 8RG
Upper Ground Floor Flat 64 East Dulwich Grove SE22 8PS
Flat 111 Block C 72 Grove Vale SE22 8AU
Flat 123 Block C 72 Grove Vale SE22 8AU
Flat 129 Block C 72 Grove Vale SE22 8AU
Flat 128 Block C 72 Grove Vale SE22 8AU
Flat 130 Block C 72 Grove Vale SE22 8AU
Flat 13 Block A 72 Grove Vale SE22 8DT
Flat 125 Block C 72 Grove Vale SE22 8AU
Flat 124 Block C 72 Grove Vale SE22 8AU
Flat 127 Block C 72 Grove Vale SE22 8AU
Flat 126 Block C 72 Grove Vale SE22 8AU
Ground Floor And First Floor Flat 42 Derwent Grove SE22 8EA
Ground Floor Flat 40 Derwent Grove SE22 8EA
Mezzanine Flat 3 East Dulwich Grove SE22 8PW
3c East Dulwich Grove London SE22 8PW
Ground Floor Flat 88 Melbourne Grove SE22 8QY
Ground Floor Flat 38 St Francis Road SE22 8DE
Ground Floor Flat 61 Glengarry Road SE22 8QA
Ground Floor Flat 52 Glengarry Road SE22 8QD
Ground And Part First To Second Floor 64 Grove Vale SE22 8DT
Flat 103 Block C 72 Grove Vale SE22 8AU
Flat 102 Block C 72 Grove Vale SE22 8AU
Flat 11 Block A 72 Grove Vale SE22 8DT
Flat 104 Block C 72 Grove Vale SE22 8AU
Cluster Flat 1 Block B Grove Vale SE22 8DT
Flat 1 Block A 72 Grove Vale SE22 8DT
Cluster Flat 10 Block C Grove Vale SE22 8DT
Flat 10 Block A 72 Grove Vale SE22 8DT
Flat 39 Block B 72 Grove Vale SE22 8DT
Flat 38 Block B 72 Grove Vale SE22 8DT
Cluster Flat 4 Block B Grove Vale SE22 8DT
Flat 4 Block A 72 Grove Vale SE22 8DT
Cluster Flat 3 Block B Grove Vale SE22 8DT
Flat 3 Block A 72 Grove Vale SE22 8DT
Flat 37 Block B 72 Grove Vale SE22 8DT
Flat 36 Block B 72 Grove Vale SE22 8DT
Flat 45 Block B 72 Grove Vale SE22 8DT
Flat 55 Block B 72 Grove Vale SE22 8DT
Flat 54 Block B 72 Grove Vale SE22 8DT
Flat 6 Block A 72 Grove Vale SE22 8DT
Flat 56 Block B 72 Grove Vale SE22 8DT
Flat 5 Block A 72 Grove Vale SE22 8DT
Flat 46 Block B 72 Grove Vale SE22 8DT
46b St Francis Road London SE22 8DE
Flat 1 39a Glengarry Road SE22 8QA
32 Glengarry Road London SE22 8QD
Flat 1 96 Grove Vale SE22 8DT
First To Second Floor 29b Trossachs Road SE22 8PY
First Floor And Second Floor 28 Tarbert Road SE22 8QB
81b East Dulwich Grove London SE22 8PU
19 Ashbourne Grove London SE22 8RN
17 Ashbourne Grove London SE22 8RN
6 Ashbourne Grove London SE22 8RL
11 Ashbourne Grove London SE22 8RN
1 Ashbourne Grove London SE22 8RN
41 Ashbourne Grove London SE22 8RN
35 Ashbourne Grove London SE22 8RN
47 Ashbourne Grove London SE22 8RN
43 Ashbourne Grove London SE22 8RN
25 Ashbourne Grove London SE22 8RN
3 Ashbourne Grove London SE22 8RN
82 Lordship Lane London SE22 8HF
78 Lordship Lane London SE22 8HF
32 Lordship Lane London SE22 8HJ

10 Hambledon Court Burrow Road SE22 8EJ
9 Hambledon Court Burrow Road SE22 8EJ
4 Hambledon Court Burrow Road SE22 8EJ
3 Hambledon Court Burrow Road SE22 8EJ
6 Hambledon Court Burrow Road SE22 8EJ
5 Hambledon Court Burrow Road SE22 8EJ
11 Hambledon Court Burrow Road SE22 8EJ
17 Hambledon Court Burrow Road SE22 8EJ
16 Hambledon Court Burrow Road SE22 8EJ
19 Hambledon Court Burrow Road SE22 8EJ
18 Hambledon Court Burrow Road SE22 8EJ
13 Hambledon Court Burrow Road SE22 8EJ
12 Hambledon Court Burrow Road SE22 8EJ
15 Hambledon Court Burrow Road SE22 8EJ
14 Hambledon Court Burrow Road SE22 8EJ
49 Burrow Road London SE22 8DU
47 Burrow Road London SE22 8DU
53 Burrow Road London SE22 8DU
51 Burrow Road London SE22 8DU
41 Burrow Road London SE22 8DU
39 Burrow Road London SE22 8DU
45 Burrow Road London SE22 8DU
43 Burrow Road London SE22 8DU
55 Burrow Road London SE22 8DU
21b Derwent Grove London SE22 8DZ
Flat B 49 Ashbourne Grove SE22 8RN
2 Hambledon Court Burrow Road SE22 8EJ
1 Hambledon Court Burrow Road SE22 8EJ
Flat B 69 Melbourne Grove SE22 8RJ
57 Burrow Road London SE22 8DU
22 Ashbourne Grove London SE22 8RL
Flat C 69 Melbourne Grove SE22 8RJ
Flat 22 Block A 72 Grove Vale SE22 8DT
Flat 21 Block A 72 Grove Vale SE22 8DT
Ground Floor And First Floor Flat 30 Derwent Grove SE22 8EA
11 Nimegan Way London SE22 8TL
9 Nimegan Way London SE22 8TL
15 Nimegan Way London SE22 8TL
26 Lordship Lane London SE22 8HJ
6 Grove Vale London SE22 8EF
4 Grove Vale London SE22 8EF
74 Lordship Lane London SE22 8HF
8-16 Grove Vale London SE22 8EF
34 Lordship Lane London SE22 8HJ
52 Lordship Lane London SE22 8HJ
48 Lordship Lane London SE22 8HJ
16 Lordship Lane London SE22 8HN
54 Lordship Lane London SE22 8HJ
36-38 Lordship Lane London SE22 8HJ
36a Lordship Lane London SE22 8HJ
44 Lordship Lane London SE22 8HJ
40 Lordship Lane London SE22 8HJ
48 Derwent Grove London SE22 8EA
46 Derwent Grove London SE22 8EA
34 Derwent Grove London SE22 8EA
52 Derwent Grove London SE22 8EA
2 Grove Vale London SE22 8EF
3 Railway Rise London SE22 8EE
26 Grove Vale London SE22 8EF
24 Grove Vale London SE22 8EF
8 Derwent Grove London SE22 8EA
6 Derwent Grove London SE22 8EA
2 Railway Rise London SE22 8EE
1 Railway Rise London SE22 8EE
11 Oxonian Street London SE22 8HR
1 Oxonian Street London SE22 8HR
15 Oxonian Street London SE22 8HR
13 Oxonian Street London SE22 8HR
9 Zenoria Street London SE22 8HP
8 Zenoria Street London SE22 8HP
21 Thorncombe Road London SE22 8PX
19 Thorncombe Road London SE22 8PX
1 Thorncombe Road London SE22 8PX
9 Matham Grove London SE22 8PN
13 Thorncombe Road London SE22 8PX
11a Thorncombe Road London SE22 8PX
By Email

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

Flood and Drainage Team

Statutory and non-statutory organisations

Environment Agency

Historic England

London Fire and Emergency Planning Authority

London Underground Limited

Metropolitan Police Service (Designing out Crime)

Natural England - London Region and South East Region

Network Rail (Planning)

Thames Water - Development Planning

Neighbours and local groups

By Email

22a/B Melbourne Grove London SE22 8QZ

30 Melbourne Grove London SE22 8QZ

38 Melbourne Grove London SE22 8QZ

50 Glengarry Road London SE22 8QD

6 St Barnabas Close London SE22 8UA