

<b>Item No.</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 17 January 2017	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/1944 for: Full Planning Permission  <b>Address:</b> 62 - 68 HALF MOON LANE, LONDON SE24 9JE  <b>Proposal:</b> Change of use of a former caretaker's house to extend an existing as part of a primary school (Use Class D1) and the retention of the use of the grounds of the former James Black Institute Research Facility as a playing field used ancillary to school.		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b>	06/06/2016	<b>Application Expiry Date</b>	01/08/2016
<b>Earliest Decision Date</b>	29/06/2016		

## RECOMMENDATION

1. That planning permission be granted subject to the conditions set out in the report.

## BACKGROUND INFORMATION

### Site location and description

2. The site comprises a two storey caretaker's house and the grounds of the former James Black Institute Research Facility/King's College Biological Sciences Building ('the research facility'), a use that has ceased. It is located south of Half Moon Lane close to the junction with Village Way and Beckwith Road. Only the central part of the grounds are currently used as a playing area and is covered with rubber mats and enclosed with timber fencing panels and metal fencing.





3. The former research facility, a four storey building, is located to the south west of the application site ('the site') and is in use as a primary school, following the grant of an application for prior approval in 2014 for the change of use of the building to a state funded primary school for up to 350 pupils per academic year ('the 2014 prior approval').
4. The site is in a predominantly residential area. Delawyk Crescent, a residential road, runs adjacent to part of the eastern and southern boundary and a residential terrace lies to the south east with the side boundaries of numbers 2 and 4 Village Way immediately adjacent.
5. Retail and commercial units, some with flats above, are located on the opposite side of Half Moon Lane. These commercial units do not form part of a town centre or a protected shopping parade.
6. The site has a public transport accessibility level (PTAL) of 4 and falls within an air quality management area and the suburban density zone (middle).
7. Tree Preservation Order (No. 450) 2013 identifies the following protected trees on site: T1 Koelreuteria, T2 Liquidambar, T3 Cedar, T4 Walnut, protected group G2 and protected group G3.

### **Details of proposal**

8. The application is for the use of the caretaker's house as part of the primary school and the retention of the use of the grounds as a playing field for the school; the use of the grounds as a playing field having already occurred.
9. The application site was not included in the area subject to the 2014 prior approval for the change of use of the research facility to a state funded primary school, so

permission is required for its use as part of the school. The grounds in the current application were not given curtilage consent under the 2014 prior approval.

10. **Planning history**

<p>14/EN/0423 Enforcement type: Non-compliance with plans (NCWP) Breach of condition 5 (boundary fencing not installed); use of land outside of permitted area as play area.</p> <p>Sign-off date 29/01/2015</p> <p>Sign-off reason: Final closure - not expedient to enforce (FCNE)</p> <p>The existing close board fencing has only been partially retained and the "play area" slightly extended on a temporary basis, it is considered that both the herras/mesh fencing and the use of a slightly larger play area would not detrimentally affect the amenity of adjoining neighbours, particularly in terms of noise nuisance as the closest residents are located some distance away from this area, Furthermore, the play area is used only occasionally, dependent on the weather and for less than half an hour, per school day, it therefore considered insufficient to justify enforcement action.</p>
<p>15/EN/0116 Enforcement type: Breach of condition (BOC) Usage times of children playing outdoors</p> <p>Sign-off date 31/03/2015 Sign-off reason: Final closure - insufficient grounds to pursue further at this time.</p>
<p>15/EQ/0117 Application type: Pre-Application Enquiry (ENQ) Demolition of existing building on site and re-develop to provide 6 townhouses and 22 almshouses (all 1 bedroom)</p> <p>Decision date 17/08/2015 Decision: Pre-application enquiry closed (EQC)</p>

11. **Planning history of adjoining sites**

<p>14/EQ/0053 Application type: Pre-Application Enquiry (ENQ) Change of use from B1 to D1 state funded school - utilising permanent permitted development rights under the 2013 amendments to general permitted development order.</p> <p>Decision date 21/04/2014 Decision: Pre-application enquiry closed (EQC)</p>
<p>14/AP/1426 Application type: Prior Approval (PRAP) Permanent change of use from university research building (Use Class B1) to a state funded primary school (Use Class D1) for up to 350 pupils.</p> <p>Decision date 25/06/2014 Decision: Prior Approval Required - Approved (PARA)</p>
<p>15/AP/0309 Application type: Tree Preservation Order - works related (TPO)</p> <p>1. T8 - Tree absent prior to the commencement of works, cause unknown. Tree to</p>

- be replaced with prior agreement by Southwark's Urban Forester.
2. T17-T25 and T29 - Crown lift to 2.5m as necessary, root pruning to facilitate resurfacing under the supervision of an arboriculturalist.
  3. T20, T25, T29 and T30 - Crown lift to 2.5m as necessary, root pruning to facilitate resurfacing under the supervision of an arboriculturalist.
  4. T27 and T28 - Fell to enable proposed construction of a new pedestrian path. Two trees to be replaced with prior agreement by Southwark's Urban Forester.
  5. T16 - Crown lift to 2.5m as necessary, root pruning to facilitate resurfacing under the supervision of an arboriculturalist to facilitate a new canopy the entrance to the school on the northern façade, partially encircling a Tea Crabapple tree.
  6. T30, T31, T32 and T33 Crown lift to 2.5m as necessary and root pruning to facilitate erection of new secure fence along this perimeter under the supervision of an arboriculturalist.

Decision date 24/03/2015

Decision: TPO consent granted (TPOG) with a condition to replant three trees.

15/AP/1810 Application type: Certificate of Lawfulness - proposed (CLP)

Alterations and works to existing building and grounds in association with permanent change of use from university research building (Use Class B1) to a state funded primary school (Use Class D1) for up to 350 pupils (associated PARAP 14/AP/14260).

The works comprise:

- Artificial grass play area located over the existing gravel area to the west of the school building
- Security perimeter fence.
- Pedestrian entrance gate (2m high) on to Half Moon Lane.
- Entrance path within the site.
- The erection of replacement canopies to the SW and NW elevations.
- New keyclamp rail to parapet.
- The insertion of extract louvres on all elevations.
- Removal of existing plant and replacement with new plant.
- Façade treatment, repainting the metal window frames and the curtain walling to all elevations, and solar shading on the south façade.

Decision date 20/07/2015

Decision: Granted (GRA)

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

12. The main issues to be considered in respect of this application are:
  - a) The principle of the development in terms of land use and conformity with strategic policies.
  - b) The impact of the development on the amenity of the adjoining properties.
  - c) Ecology and trees.

d) Transport.

### **Planning policy**

13. National Planning Policy Framework 2012 (the Framework)

Core planning principles

Section 1 - Building a strong competitive economy

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 11 - Conserving and enhancing the natural environment

Section 12 - Conserving and enhancing the historic environment.

14. London Plan July 2016

Policy 3.16 Education facilities

Policy 3.19 Sports facilities

Policy 4.2 Offices.

15. Core Strategy 2011

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

Strategic policy 10: Jobs and businesses

Strategic policy 11: Open spaces and wildlife

Strategic policy 12: Design and conservation

Strategic policy 13: High environmental standards.

Southwark Plan 2007 (July) - saved policies

16. The council's cabinet on 19 March 2013, as required by paragraph 215 of the National Planning Policy Framework 2012 ('NPPF'), considered the issue of compliance of Southwark Planning Policy with the NPPF. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF:

1.4 - Employment sites outside the preferred office locations and preferred industrial locations

2.2 - Provision of new community facilities

2.4 - Educational deficiency - provision of new educational establishments

3.1 - Environmental effects

3.2 - Protection of amenity

3.11 - Efficient use of land

3.14 - Designing out crime

3.28 - Biodiversity

5.2 - Transport impacts

5.3 - Walking and cycling.

17. The Dulwich Supplementary Planning Document 2013

## Representations

Total number of representations:	129				
In favour:	123	Against:	6	Neutral:	0
Petitions in favour:	0		Petitions against:		0

### Summary of representations

18. Of the people who commented in favour of the application, most referenced the enhancement of the educational facility that would result and the benefit to the school and children attending.
19. Of the six objections, the following matters were referenced:
  - Loss of residential floorspace
  - Loss of business floorspace
  - Impact on amenity
  - Impact on trees and biodiversity
  - Loss of green space
  - Questions about whether the application was valid
  - The site should be used for almshouses.

### **Principle of development**

20. The proposed development would improve the existing school, provide improved education opportunities, improve facilities which encourage physical activity and would ensure the promotion of healthy lifestyles in accordance with Strategic Policy 4: 'Places for learning, enjoyment and healthy lifestyles'.
21. The grounds have not been open to the public in the past so there would not be any loss of public open space.

### The building and grounds

22. The caretaker's house is not listed and the grounds are not designated as borough open land or metropolitan open land, however, part of the site (excluding the caretaker's house) is proposed as other open space in the New Southwark Plan preferred option.
23. As set out above, the caretaker's house is currently vacant. This building once formed part of the wider class B1 (business) use of the research facility but has most recently been occupied by persons looking after what was the vacant research facility. The grounds once formed part of the research facility but have been used by the primary school, which now occupies the research facility, as part of their playing field.
24. An objector has suggested that the change of use of the caretaker's building would result in the loss of a substantial residential property. Officers do not believe the caretaker's house has been used as a residential property because the building was occupied by a caretaker and generally occupation by a caretaker is considered to be a use ancillary to the principal use of the land. In this case, the caretaker looked after the former research institute which ceased to be used for this purpose in 2012.

25. An objector has also suggested that the change of use of the caretaker's building would result in the loss of B1 (business) floor space, and therefore should be assessed against saved policy 1.4 'Employment sites outside the preferred office locations and preferred industrial locations of the Southwark Plan', which provides that:

*'Outside preferred industrial locations and preferred office locations, on sites which have an established B Class Use and which meet any of the following criteria:*

- i. The site fronts onto or has direct access to a classified road; or*
- ii. The site is in a Public Transport Accessibility Zone (a designation that no longer exists); or*
- iii. The site is within the Central Activities Zone; or*
- iv. The site is within a Strategic Cultural Area.'*

26. Or, if the site is within a town or local centre, an action area core or within the Camberwell Action Area.

27. Development will be permitted provided that the proposal would not result in a net loss of floor space in Class B use. An exception to this may be made to this where:

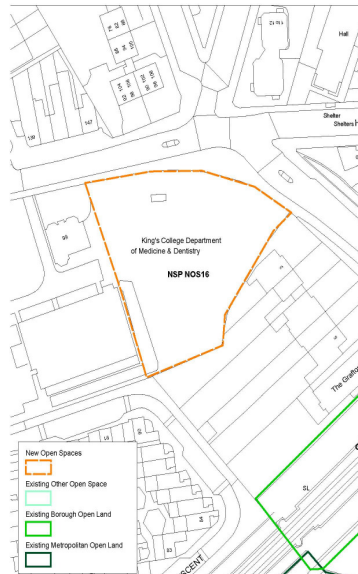
- a) The applicant can demonstrate that convincing attempts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful
- b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to physical or environmental constraints
- c) The site is located within a town or local centre, in which case in accordance with policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses. Where an increase in floor space is proposed, the additional floor space may be used for suitable mixed or residential use.

28. Half Moon Lane is a classified road but officers do not believe that policy 1.4 applies because the caretaker's house does not have an established Class B Use. Although the property may have once been used as part of a wider business use of the site, this use ceased in 2012. Since then, the property has been occupied by a caretaker looking after the vacant building and grounds.

29. Furthermore, officers consider that the land would not be suitable for re-use or redevelopment for B Class because most of the land is vacant grassland.

Proposed designation as an other open space

30. As referred to above, there is a proposal to designate part of the site as other open space in the New Southwark Plan preferred option.



31. The National Planning Policy Framework advises that the weight given to relevant policies in emerging plans should depend on its stage of preparation, the degree of consistency with the Framework and extent to which objections to the policies remain unresolved.
32. The designation is at an early stage of preparation and while there have been many representations in support of it, the landowner (the Dulwich Estate) has provided a detailed objection. A consultation report which addresses the objections raised by the Dulwich Estate has not been published by the council and the objection has not yet been resolved. Due to these factors, the proposed designation should be given limited weight.

### Education facilities

33. Paragraph 72 of the NPPF relates to schools and advises that the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It requires local planning authorities (LPAs) to take a proactive, positive and collaborative approach to meeting this requirement. LPAs are required to give great weight to the need to create, expand or alter schools, and to work with school promoters to identify and resolve key planning issues before applications are submitted.
34. This is reinforced through London Plan policy 3.18 'Education facilities', which offers strong support for the establishment of new schools. The policy states that development proposals which enhance education provision will be supported, including new build or change of use to educational purposes. Proposals which address the projected shortfall of primary and secondary school places will be particularly encouraged. The policy states that:

*'In particular, proposals for new schools, including free schools, should be given positive consideration and should only be refused where there are demonstrable negative local impacts which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the use of planning conditions or obligations'.*



35. Strategic policy 4 of the Core Strategy 'Places for learning, enjoyment and healthy lifestyles' advises that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas. Part 4 of the policy states that the council will do this by building new schools and improving existing schools to provide improved education opportunities. Saved policy 2.4 of the Southwark Plan states that planning permission will be granted for new educational establishments, especially in areas of demonstrated educational deficiency, provided opportunities are taken wherever possible to ensure that provision is made to enable the facility to be used by all members of the community.

#### Land use implications

36. Some objectors, including the Dulwich Estate have mentioned the potential for the site to be used for housing in the future. The Dulwich Estate publicised their proposal locally in their newsletter of September 2016.
37. The framework requires local planning authorities to have a supply of specific deliverable sites to provide five years worth of housing. A five and fifteen year housing land supply report was recently published. It states that the projected housing requirement for the next five years and 15 years can be met with sites identified in the Southwark Plan, area action plans, supplementary planning documents plus windfall sites and those with planning permission. This site is not required for housing to deliver Southwark's housing needs.
38. Were planning permission given for this change of use, any further change to the land use would need to take account of with saved policy 2.1 of the Southwark Plan and the emerging New Southwark Plan policy DM21, both of which seek to protect community facilities which would include school playing fields.

#### **Environmental impact assessment**

39. The site comprises approximately 3,900m<sup>2</sup> and the site of the existing school is approximately 3,700m<sup>2</sup>.
40. An environmental impact assessment is not required for this application.

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

41. Parts of the grounds are currently used as an outdoor play area. It appears that the existing vegetable garden in the south western part of the grounds will be retained. The proposed removal of the existing undergrowth will result in an enlarged outdoor play area which would be closer to residential properties, most noticeably those located to the east and south east along Village Way.
42. While noise from pupils playing outside may be noticeable to neighbours, times that the space is used is limited to physical exercise classes and after school clubs are supervised to ensure that noise and disturbance is kept to a minimum. The council's noise and nuisance team have had no complaints about noise from the site.
43. No significant adverse impact on health or quality of life has occurred or is expected to occur from the use of the grounds as a playing field. This is because the neighbouring properties are already subject to some noise from road traffic and the fact that noise

from the playing field would be limited to certain periods and to daytime hours. Further, there are many playing fields in urban and suburban locations close to dwellings, so the use of the grounds would be neither unusual nor unreasonable. It is for these reasons that a noise report was not requested.

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

44. There is a transparent first floor window to the side elevation of No. 2 Village Way, a single family dwelling, overlooking the proposed outdoor play area. It is considered that overlooking from this window, which is likely to be a bedroom, would be limited and the level of overlooking into the site is likely to be less than views from Half Moon Lane into the artificial grass play area to the west of the school building (not part of this site).
45. The other adjoining residential and nearby residential and commercial uses would not have a detrimental impact on the proposal.

### **Transport issues**

46. This existing school received approval of prior approval under application reference (14/AP/1426) on 25 June 2014 subject to a condition restricting the site to take a maximum of 350 pupils per academic year to mitigate any potential highway and transport implications.
47. The current application relates to a change of use only; no increase in pupil numbers are proposed and the condition imposed previously would continue to mitigate any highway or transport harm from the existing school.

### **Design issues**

48. None identified as no external alterations to the building or to the boundary treatment of the grounds proposed.

### **Impact on trees**

49. No works to trees are proposed and the over-riding character of the site, open green space populated by mature trees, will be retained.
50. An arboricultural survey was not required in this case as no works are proposed which would affect any trees. Over time, with the greater footfall on the site, there may be some compaction of soil near trees which can effect their health. It is recommended that a condition be imposed to ensure that protection measures are submitted for approval.

### **Other matters**

#### Validity of application

51. An objector notes that section 18 of the application form incorrectly states that non-residential floor space will not be affected and that this is significant and misleading as the application attempts to change the use of lawful B1 floor space to D1 community use. For this reason the application should not have been validated and leaves any

decision open to legal challenge.

52. As set out above, officers do not believe the caretaker's house consists of established B1 floor space.

#### Open space

53. The site is not a protected open space in the Dulwich SPD.

#### Sites of importance for nature conservation (SINC)

54. The site is not designated as a site of importance for nature conservation and no physical changes to the site are proposed.

#### Ecological considerations

55. There are no records of protected species on the site. Any works that would take place to undergrowth would need to comply with the Wildlife and Countryside Act 1981 which amongst other things, protects wild and nesting birds.
56. Although the proposal is not seeking to enhance biodiversity it is likely that this can be achieved as officers are recommending approval subject to a condition to provide planting areas near the boundaries of the site.
57. The council's ecology officer supports the creation of a native hedge to buffer.

#### Contamination

58. No information was submitted with regard to contamination but an 'additional sampling' report (reference 14-016.01L) dated May 2014 was attached to the planning statement of prior approval 14/AP/1426. This report covers both the application site and the land to the west, which is occupied by the school buildings. This report concludes that there is no significant risk and no remedial measures are required for 'the existing areas of soft landscaping that are to be used for soft play areas by the school'.
59. It is recommended that permission be granted subject to an appropriate contamination condition, identical to condition 6 of prior approval application 14/AP/1426, in the event that potential contamination is found at any time when carrying out the approved development.

#### **Conclusion on planning issues**

60. The grounds are not currently designated as borough open land or metropolitan open land, the proposed designation of the site as other open space should be given limited weight.
61. Historically the grounds have been associated with and were part of the grounds of the former King's College Biological Sciences building (Use Class B1).
62. There is no reasonable prospect of the grounds being used for employment and therefore the proposal to continue to use the grounds as a playground for the school is acceptable.

63. The caretaker's house currently has no clear use given it was used ancillary to the institute which is no longer in use. Once the principal use of a building has come to an end, so does any related ancillary use.
64. While the proposal may result in some noise for surrounding residents, playing fields in residential areas are a common. Given the separation to neighbouring properties, along with the form and times of the noise, the impact would be acceptable.

#### **Community impact statement**

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

#### **Consultations**

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

#### **Consultation replies**

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

#### **Summary of internal consultation responses**

##### Transport Planning Team

68. No objection.

##### Environmental Protection Team

69. No objection, they recommended a condition relating to contamination.

#### **Human rights implications**

70. This planning application engages certain human rights under the Human Rights Act 1998 (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.
71. This application has the legitimate aim of providing an outdoor play area and additional space for the school. 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/403-15 Application file: 16/AP/1944 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: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5461 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Andre Verster, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	6 January 2017	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		6 January 2017

## APPENDIX 1

### Consultation undertaken

**Site notice date:** 17/06/2016

**Press notice date:** n/a

**Case officer site visit date:** 17/06/2016

**Neighbour consultation letters sent:** 07/06/2016

#### Internal services consulted:

Ecology Officer  
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

#### Statutory and non-statutory organisations consulted:

n/a

#### Neighbour and local groups consulted:

Flat 4 Wesley Court SE24 9LJ	49 Elmwood Road Herne Hill SE24 9NS
Flat 3 Wesley Court SE24 9LJ	73 Ruskin Walk London SE24 9NA
Flat 5 Wesley Court SE24 9LJ	59 Casino Avenue Herne Hill SE24 9PJ
Flat 7 Wesley Court SE24 9LJ	Flat A 297 Norwood Road London SE24 9AQ
Flat 6 Wesley Court SE24 9LJ	27 Warmington Road Herne Hill SE24 9LA
Flat 2 Wesley Court SE24 9LJ	20 Voltaire, Sceaux Gardens, SE5 7DD
Flat 1 Wesley Court SE24 9LJ	72 Delawyck Crescent London SE24 9JD
147 Half Moon Lane London SE24 9JY	33 Burbage Road London SE24 9HB
Flat 10 Wesley Court SE24 9LJ	Flat 34 252 Milkwood Rd SE24 0HP
Flat 12 Wesley Court SE24 9LJ	59 Holmdene Avenue London SE24 9LD
Flat 11 Wesley Court SE24 9LJ	257 Milkwood Road 257 Se240je
Herne Hill Methodist Church Hall Half Moon Lane SE24 9JG	Flat 4 Spring House 8 Dewar Street SE15 4JJ
147a Half Moon Lane London SE24 9JY	60 Archbishops Place London SW2 2AJ
First Floor And Second Floor Flat 139 Half Moon Lane SE24 9JY	8 Lancaster Avenue London Se27 9dz
Rear Of 139 Half Moon Lane SE24 9JY	6 Gylcote Close London se5 8eu
141 Half Moon Lane London SE24 9JY	47 Highfield Hill London SE19 3PT
Flat 9 Wesley Court SE24 9LJ	6 Gylcote Close London se5 8eu
Flat 8 Wesley Court SE24 9LJ	27 Ruskin Walk London SE249NA
139 Half Moon Lane London SE24 9JY	16 Crownstone Court London SW2 1LS
145 Half Moon Lane London SE24 9JY	54 Danecroft Rd London Se24 9Nz
141a Half Moon Lane London SE24 9JY	6 Wagstaff Gardens Dagenham RM9 4HQ
143 Half Moon Lane London SE24 9JY	60 Therapia Road London SE22 0SD
5 Village Way London SE21 7AW	95a Herne Hill London SE249LY
4 Village Way London SE21 7AW	3 Drakewood Road London SW16 5DT
6 Village Way London SE21 7AW	100 Delawyck Crescent Herne Hill SE24 9JD
43 Village Way London SE21 7AP	Flat 1 1 Frankfurt Road SE24 9NX
2 Village Way London SE21 7AW	3 Drakewood Road London SW16 5DT
3 Village Way London SE21 7AW	178 Upland Road London SE220DQ
Flat A 145 Half Moon Lane SE24 9JY	79b Herne Hill London SE24 9NE
First Floor Flat 143 Half Moon Lane SE24 9JY	20 Mount Adon Park London SE22 0DT
41 Village Way London SE21 7AP	20 Mount Adon Park London SE22 0DT
40 Village Way London SE21 7AP	Flat 10 Onslow Lodge 5 Charles Haller Street sw2 2yp
98 Elmwood Road London SE24 9NR	Flat 1 17 Breakspears Road SE4 1XW
96 Elmwood Road London SE24 9NR	9 St Georges Residences 78-80 Railton Road SE24 0LG
66 Half Moon Lane London SE24 9JE	133 Casewick Road London se27 0ta
159 Half Moon Lane London SE24 9JG	37 Giles Coppice London SE19 1XF
157 Half Moon Lane London SE24 9JG	Flat 7 Mundania Court Forest Hill Road SE22 0NQ
92 Elmwood Road London SE24 9NR	2 Brockwell Park Gardens Herne Hill SE24 9BL

104 Elmwood Road London SE24 9NR  
102 Elmwood Road London SE24 9NR  
106 Elmwood Road London SE24 9NR  
90 Elmwood Road London SE24 9NR  
108 Elmwood Road London SE24 9NR  
Cfbt Schools Trust 16-18 Duke Street RG1 4RU  
165 Fleet Street London EC4A 2DW  
Flat 17, Tayside Court Basingdon Way SE5 8HB  
73 Ruskin Walk Herne Hill SE24 9NA  
76b Norwood Road London SE24 9BB  
37 Derwent Grove London SE22 8DZ  
56 Kelvington Road London SE15 3EH  
90 Elfindale Roaf London SE24 9NW  
60 Therapia Road East Dulwich SE22 0SD  
269 Rosendale Rd London se21 8lr  
34 Stonehills Court College Road SE21 7LZ  
Flat 1 9 Wyneham Road SE24 9NT  
43 Canadian Ave Catford Se6 3AU  
8 Lancaster Avenue London SE27 9DZ  
2 Gylcote Close London SE5 8EU  
66a Glengarry Road London SE228QD  
5 Cobb Court Burbage Road se24 9HQ  
5 Cobb Court Burbage Road se24 9HQ  
22 Dorchester Drive London se24 0dq  
137 Camberwell New Road London SE50SU  
Flat 14 39 Effra Parade SW2 1PG  
6c Flodden Road London SE5 9LH  
13 Burnell Road Sutton SM1 4EE  
7 Holmdene Avenue London SE24 9LB  
59 Casino Avenue Herne Hill SE24 9PJ  
28 Hindmans Road London SE22 9NF  
48 Doggett Rd London Se6 4qa  
28 Hindmans Road East Dulwich SE22 9NF  
32 Lings Coppice West Dulwich SE21 8SY  
53 Himley Road London SW17 9AG  
20 Whitmore Building 3 Arts Lane Se16 3GB  
20 Whitmore Building London SE16 3GB  
44 Milton Road London SE24 0NP  
1a Underhill Road London SE22 0BT  
65 Barnwell Road London SW2 1PN  
41 Carver Road London SE24 9LS  
17 Bicknell Raod London SE59AU  
Flat 1, 63a Millbrook Road London SW9 7JD  
41 Carver Road London SE24 9LS  
53 Himley Road Tooting SW17 9AG  
20 Chancellor Grove West Dulwich SE21 8EG  
32 Lings Coppice SE218SY

48 Doggett Road SE6 4QA  
35 Elmwood Road London SE24 9NS  
38 Halifax Street London SE26 6JA  
60 Archbishops Place Brixton Hill Sw2 2aj  
10 Rushford Road London SE4 1SG  
37 Giles Coppice London SE19 1XF  
51 Elfindale Road Herne Hill SE24 9NN  
Flat 4 Spring House 8 Dewar Street SE15 4Jj  
26 Shakespeare Road London SE24 0LB  
38 Halifax Street London SE26 6JA  
32 Crofton Road London SE5 8NB  
22 Pollards Hill North London SW16 4NL  
39 Grosvenor Park London SE5 0NH  
32 Crofton Road London SE5 8NB  
10 Rushford Road London SE4 1SG  
57 Mackenzie Road Beckenham BR3 4RY  
6 Shackleton Court Croxted Road SE21 8RS  
27 Westdown Road London Se6 4rl  
14 Delawyk Crescent Herne Hill SE249JB  
97 Casino Avenue London SE24 9PJ  
70 Harde! Walk London SW2 2QF  
3 Recreation Road Flat 2 SE26 4ST  
97 Casino Avenue London SE24 9PJ  
23 Beecholme Avenue Mitcham CR4 2HT  
20 Wyneham Road London Se24 9nt  
27 Warmington Road London SE24 9LA  
20 Wyneham Road London SE24 9NT  
3 Recreation Road London  
17 Bicknell Rd London SE59AU  
229 Bellenden Road London SE15 4DQ  
229 Bellenden Rd London SE15 4DQ  
165 Herne Hill Road London SE24 0AD  
202, Alaska Building 61 Grange Rd SE13BB  
47 Elmwood Road London SE24 9NS  
70 Harde! Walk London SW2 2QF  
4 Shardcroft Avenue London Se24 0dt  
4 Shardcroft Avenue London SE24 0DT  
54a Romola Road London SE24 9AZ  
47 Elmwood Road London SE24 9NS  
51 A Endymion Road London SW2 2BU  
308 Coldharbour Lane London SW98SE  
32b Holmdene Avenue London SE24 9LF  
27 Westdown Road London Se6 4rl  
8 Burma Terrace London Se19 1qf  
149 Vassall Road London SW9 6nj  
23 Beecholme Avenue Mitcham Cr42ht  
66 Ruskin Walk London SE24 9LZ  
62 Fawnbrake Aveune London SE24 0BZ

**Re-consultation:** n/a

## Consultation responses received

### Internal services

None

### Statutory and non-statutory organisations

None

### Neighbours and local groups

Cfbt Schools Trust 16-18 Duke Street RG1 4RU  
Email representation  
Flat A 297 Norwood Road London SE24 9AQ  
Flat 1 1 Frankfurt Road SE24 9NX  
Flat 1 17 Breakspears Road SE4 1XW  
Flat 1, 63a Millbrook Road London SW9 7JD  
Flat 1 9 Wyneham Road SE24 9NT  
Flat 10 Onslow Lodge 5 Charles Haller Street sw2 2yp  
Flat 14 39 Effra Parade SW2 1PG  
Flat 17, Tayside Court Basingdon Way SE5 8HB  
Flat 34 252 Milkwood Rd SE24 0HP  
Flat 4 Spring House 8 Dewar Street SE15 4JJ  
Flat 4 Spring House 8 Dewar Street SE15 4JJ  
Flat 4 Spring House 8 Dewar Street SE15 4Jj  
Flat 7 Mundania Court Forest Hill Road SE22 0NQ  
1a Underhill Road London SE22 0BT  
10 Rushford Road London SE4 1SG  
10 Rushford Road London SE4 1SG  
100 Delawyck Crescent Herne Hill SE24 9JD  
13 Burnell Road Sutton SM1 4EE  
133 Casewick Road London se27 0ta  
137 Camberwell New Road London SE50SU  
14 Delawyck Crescent Herne Hill SE249JB  
149 Vassall Road London SW9 6nj  
16 Crownstone Court London SW2 1LS  
165 Fleet Street London EC4A 2DW  
165 Fleet Street London EC4A 2DW  
165 Herne Hill Road London SE24 0AD  
17 Bicknell Raod London SE59AU  
17 Bicknell Rd London SE59AU  
17 Bicknell Rd London SE59AU  
178 Upland Road London SE220DQ  
2 Brockwell Park Gardens Herne Hill SE24 9BL  
2 Gylcote Close London SE5 8EU  
20 Chancellor Grove West Dulwich SE21 8EG  
20 Mount Adon Park London SE22 0DT  
20 Mount Adon Park London SE22 0DT  
20 Voltaire, Sceaux Gardens, SE5 7DD  
20 Whitmore Building London SE16 3GB  
20 Whitmore Building 3 Arts Lane Se16 3GB  
20 Wyneham Road London SE24 9NT



20 Wyneham Road London Se24 9nt  
202, Alaska Building 61 Grange Rd SE13BB  
22 Dorchester Drive London se24 0dq  
22 Pollards Hill North London SW16 4NL  
229 Bellenden Rd London SE15 4DQ  
229 Bellenden Road London SE15 4DQ  
23 Beecholme Avenue Mitcham CR4 2HT  
23 Beecholme Avenue Mitcham Cr42ht  
23 Beecholme Avenue Mitcham Cr42ht  
257 Milkwood Road 257 Se240je  
26 Shakespeare Road London SE24 0LB  
269 Rosendale Rd London se21 8lr  
27 Ruskin Walk London SE249NA  
27 Warmington Road Herne Hill SE24 9LA  
27 Warmington Road London SE24 9LA  
27 Westdown Road London Se6 4rl  
27 Westdown Road London Se6 4rl  
28 Hindmans Road East Dulwich SE22 9NF  
28 Hindmans Road London SE22 9NF  
3 Drakewood Road London SW16 5DT  
3 Recreation Road Flat 2 SE26 4ST  
308 Coldharbour Lane London SW98SE  
308 Coldharbour Lane London SW98SE  
308 Coldharbour Lane London SW98SE  
32 Crofton Road London SE5 8NB  
32 Crofton Road London SE5 8NB  
32 Lings Coppice SE218SY  
32 Lings Coppice West Dulwich SE21 8SY  
32b Holmdene Avenue London SE24 9LF  
33 Burbage Road London SE24 9HB  
34 Stonehills Court College Road SE21 7LZ  
35 Elmwood Road London SE24 9NS  
37 Derwent Grove London SE22 8DZ  
37 Giles Coppice London SE19 1XF  
37 Giles Coppice London SE19 1XF  
38 Halifax Street London SE26 6JA  
38 Halifax Street London SE26 6JA  
39 Grosvenor Park London SE5 0NH  
4 Shardcroft Avenue London SE24 0DT  
4 Shardcroft Avenue London Se24 0dt  
41 Carver Road London SE24 9LS  
41 Carver Road London SE24 9LS  
43 Canadian Ave Catford Se6 3AU  
43 Village Way London SE21 7AP  
44 Milton Road London SE24 0NP  
47 Elmwood Road London SE24 9NS  
47 Elmwood Road London SE24 9NS  
47 Highfield Hill London SE19 3PT  
48 Doggett Rd London Se6 4qa  
48 Doggett Road SE6 4QA  
49 Elmwood Road Herne Hill SE24 9NS  
5 Cobb Court Burbage Road se24 9HQ  
5 Cobb Court Burbage Road se24 9HQ

51 A Endymion Road London SW2 2BU  
51 Elfindale Road Herne Hill SE24 9NN  
53 Himley Road London SW17 9AG  
53 Himley Road London SW17 9AG  
53 Himley Road Tooting SW17 9AG  
53 Himley Road Tooting SW17 9AG  
54 Danecroft Rd London Se24 9Nz  
54a Romola Road London SE24 9AZ  
56 Kelvington Road London SE15 3EH  
57 Mackenzie Road Beckenham BR3 4RY  
59 Casino Avenue Herne Hill SE24 9PJ  
59 Casino Avenue Herne Hill SE24 9PJ  
59 Holmdene Avenue London SE24 9LD  
59 Holmdene Avenue London SE24 9LD  
6 Gylcote Close London se5 8eu  
6 Gylcote Close London se5 8eu  
6 Gylcote Close London se5 8eu  
6 Shackleton Court Croxted Road SE21 8RS  
6 Wagstaff Gardens Dagenham RM9 4HQ  
6c Flodden Road London SE5 9LH  
6c Flodden Road London SE5 9LH  
60 Archbishops Place Brixton Hill Sw2 2aj  
60 Archbishops Place London SW2 2AJ  
60 Archbishops Place London SW2 2AJ  
60 Therapia Road East Dulwich SE22 0SD  
60 Therapia Road London SE22 0SD  
62 Fawnbrake Aveune London SE24 0BZ  
65 Barnwell Road London SW2 1PN  
66 Ruskin Walk London SE24 9LZ  
66a Glengarry Road London SE228QD  
7 Holmdene Avenue London SE24 9LB  
70 Hardel Walk London SW2 2QF  
70 Hardel Walk London SW2 2QF  
72 Delawyck Crescent London SE24 9JD  
72 Delawyck Crescent London SE24 9JD  
73 Ruskin Walk Herne Hill SE24 9NA  
73 Ruskin Walk London SE24 9NA  
76b Norwood Road London SE24 9BB  
79b Herne Hill London SE24 9NE  
8 Burma Terrace London Se19 1qf  
8 Lancaster Avenue London SE27 9DZ  
8 Lancaster Avenue London Se27 9dz  
9 St Georges Residences 78-80 Railton Road SE24 0LG  
90 Elfindale Roaf London SE24 9NW  
95a Herne Hill London SE249LY  
97 Casino Avenue London SE24 9PJ  
97 Casino Avenue London SE24 9PJ  
97 Casino Avenue London SE24 9PJ