

Planning Sub-Committee B

Tuesday 28 March 2023

7.00 pm

Room G02 - Ground Floor Meeting Room, 160 Tooley Street, London SE1
2QH

Membership

Councillor Cleo Soanes (Chair)
Councillor Emily Tester (Vice-Chair)
Councillor Esme Hicks
Councillor Emily Hickson
Councillor Adam Hood
Councillor Richard Livingstone
Councillor Sandra Rhule

Reserves

Councillor Sam Dalton
Councillor Sabina Emmanuel
Councillor Victoria Mills
Councillor Charlie Smith
Councillor Victor Chamberlain

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact Beverley Olamijulo on 020 7525 7234 or (MS Teams) or email:
Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Althea Loderick

Chief Executive

Date: 20 March 2023



Planning Sub-Committee B

Tuesday 28 March 2023

7.00 pm

Room G02 - Ground Floor Meeting Room, 160 Tooley Street,
London SE1 2QH

Order of Business

| Item No. | Title | Page No. |
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1. INTRODUCTION AND WELCOME

2. APOLOGIES

3. CONFIRMATION OF VOTING MEMBERS

A representative of each political group will confirm the voting members of the sub-committee.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

6. MINUTES

1 - 4

To approve as a correct record the minutes of the meeting held on 28 February 2023.

| Item No. | Title | Page No. |
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| 7. | DEVELOPMENT MANAGEMENT ITEMS | 5 - 9 |
| 7.1. | BURGESS PARK, ALBANY ROAD, LONDON SE1 | 10 - 104 |
| 7.2. | GRANGE COTTAGE, GRANGE LANE, LONDON SE21 7LH | 105 - 139 |

Date: 20 March 2023

Planning Sub-Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.
8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

Please note:

Those wishing to speak at the meeting should notify the constitutional team by email at ConsTeam@southwark.gov.uk in advance of the meeting by **5pm** on the working day preceding the meeting.

The arrangements at the meeting may be varied at the discretion of the chair.

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Sub-Committee Clerk, Constitutional Team
Finance and Governance
Email: beverley.olamijulo@southwark.gov.uk



Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Tuesday 28 February 2023 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Cleo Soanes (Chair)
Councillor Victor Chamberlain (reserve member)
Councillor Esme Hicks
Councillor Emily Hickson
Councillor Adam Hood
Councillor Richard Livingstone

OFFICER Dennis Sangweme (Head of Development Management)
SUPPORT: Zaib Khan (Team Leader, Development Management)
Alex Gillott (Legal Officer)
Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed those that were present at the meeting.

2. APOLOGIES

There was apologies for absence from Councillors, Sandra Rhule and Emily Tester (vice-chair).

3. CONFIRMATION OF VOTING MEMBERS

The members listed as present were confirmed as voting members of the sub-committee.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were disclosed.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

Addendum report relating to items 7.1 – development management items and the members' pack.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 5 December 2022 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

Members noted the development management report.

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

7.1 OLD ALLEYNIAN SPORTS GROUND DULWICH COMMON, LONDON SE21 7HA

Planning application reference 21/AP/3392

Report: See pages 11 to 37 of the agenda pack and pages 1 to 3 of the addendum report.

PROPOSAL:

Construction of a timber framed pavillion to be used as a utility store and changing facility by Old Alwynian RFC.

The sub-committee heard the officer's introduction to the report and members of the sub-committee asked questions of the officers.

There were no representatives present at the meeting who wished to address the sub-committee.

The sub-committee put further questions to officers and discussed the application.

A motion to grant planning permission was moved, seconded put to the vote and declared carried.

RESOLVED:

That planning permission be granted subject to conditions.

7.2 CLOVE BUILDING, 4 MAGUIRE STREET, LONDON SE1 2NQ

Planning application reference 21/AP/3131

Report: See pages 38 to 95 of the agenda pack.

PROPOSAL:

Construction of one storey upward extension to create a seven storey building with mezzanine at roof level, providing office floor space (Use Class E), with landscaping, green roof and plant room including, installation of roof terrace and fifth floor infill extension with basement cycle parking, refuse storage and other associated works.

The chair announced that the planning application was deferred in order to consult further on aspects of this application.

7.3 BURGESS PARK EAST AND WEST, ALBANY ROAD LONDON SE5

Planning application reference 22/AP/4303

Report: See pages 96 to 174 of the agenda pack.

PROPOSAL:

Temporary use of Burgess Park for large-scale filming and larger-scale commercial/community events (56 days per annum over a temporary three-year period) to include installation of supporting associated infrastructure, access, parking and other ancillary works.

The chair announced that the planning application was deferred in order to consult further on aspects of this application.

The meeting ended at 7.20 pm

CHAIR:

DATED:

| | | | |
|------------------------------------|--------------------------------|-------------------------------|---|
| Item No. 7. | Classification: Open | Date: 28 March 2023 | Meeting Name: Planning Sub-Committee B |
| Report title: | | Development Management | |
| Ward(s) or groups affected: | | All | |
| From: | | Proper Constitutional Officer | |

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning sub-committees. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
 - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Levelling Up, Housing and Communities and any directions made by the Mayor of London.
 - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within

the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

- c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
 7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
 8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
 9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
 10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Assistant Chief Executive – Governance and Assurance

12. A resolution to grant planning permission shall mean that the Director of Planning and Growth is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the Director of Planning and Growth shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the Director of Planning and Growth is authorised to issue a planning

permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Assistant Chief Executive – Governance and Assurance, and which is satisfactory to the Director of Planning and Growth. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Director of Law and Governance. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission.
15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Plan which was adopted by the council in February 2022. The Southwark Plan 2022 was adopted after the London Plan in 2021. For the purpose of decision-making, the policies of the London Plan 2021 should not be considered out of date simply because they were adopted before the Southwark Plan 2022. London Plan policies should be given weight according to the degree of consistency with the Southwark Plan 2022.
16. The National Planning Policy Framework (NPPF), as amended in July 2021, is a relevant material consideration and should be taken into account in any decision-making.
17. Section 143 of the Localism Act 2011 provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
18. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010 as amended, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

19. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|--|--------------------------------------|
| Council assembly agenda 23 May 2012 | Constitutional Team 160 Tooley Street London SE1 2QH | Virginia Wynn-Jones 020 7525 7055 |
| Each planning committee item has a separate planning case file | Development Management 160 Tooley Street London SE1 2QH | Planning Department 020 7525 5403 |

APPENDICES

| No. | Title |
|------|-------|
| None | |

AUDIT TRAIL

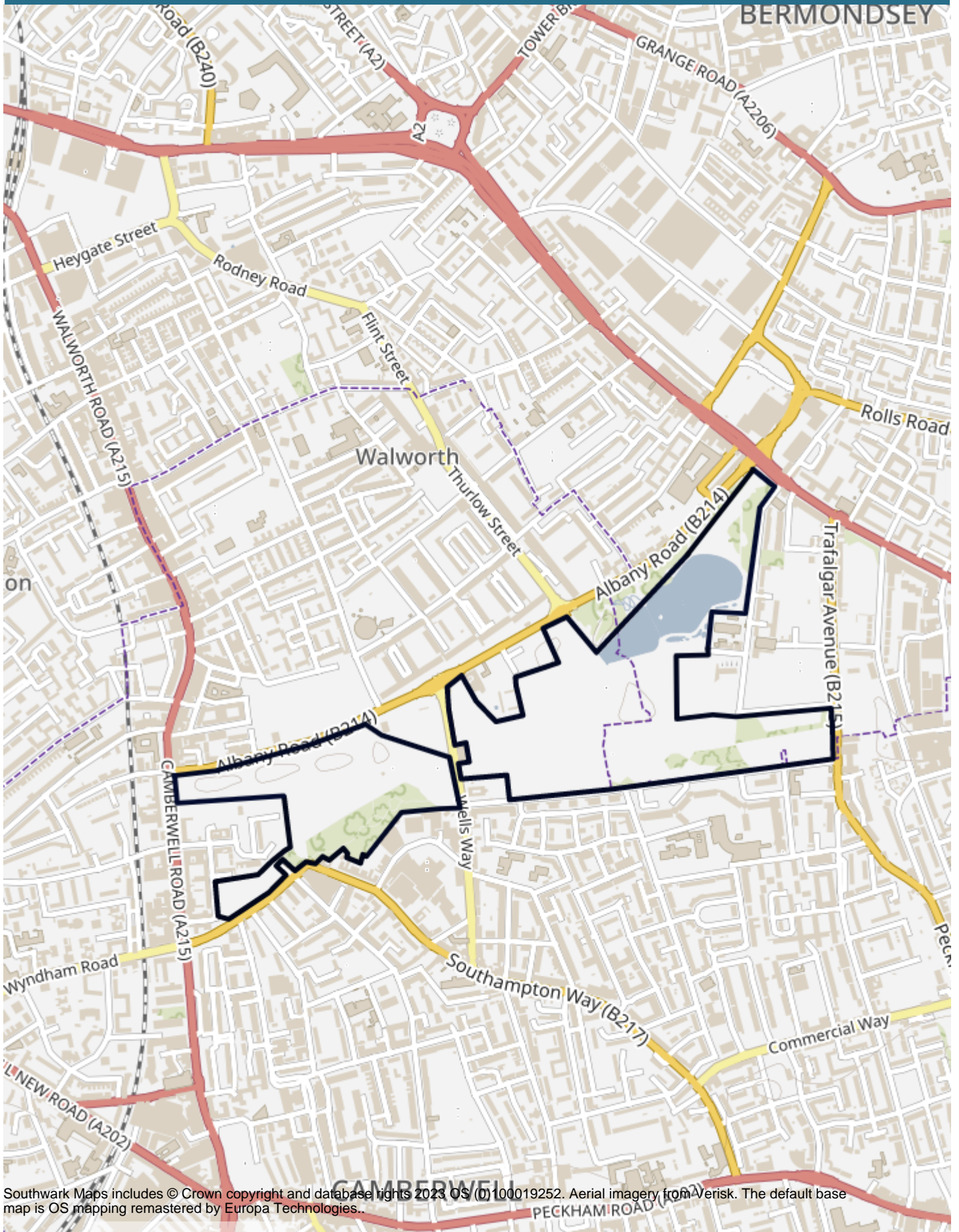
| | | |
|---|---|--------------------------|
| Lead Officer | Chidilim Agada, Head of Constitutional Services | |
| Report Author | Beverley Olamijulo, Constitutional Officer Nagla Stevens, Deputy Head of Law | |
| Version | Final | |
| Dated | 20 March 2023 | |
| Key Decision? | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments sought | Comments included |
| Assistant Chief Executive – Governance and Assurance | Yes | Yes |
| Director of Planning and Growth | No | No |
| Cabinet Member | No | No |
| Date final report sent to Constitutional Team | | 20 March 2023 |

Agenda Item 7.1



22/AP/4303

Burgess Park East and west, Albany Road, London SE1



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200 m

Scale = 1:500,000,000

15-Feb-2023

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|--|--|-----------------------------------|--|
| Item No. 7.1 | Classification: Open | Date: 28 March 2023 | Meeting Name: Planning Sub-Committee B |
| Report title: | Development Management planning application: Application for: Full Planning Application 22/AP/4303 Address: BURGESS PARK, ALBANY ROAD, LONDON, SE1 Proposal: Temporary use of Burgess Park for large-scale filming and commercial/community events to include installation of supporting associated infrastructure, access, parking and other ancillary works. | | |
| Ward or groups affected: | Faraday | | |
| From: | Director of Planning and Growth | | |
| Application Start Date 22/12/2022 | | PPA Expiry Date 23/03/2023 | |
| Earliest Decision Date 20/03/2023 | | | |

RECOMMENDATION

1. That planning permission is granted, subject to conditions.

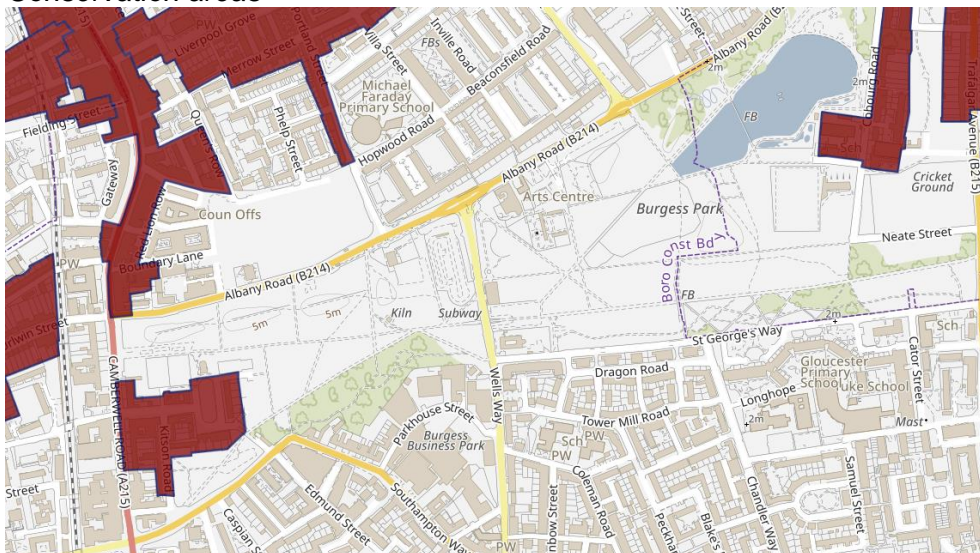
BACKGROUND INFORMATION

Site location and description

2. The application site is Burgess Park, which covers an area of 56 hectares. The park is bound by Old Kent Road and Albany Road to the north, Camberwell Road to the west, New Church Road and St George's Way to the south and Sumner Road to the east. Wells Way runs through the park north to south.
3. The entirety of Burgess Park is designated as Metropolitan Open Land (MOL). The application site is also subject to the following designations:
 - Aylesbury Vision Boundary
 - Aylesbury Action Area
 - Air Quality Management Area
 - Site of Importance for Nature Conservation
 - Flood Zones 2 and 3

4. Burgess Park is relatively recent in terms of its history with the concept founded during the 1940s in the County of London Plan and the Greater London Plan. A new district park was proposed, located between Camberwell and Walworth, covering a wide band of dense, early to mid-19th century residential streets that centred on the Surrey Canal and the wharfs, factories and transport depots that aligned its banks, but which had suffered extensive wartime bomb damage. Begun in the 1950s, the park was gradually put together over the following decades through a programmes of slum clearance, factory relocations and the closure and infill of the Surrey Canal. Some 30 streets were cleared of buildings and re-landscaped, although several streets and important public buildings and structures remain and sit within the park or on its fringes.
5. The application site is not located within a conservation area. The Addington Square Conservation Area is located directly to the west, with the Grosvenor Park Conservation Area beyond, and the Cobourg Road Conservation Area is located directly to the east, with the Trafalgar Avenue Conservation Area and Glengall Road Conservation Area beyond. To the north are the Walworth Grove and Liverpool Grove Conservation Areas.

6. *Conservation areas*



7. Burgess Park itself is not a formally designated heritage asset of national importance, though given its importance to the area, its social history and its direct connection with the planned post-war rebuilding of inner London, Burgess Park can be considered a non-designated heritage asset (NDHA) and has been put forward for inclusion in the council's Local List. There are various statutory listed buildings and structures within the park which include:
 - Former Passmore Edward Library Grade II Listed (bath and wash house, and railings)
 - Chumleigh Gardens Almshouses Grade II Listed
 - Former Church of St George Wells Way Grade II Listed (including railings)
 - War Memorial outside Church of St George Grade II Listed (bronze statute of Christ)
 - Lime Kiln Grade II Listed (south west of junction of Albany Road and Wells

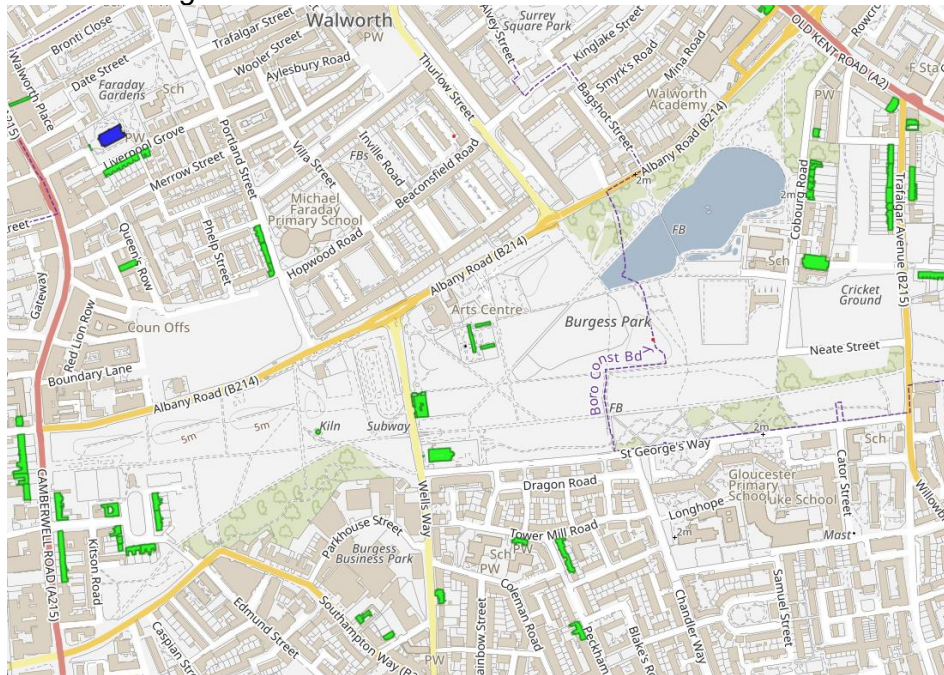
Way)

- Former St Marks Church Grade II Listed (New Peckham Mosque)

8. The park is close to the following statutory listed buildings:

- 33-37 and 38-42 Addington Square Grade II Listed (terraced houses)
- 7-11, 13-20 and 47-48 Addington Square Grade II listed (terraced houses)
- Addington Square Gardens Grade II listed (registered park and garden)
- 29-31 Cobourg Road Grade II Listed (villas)
- 47-59 Cobourg Road Grade II Listed (detached and terraced houses and villas)
- 66-84 Camberwell Road Grade II Listed (terraced houses and railings)
- 86 and 86a Camberwell Road Grade II Listed (semi-detached pair of houses)
- 88-92 Camberwell Road Grade II Listed (terraced houses)
- 117-129 Camberwell Road Grade II Listed (terraced houses and railings)

9. *Listed buildings*

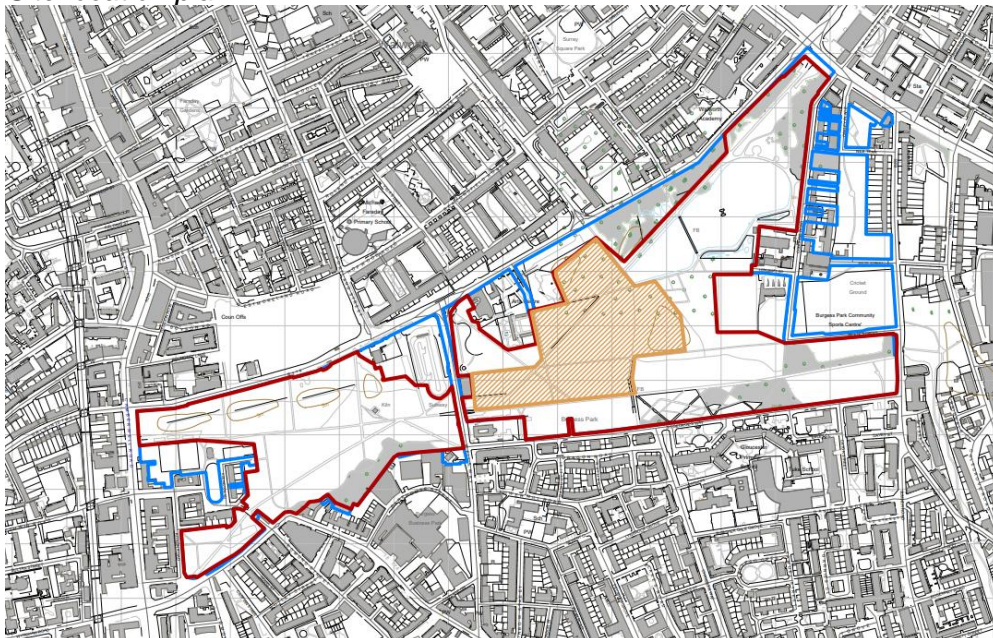


10. A small section of the park, to the very north, adjacent to Old Kent Road, includes the North Southwark and Roman Roads Archaeology Priority Zone.

11. The wider park includes a BMX Track, Café, Sports Centre, Tennis Courts and other amenities. The area surrounding the park is predominantly residential in land use. The Aylesbury Estate is located directly to the north. Camberwell Road to the west, Old Kent Road to the north east and Parkhouse Street to the south have retail and commercial units.

Details of proposal

12. Burgess Park has been used in the past for filming and commercial/community events under permitted development rights. Schedule 4 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) allows the use of any land for any purpose for not more than 28 days in total in any calendar year and the provision on the land of any moveable structure for the purposes of the permitted use. The 28 day period was temporarily extended to 56 days between 01 July 2020 and 31 December 2020 in response to the COVID-19 pandemic.
13. The applicant is seeking planning permission for the temporary use of the park for large-scale filming and commercial/community events for no more than 56 days per annum over a three year period. Filming would take place anywhere within the red line boundary of the application site, as shown below, which covers 32.8 hectares. Events would take place in the area to the east of the park as outlined in orange below. The application originally proposed that events take place in areas to the east and west of the park, however this has been amended to reduce impacts. The red line boundary does not cover the entirety of Burgess Park. This is because some areas are unsuitable for such activity due to their topography and planting. Other areas have very specific uses such as the Sports Centre, BMX Track and Tennis Courts, which are their own planning units, with physical boundaries permanently in place to separate them from the park. As such, these areas are included within the blue line boundary and are not required to be controlled by condition.
14. *Site location plan*



15. A draft schedule of events for 2023 has been submitted by the applicant as follows:

| <u>Event</u> | <u>Dates</u> | <u>Event days</u> | <u>Site set up and take down days</u> |
|---------------------------|----------------------------------|-------------------|---------------------------------------|
| Boiler Room Festival | 23 May – 31 May 2023 | 2 | 7 |
| Radiate Windrush Festival | 21 June – 26 June 2023 | 3 | 3 |
| Carnaval del Pueblo | 18 August – 21 August 2023 | 3 | 1 |
| Boiler Room Festival | 12 September – 20 September 2023 | 2 | 7 |

16. A draft schedule of events has not been provided for the whole three years that the planning application would cover as events that would take place following 2023 have not yet been confirmed. As filming takes place on a shorter lead time there is also no draft schedule for activity that would take place.
17. The proposal is also for the installation of supporting associated infrastructure, access, parking and other ancillary works.
18. Category 3D of the Town and Country Planning (Mayor of London) Order 2008 states that the following types of application are referable to the Greater London Authority:
- Development:
- (a) On land allocated as Green Belt or Metropolitan Open Land in the development plan, in proposals for such a plan, or in proposals for the alteration or replacement of such a plan; and
- (b) It would involve the construction of a building with a floorspace of more than 1,000 square metres or a material change in the use of such a building.
19. The proposal does to involve the construction of a building with a floorspace of more than 1,000 square metres or a material change in the use of such a building.
20. Category 3G of the Town and Country Planning (Mayor of London) Order 2008 states that the following types of application are referable to the Greater London Authority:
- Development which –
- (a) Involves a material change of use.
- (b) Does not accord with one or more provisions of the development plan in

force in the area in which the application site is situated,

- (c) Where the application site is used or designed to be used wholly or mainly for the purpose of treating, keeping, processing, recovering or disposing of refuse or waste materials; and

The application site:

- (i) Occupies more than 0.5 hectares; or
 - (ii) Contains an installation with a capacity for a throughput of more than 2,000 tonnes per annum of hazardous waste; or
 - (iii) Contains an installation with a capacity for a throughput of more than 20,000 tonnes per of waste.
21. Whilst the application involves a material change of use and occupies an area of more than 0.5 hectares, it does accord with the development plan and is not used or designed to be mainly used for refuse or waste material associated development. Metropolitan Open Land (MOL) is afforded the same protection as the Green Belt. Paragraph 150 of the National Planning Policy Framework 2021 states that material changes in the use of land is not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it.
22. The application is therefore not referable to the Greater London Authority.

Consultation responses from members of the public and local groups

23. Site notices were erected on 4 January 2023, neighbour letters were sent out on 17 January 2023 and the application was publicised in the Southwark News on 2 February 2023.
24. Contributors were re-consulted on 28 February 2023 for the following reasons:
- An Equality Impact and Needs Analysis was submitted
 - A draft schedule of events for 2023/24 was submitted
 - The description of development was revised to remove reference to 56 days per annum and three years – the restriction will instead be set out in a condition
 - Removal of the west event area from the proposal – all events requiring planning permission would take place in the designated east event area only.
25. Contributors were further re-consulted on 6 March 2023 for the following reason:
- A Heritage Statement was submitted

26. Summarised below are the material planning consideration raised by members of the public.
27. 44 objections have been received relating to the following matters:
- Loss of access to the park and the amount of the park closed at any one time
 - Noise and light impacts on residents
 - Close proximity to neighbouring residents
 - Lack of information within the application (what events / filming and when)
 - That important planning considerations would be assessed after planning permission is granted and that there is no statutory framework to consult at that stage
 - Lack of information on how days would be counted
 - The application is for commercial gain and would not benefit the local community and local wellbeing
 - Impact on MOL and the condition of the park
 - 56 days is a significant increase
 - Impact and length of site set up and clearance
 - How areas outside the red line boundary would be controlled
 - Lack of clarity on the areas to be used and how the percentage of the site to be used has been calculated
 - No information on temporary structures proposed
 - Three years is too long for a temporary permission
 - Granting three years removes the ability to review the permission after the first and second years
 - Impact on biodiversity and trees
 - Impact on conservation areas and heritage assets
 - Increase in anti-social behaviour / littering
 - Impact on traffic
 - Conflict with free community events in the park (parkrun and junior parkrun)
 - Pollution
 - Ground compaction
28. Friends of Burgess Park have objected to the application and raised the following comments:
- Loss of access to the park
 - Conflict with free community events in the park (parkrun and junior parkrun)
 - The boundary should be moved further away from Southampton Way Woods
 - The number of days should be less than 56
 - It should be ensured that any social benefits are allocated to the local community
 - Event vehicles should be parked with minimum impact to the grass
 - There should be a review process after 12 months
 - A residents group should be established - a Burgess Park Events local

stakeholders group already exists.

29. An objection has been received from Councillor Rachel Bentley, raising the following comments:
- Public parks are for public use – the application is for commercial gain
 - Increase in anti-social behaviour
 - Events finishing at 23:00 would create a potential significant noise nuisance for residents
 - Invasion to habitats
30. These matters are addressed in the relevant parts of this report.

Planning history of the site, and adjoining or nearby sites

31. Any decisions which are significant to the consideration of the current application are referred to within the relevant sections of the report.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

32. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - Design;
 - Transport;
 - Ecology and biodiversity;
 - Impact on trees;
 - Community impact and equalities assessment.
33. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

34. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2021 and the Southwark Plan 2022. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.

35. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

36. The statutory development plans for the Borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework (2021) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 3. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of the proposed development in terms of land use

Permitted development rights

37. The proposed development seeks planning permission for the temporary use of the park for filming and commercial/community events for no more than 56 days per annum over a three year period.
38. Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO) states the following:

Permitted development

B. The use of any land for any purpose for not more than 28 days in total in any calendar year, of which not more than 14 days in total may be for the purposes of:

- (a) the holding of a market
- (b) motor car and motorcycle racing including trials of speed, and practising for these activities, and the provision on the land of any moveable structure for the purposes of the permitted use.

Development not permitted

B.1 Development is not permitted by Class B if:

- (a) the land in question is a building or is within the curtilage of a building
- (b) the use of the land is for a caravan site
- (c) the land is, or is within, a site of special scientific interest and the use of land is for

- (i) motor car and motorcycle racing including trials of speed or other motor sports, and practising for these activities
 - (ii) clay pigeon shooting; or
 - (iii) any war game, or
 - (d) the use of the land is for the display of an advertisement.
39. Whilst the 2015 version of the GPDO stated that the temporary use of land for film-making was not a temporary use which constituted permitted development, that limitation was removed by the Town and Country Planning (General Permitted) (Amendment) Order 2016 This means that the GPDO allows the use of any land for not more than 28 days in total in any calendar year for filming and commercial/community events. It does not exclude the temporary use of land for film-making.
40. This permitted development right has been used to host filming and commercial/community uses in Burgess Park in the past. A new Part 4 Class BA was created in 2020 which provided an additional 28 days of permitted development between 01 July 2020 and 31 December 2020. This meant that permitted development rights for the proposed use were extended to 56 days in 2020. The extension to permitted development rights in 2020 is not a material planning consideration, however provides background to the proposed change of use of the park.
41. The applicant is now seeking planning permission for a total of 56 days per annum for the next three years, which falls outside of current permitted development rights as it would exceed the allowed 28 days.
42. Under permitted development rights in 2022, Part 4 Class B was used in Burgess Park for one large-scale filming activity, one commercial event and one community event, meaning the maximum number of days were exceeded. The total number of days include the activity, as well as site set up and take down. The following activity took place in 2022:
- | <u>Use</u> | <u>Type</u> | <u>Total days</u> |
|---------------------------|--------------------|-------------------|
| Apple TV | Commercial filming | 23 days |
| Radiate Windrush Festival | Commercial event | 4 days |
| Carnaval del Pueblo | Community event | 7 days |
43. There was an additional event, the Boiler Room and Overflo Festival, scheduled to take place in Burgess Park in September 2022, however it was postponed following the passing of Her Majesty Queen Elizabeth II. This event is to be rescheduled for 2023 and is included within the draft schedule of events.

44. This application would ensure that all filming and events which constitute a change of use are covered by planning permission. It is recommended that a condition is attached to the planning permission removing permitted development rights under Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO). This would ensure that the total number of days for the use of the park for large-scale filming and events is limited to a maximum of 56 days per annum, and would remove an additional 28 days which would otherwise be allowed under permitted development rights.

Change of use

45. A draft schedule of events has been submitted as set out in paragraph 15 of this report. As filming takes place on a shorter lead time there is also no draft schedule for activity that would take place.
46. The need for planning permission or the use of permitted development rights only applies to activities which constitute a material change of use of the application site. As such, any use of Burgess Park which is not a material change of use would not count towards the 56 days for which this application seeks permission.
47. The assessment of what constitutes a material change of use is not defined in planning law, but is a matter of planning judgement based on fact and degree. An event constituting a material change of use is considered to be an activity for which access to part of the park is restricted by a barrier, fence or marshal for a prolonged period. This includes site set up and take down. The council facilitates a number of smaller community events throughout the year which involve the erection of stalls and entertainment. They are entirely free to access with no physical restriction or charge. They are, in terms of the scale of the park, *de minimis*. The area that they take up in comparison to the overall size of the park is very small and access through these events is unfettered and having community groups gather in the park is seen as part of its function. These events are not seen as constituting a material change of use. Making use of the park to gather and celebrate a community or cultural event would therefore not require planning permission.
48. Examples of events that have taken place in the park in the past that are not considered to constitute a change of use, and therefore do not require planning permission or the use of permitted development rights include:

| <u>Event</u> | <u>Details</u> |
|--------------------------------|---|
| Southwark Eid-al-Fitr (5 days) | Capacity of 1,000 Free-to-attend community event No fencing |
| Southwark Eid-ul-Adha (4 days) | Capacity of 750 Free-to-attend community event No fencing |

49. Commercial filming often requires access to an area to be restricted so that a film set can be created and action filmed. This will not be the case for all film making such as a documentaries or filming by students that do not require elaborate set creation. The test for filming to be a material change of use will in part depend on whether access to specific parts of the park would be restricted for a prolonged period of time. Prolonged restrictions might involve the erection of fencing or barriers and/or the presence of marshals to ensure access is restricted.
50. Examples of filming activity that has taken place in the park which does not involve any parts of the park being restricted and therefore does not require planning permission or permitted development rights include:

| <u>Filming</u> | <u>No. of people</u> | <u>Dates / hours</u> |
|-------------------|----------------------|------------------------|
| RUN | 17 | 08/01/2022 (5 hours) |
| Comic Relief | 4 | 28/01/2022 (4 hours) |
| Chasing the Dream | 4 | 14/02/2022 (1.5 hours) |
| Common Seas | 4 | 01/03/2022 (1 hour) |
| Noir (Gymshark) | 15 | 28/03/2022 (2 hours) |
| The Face | 8 | 01/06/2022 (3.5 hours) |
| Live + Breathe | 20 | 20/05/2022 (4 hours) |

Events and filming

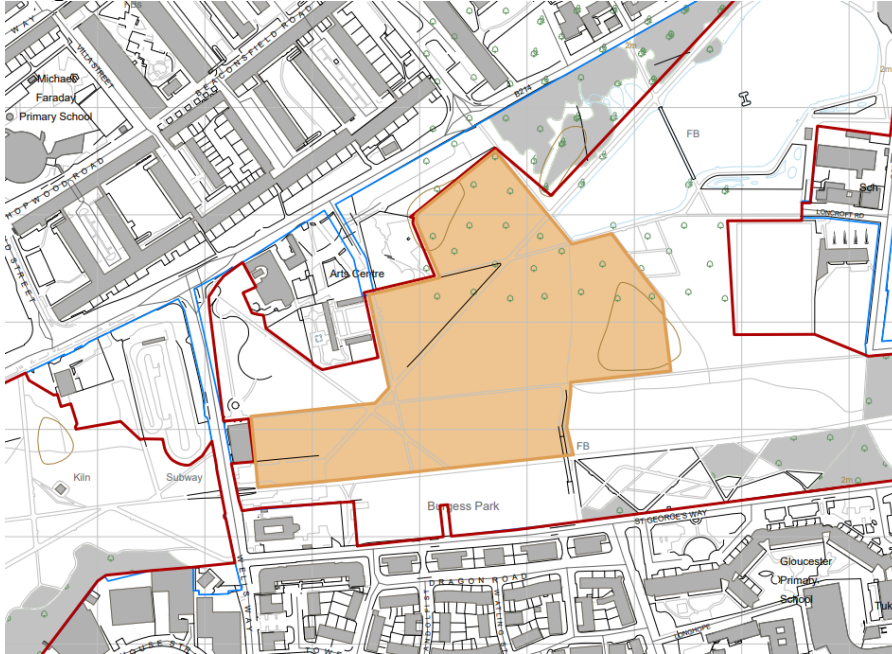
51. A condition has been recommended for details of the scale, location and duration of the filming and events, as well as any ancillary infrastructure, to be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of each use. This will enable the Local Planning Authority to be aware of what filming and events are taking place. A condition has been also recommended which requires a record to be kept of the days on which access is restricted and filming and events are taking place. This shall be made publicly available to view online, and would enable residents to be aware of what filming and events fall under this planning application.
52. The need for planning permission depends on whether or not there has been material change of use as set out in paragraph 45 of this report. Notwithstanding this, the Southwark Council Outdoor Events Policy (June 2019) defines the scale of events as following:

| <u>Scale</u> | <u>Audience Capacity</u> |
|--------------|--------------------------|
| Small | 0 to 499 |
| Medium | 500 to 2,000 |
| Large | 2,001 to 7,999 |
| Major | 8,000+ |

53. Under the Outdoor Events Policy, the council has published information, guidance and conditions in relation to putting on events. This ensures that there is a maximum number of each scale of event per calendar year, and sets a minimum period of time between events:

| <u>Scale</u> | <u>Maximum number per calendar year</u> | <u>Minimum time between events</u> |
|--------------|---|---|
| Small | Up to 12 | No minimum |
| Medium | Up to 6 | 2 – 4 weeks depending upon size |
| Large | Up to 3 | 4 – 12 weeks depending upon size |
| Major | Up to 3 | 12 weeks – 6 months depending upon size |

54. It is recommended that a condition is attached to the planning permission setting out that the events take place in accordance with Southwark's Outdoor Events Policy (June 2019). This requires an appropriate time to be kept between events so as not to result in consecutive large-scale events in the park.
55. It is proposed that filming takes place anywhere within the red line boundary of the application site. Events would only take place within Burgess Park East, which is outlined in orange below. Events were originally proposed within two areas of the park, however throughout the course of the application this has been amended to remove events from Burgess Park West. This would appropriately reduce any potential impact on the Grade II listed lime kiln and the ecology around Southampton Way. A condition has been recommended to ensure that events only take place within this area. The planning submission refers to percentage closures of the available open space and the park. It is not clear how these percentages were calculated and they have therefore not been used in the assessment of this application.
56. In addition to planning permission, events require a licence from the council and filming requires an agreement from the council's film location services provider (FilmFixer). Licensing is separate to planning permission and this does not mean that FilmFixer make decisions on material planning considerations. All material planning considerations have been assessed under this application and FilmFixer would be subject to this planning permission and attached conditions.

57. *Burgess Park East*Metropolitan Open Land

58. Burgess Park is designated as Metropolitan Open Land (MOL). MOL is given the highest protection from inappropriate development in the National Planning Policy Framework (NPPF) 2021, the London Plan 2021 and the Southwark Plan 2022.
59. Policy G3 (Metropolitan Open Land) of the London Plan 2021 affords MOL the same status and level of protection as Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 147 of the NPPF states that inappropriate development in the Green Belt is harmful and should not be approved except in very special circumstances. Paragraph 148 states that very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Appropriate development on MOL is considered to be:
- Buildings for agriculture or forestry
 - The provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it
 - The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building

- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
- Limited infilling in villages
- Limited affordable housing for local community needs under policies set out in the development plan
- Limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the Local Planning Authority.

60. Policy P57 (Open Space) of the Southwark Plan 2022 states that development will not be permitted on MOL. In exceptional circumstances, development may be permitted when:

- It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or
- It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or
- It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.

61. The proposed change of use of the land for a temporary period is not deemed to be inappropriate development. The existing use of the land is as public open space and the application is for a temporary change of use for both filming and events. Whilst MOL policies do not make reference to a change of use being appropriate or inappropriate development, it is acknowledged that the aim of the policies is to keep land permanently open and prevent the construction of inappropriate permanent buildings. The principle of a temporary change of use would not restrict the openness of the MOL and would not result in any permanent loss of the park. Furthermore, the ancillary structures proposed for events would be appropriate facilities for outdoor recreation, in line with what is considered to be appropriate development on MOL under the NPPF. The temporary nature of the use and associated works means that there would be

a negligible impact on the overall openness of the MOL.

62. A condition has been recommended for details of the scale, location and duration of each filming and event, as well as details of any ancillary infrastructure, to be submitted to and approved in writing by the Local Planning Authority. This would enable the Local Planning Authority to ensure that there would not be any unacceptable impacts of supporting infrastructure on MOL, by having full details of all ancillary structures for each event.
63. A condition has been recommended to ensure that the land is restored to its former condition as public open space following the temporary uses. It is acknowledged that any damage to the park is always rectified after each activity in consultation with the park manager. For events, the council retain a ground deposit in addition to the hire fee which is not released until ground restoration is complete. This ensures that the MOL is not permanently physically affected by the temporary use of the park. Event organisers pay a 10% environmental impact fee in addition to an event fee, and are required to restore the park to its original condition. This 10% fee is paid directly into parks budgets for enhancements to the park it relates to.
64. A large capital improvement drainage scheme was recently installed on the main event areas within the park in order to address previous compaction and drainage issues. Current controls include a seasonal friendly programme, use of ground protection and appropriate traffic management, for example:
- Pre and post event site inspections by parks and events officers
 - Flexibility around site set up and take down timing within the agreed on site dates provides some benefit by minimising impactful activity when ground conditions are wet
 - Guidance from parks officers around acceptable vehicle types, weight limits and tyre design used on site
 - Guidance from parks officers on ground penetration and aeration practice to prevent soil compaction
 - Southwark event staff attend site to guide, educate and enforce any breaches of pre-agreed conditions as they occur
 - Event siting on dry areas as opposed to known wet areas wherever possible in consultation with parks officers

Community Events

65. This application seeks planning permission for activities which constitute a material change of use of Burgess Park. It is acknowledged that there are other community activities that take place within the park which do not constitute a material change of use, most notably parkrun at 09:00 on Saturdays and junior parkrun at 09:00 on Sundays. Parkrun is a free community event where you can walk, jog, run, volunteer or spectate a 5k route. The Burgess parkrun is on the tarmac paths within the park which starts on the gravelled area next to the Tennis Courts to the west of the park. Only the final 80 metres are on a grassed area within the west area of Burgess Park.

66. It is acknowledged that there have been circumstances in the past where parkrun and/or junior parkrun have had to be cancelled. Parks have advised that wherever possible, event organisers and film production companies will be asked to suspend vehicle movement between 08:30 and 10:15 on Saturdays and Sundays to allow parkrun to take place. On the occasions where this is not possible, mitigation activity would be discussed with parkrun organisers. In the past, this has included the offer of safety marshals provided by the event organiser or film company to parkrun to ensure safety. As the uses of the park would not involve closing the entirety of the park, it is also possible that alternative running routes could be used where necessary.
67. Pathways are to be kept open for as long as possible by event organisers and film production companies during site set up and take down. As an example, whilst the Apple TV commercial filming event covered 23 days, the pathways were only closed for 2 of these days. Marshals and signage were in place to assist park users during closures.

Summary

68. Burgess Park currently benefits from permitted development rights for a temporary change of use for 28 days in total in any calendar year. This application seeks to increase the number of days to 56 in total in any calendar for a temporary period of three years in order to cover all events and filming taking place within the park. Activities which do not constitute a change of use of the park do not require planning permission or reliance on permitted development rights, as they are not deemed to be development. Conditions have been recommended for full details of the events and filming to be submitted, and for the number of events and filming activity to be recorded and made publicly accessible. Given the temporary nature of the events and filming and the fully removable nature of the associated infrastructure it is not considered that the proposed development would have any adverse impact on MOL.
69. Planning permission is sought for a temporary period of three years and does not allow for a review mechanism after the first and second years. There are various special conditions proposed that require details to be submitted prior to the opening of each event and filming activity. This would ensure that the temporary changes of use are monitored for the duration of the planning permission. A three year period would allow the council to better plan operations and would increase the likelihood of entering into multiyear agreements which would make for better quality events, backed by more experienced and reputable organisers and minimises the risk of poorly managed events taking place.

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

Noise

70. A Noise Impact Assessment has been submitted which includes a background noise survey undertaken at locations considered to be acoustically representative of the nearest residential receptors to the site between 17 and 29 August 2022. These locations are the rear of Addington Square, Wells Way and Cobourg Road.
71. Generators, lighting rigs, vehicle movements and light construction activity are the main potential sources of noise associated with filming activity. A generic noise impact assessment has been undertaken on this basis. The assessment indicates a low impact at all residential receptors during the daytime period and a low impact at any receptors in Wells Way and Cobourg Road at night, however given that background noise levels at Addington Square were found to be particularly low at night, an impact between adverse and significant might be expected at these receptors at night. A condition has been recommended to limit the hours of use to ensure that unacceptable noise levels at night would be avoided.
72. Generators, lighting rigs, vehicle movements, light construction activity, noise associated with personnel / patrons and noise associated with live / amplified music are the main potential sources of noise associated with commercial/community events.
73. An indicative assessment has been undertaken based on assumed event activity at 100m from the nearest residential receptor. It is accepted that noise from music events can vary as audience numbers and music styles vary. It is not an activity that has a consistent noise output in the manner that a generator does.
74. In order to ensure that noise associated with live / amplified music is controlled, any events should be in accordance with the Noise Conditions for Open Air Events in Southwark. This guidance should be applied where residents or noise sensitive buildings are in close proximity to the event necessitating noise control over the event.
75. The guidance sets its own definitions for the scale of events, as follows:

| <u>Scale</u> | <u>Audience Capacity</u> |
|--------------|--------------------------|
| Small | Up to 500 |
| Large (1) | Up to 2,000 |
| Large (2) | Up to 4,000 |
| Large (3) | Up to 6,000 |
| Large (4) | Up to 8,000 |
| | |

76. It does not set music noise levels for small or large (1) events, however sets the following for events with an audience capacity between 2,000 and 8,000.

From the Code, the music noise levels (MNL) measured or predicted at 2m from the façade of noise sensitive premises shall not:

- a. *exceed 65dB(A) over a 15 minute period, or
- b. *exceed the background noise level by more than 15dB(A) over a 15 minute period

77. A condition has been recommended for events to be carried out in accordance with the Noise Conditions for Open Air Events in Southwark. The document is included at Appendix 5.
78. A condition has been recommended for a Noise Management Plan to be submitted for any large and major scale events, as defined by the Southwark Council Outdoor Events Policy, of an audience capacity of over 2,001.
79. It is important to note that any outdoor events are subject to licensing which control noise levels. Subject to this, the details provided in the Noise Impact Assessment, and the recommended conditions, the proposed temporary use of Burgess Park for filming and events would not result in any unacceptable noise impacts on neighbouring residents.
80. A condition has been recommended to limit the use of the park for filming and commercial/community events from 07:00 to 23:00 in seeking to control nuisance and disturbance in the area. This would enable site set up and take down to take place outside of the 07:00 to 23:00 restriction. Late night and early morning access is occasionally required for non-disruptive activities that do not generate any noticeable noise.
81. Most events are required to obtain and operate under a premises license which sets the end time for the licensable activity including amplification of noise, sound levels and sale of alcohol. Premises licenses often require music to be stopped at 22:00 with crowds dispersed before 23:00, therefore it is unlikely that events would have public on site beyond 23:00 and in most cases they would be dispersed sooner than that.
82. Crowd control and event management measures are not delivered directly by the council but are implemented by each filming and events organiser and approved by the council's Safety Advisory Group. These measures are filming and event specific and vary depending on an event's requirements, scale, nature, timing and other relevant factors. Typical crowd control measures that a large or major scale event (over 2,001 audience capacity) would implement at the end of an event include:
 - Staggered closing times for different elements of the event prior to the event end time (e.g. bars / catering / additional stages ending activity prior to the main stage end time) minimising disruption to local residents and public transport
 - Marshals directing people along egress routes to the nearest key locations (e.g. exit routes and public transport hubs)
 - Advance communications to the audience requesting they are quiet on exit

- Signage displayed on exit of the site

83. A condition has been recommended which requires the details of the management of each event is submitted, alongside details of the scale, location and duration, to the Local Planning Authority prior to each use taking place. This will help to control both noise impacts and anti-social behaviour.

Lighting

84. The submitted lighting impact assessment identifies that the application site is within an urban environment which is defined as already having a high district brightness.

85. It is acknowledged that the lighting may be of a high illuminance, however due to the nature of the proposal, any lighting would be temporary in nature and monitored to reduce short term impact on local amenity. The assessment concludes that there would be some potential impacts as a result of the lighting installation, including light spill, direct source luminance or glare and upward light. Without any mitigation, the potential effects are likely to be 'Moderate Adverse' in the worst case. 'Moderate Adverse' is defined as a moderate increase in obtrusive light at sensitive receptors and / or users of the site, such as an increase in glare, light trespass to properties, increase in sky glow or effects on the natural environment.

86. As such, the Lighting Impact Assessment sets out mitigation measures to be implemented. These measures refer specifically to areas within 10 metres from the edge of the application site boundary (yellow- Zone 1), and areas beyond this towards the centre of the application site (blue – Zone 2), as shown below.

87. *Mitigation zone map*



88. The mitigation measures also include light level restrictions for the two zones as following:

| | Pre-curfew light levels (mounted less than or equal to 1.8 metres) | Pre-curfew light levels (mounted more than or equal to 1.8 metres) | Post Curfew light levels (mounted less than or equal to 1.8 metres) | Post Curfew light levels (mounted more than or equal to 1.8 metres) |
|--------|--|--|---|---|
| Zone 1 | ≤300 Lux | ≤300 Lux | ≤100 Lux | ≤100 Lux |
| Zone 2 | ≤2000 Lux | ≤500 Lux | ≤500 Lux | ≤250 Lux |

≤ = less than or equal to

89. A condition has been recommended for all filming and events on the application site to be carried out with the mitigation measures set out in the Lighting Impact Assessment, and that in the event that any filming and events are expected to exceed these measures, full details of an appropriate Lighting Impact Assessment must be submitted prior to the filming or event taking place.

Design

90. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to consider the impacts of proposals upon a conservation area and its setting and to pay “special regard to the desirability of preserving or enhancing the character or appearance of that area”. Section 66 of the Act also requires the Authority to consider the impacts of a development on a listed building or its setting and to have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
91. The National Planning Policy Framework provides guidance on how these tests are applied, referring in paragraphs 199-202 to the need to give great weight to the conservation of the heritage asset, and the more important the asset, the greater the weight; evaluate the extent of harm or loss of its significance; generally refuse consent where the harm is substantial; and, where necessary, weigh the harm against the public benefits of the scheme. Paragraph 203 addresses non-designated heritage assets (NDHA) and the effect an application may have on its significance, directly or indirectly. It advises on the need for a balanced judgement, “having regard to the scale of any harm or loss and the significance of the heritage asset”.
92. In terms of the townscape and heritage impacts, the main consideration is the impact of boundary fencing to secure the events and filming. The application references the use of Heras fencing; a mobile metal fencing that is typically used to secure construction sites and outdoor events. The fencing generally comes in panels that are 3.5 metres wide and 2 metres high, and in two forms: a mesh fencing with a tight weave, designed to be transparent and prevent climbing; and a more robust, solid panel system.

Townscape

93. In terms of the townscape impacts, the provision of long lengths of tall security fencing would introduce visual clutter within the parkland and around its edges, where it would detract from the visual amenity of the park and in views from the adjacent streetscapes. The degree of impact will depend on the type of fencing used. The wire mesh fencing offers a mostly transparent finish which would permit the landscape beyond to be read, softening the barrier's appearance and lessening its impact. By contrast, the solid panel fencing is much more disruptive in its non-transparent appearance, closing off views within and into the park. It also presents a harsher, more target-hardened appearance. In both instances, the visual impact is short-lived, being for the duration of each event or filming activity and therefore a temporary impact.
94. That the scheme has been amended to restrict events to Burgess Park East is welcome from a design perspective. Whilst the MOL designation runs the full length of the park, the restriction has the potential to limit the use of the more disruptive solid panel fencing normally associated with events to one side of the park. This would allow the open character and visual amenity of the remaining substantial west side of the park to remain.
95. Overall, taking into account the locations, event types and the likely associated fencing, it is considered that the proposals would have a moderate visual impact on the appearance of the park as MOL and on the townscape in general. During the course of the events, that impact would be harmful, particularly where the solid panel fencing is used. Elsewhere the impact would be moderated by the use of the more transparent fencing, minimising its visual impact. Taken over the course of the year, the temporary nature of the disruption and restoration of the parkland would result in some minor harm. As the harm is not deemed to be substantial, the proposed change of use and associated infrastructure is acceptable with regard to the townscape.

Conservation areas

96. The application site is not located within a conservation area. The Addington Square Conservation Area is located directly to the west, with the Grosvenor Park Conservation Area beyond, and the Cobourg Road Conservation Area is located directly to the east, with the Trafalgar Avenue Conservation Area and Glengall Road Conservation Area beyond. The park sits as an immediate backdrop to the surrounding residential streets. Public views out of the conservation areas towards the park are of the park's boundary railings and border planting or occasionally of the park's sports facilities.
97. The conservation areas mostly comprise mainly residential streets of late 18th century and particularly early 19th century housing, generally three or four storeys in height, interspersed with two storey terraces. Their special interest is in the architectural quality of the buildings, their similar architectural character and coherent and attractive townscapes they form, but also in their historic interest of the pattern of development within Walworth, Camberwell and

the Old Kent Road and their early suburbanisation. In terms of their settings, whilst the conservation area's earlier housing would initially have backed onto fields used for market gardening and brick and lime manufacturing, the Burgess Park area became infilled with a dense network of terraced streets, interspersed with factories, churches and missions. In effect, the clearance for Burgess Park has meant the settings of those conservation areas backing onto the park have come full circle. Presently, the park provides a pleasant backdrop, with its open parkland and trees visible through townscape gaps.

98. The proposed filming area is shown covering almost the full extent of the parkland, bordering onto the conservation areas. The proposed filming use would likely present an additional fence line to the rear of the existing park boundary railings. With the use of the open mesh fencing this would simply read as a further layer of boundary treatment, with its transparency allowing views to continue through to the park and its landscaping beyond. Although slightly more cluttered, the appearance would be temporary and, as such, the visual impact on the heritage settings of the surrounding conservation areas would be neutral.
99. Within Burgess Park East the proposed events zone would likely involve the use of more solid panel fencing. The events zone is positioned more towards Wells Way, with its closest boundary some 200m away from the conservation areas. Whilst the temporary boundary treatment would be more evident within the park, the separation distance between the fencing and conservation areas and the intervening landscaping are such that the visual impact on their settings would be negligible. Overall, the proposals would not especially alter the backdrop to the conservation areas, sufficiently maintaining their settings and sustaining their significance as heritage assets.

Non-designated heritage asset

100. Burgess Park can be considered a non-designated heritage asset (NDHA) and has been put forward for inclusion in the council's Local List. The special interest of the park is its historic interest, purposely created through the post-war planning of Central London and urban clearance, and its social interest as a community park. The erection of the temporary fencing would not affect the special historic interest of the park. The park's form, its boundary railings and landscaping beyond would continue to be read. In terms of community use, during special events sections of the park would remain open and accessible. This would maintain public use, albeit on a reduced site, minimising the harm. The limited access, however, would prevent the public enjoying the linear, long distance views obtained within the park, with notable views along the former canal and north eastwards towards the Shard either closed to the public or cluttered by the fencing. The impacts, however, are short-lived, being for the duration of the event. As such, the harm to the NDHA would be distinctly minor and reversible.

Listed buildings and structures

101. The Grade II listed buildings and structures that are located within Burgess Park include the Former Passmore Edward Library, Chumleigh Gardens Almshouses, Former Church of St George, War Memorial outside Church of St George, the Lime Kiln and Former St Marks Church (New Peckham Mosque).
102. The significance of the Former Church of St George is its architectural and historic interest as a fine, Georgian period church in the classical style and remnant of the former Georgian townscape on a principle road within this part of Camberwell. The building has community and group value, along with the former library and baths as a former civic building. The church with its spire forms a notable landmark within Wells Way and in views within the park. It forms an attractive vista along the main east-west pathway across the park, sited on the former canal. Its immediate setting is its former churchyard with railings to its front and boundary walls to the sides, which is given over to soft and hard landscaping and includes extensive tree cover. Its wider setting is the park, with part of its original graveyard incorporated into the parkland. Fencing associated with proposed events and filming could border the north and east of the church, adjacent to the churchyard railings and run along the inside of the park boundary railings along Wells Way and St George's Road. From within the immediate setting, views of the additional fencing would be partly obscured by the perimeter soft landscaping within the churchyard, albeit the upper section would rise above. The viewer's experience of the church would be unaffected in views within Wells Way and when approaching eastwards along the main footpath within the park, however fencing and activity would be seen when approaching westwards along the park, disrupting its setting. This would be to the building's north flank and rear elevations. Whilst this would be experienced from within the secured area, the view would nonetheless be public to those attending any events in this area. The impact would be temporary and reversible, and therefore of negligible harm to the significance of the church and its railings.
103. The Grade II listed statue of Christ forms part of the front boundary to the church onto Wells Way. Its significance lies in its historic interest as a WW1 Memorial and its aesthetic quality as a bronze statue. Its immediate setting is the Former Church of St George, with the church's fine portico forming an attractive backdrop. This backdrop would be unaffected by any fencing and structures, which would be glimpsed above the churchyard boundary, but distinctly away from the statue. As such, there would be no harmful impact on the heritage asset or its setting.
104. The special interest of the Grade II listed Former Passmore Edward Library and Camberwell bathhouse lies in its architectural, historic and cultural qualities as a fine Edwardian civic building complex. It also has group value with the neighbouring listed church. The building is notable for its eclectic architectural styles, the large mosaic of the Camberwell Beauty butterfly on its gable wall and tall chimney to the rear, forming a further local landmark in Wells Way and the park. Its immediate setting is formed by its surrounding railings and plinth wall, which referenced in the list description for their highly decorative design. The wider setting is the street to the front and open parkland to the rear. Any proposed fencing at this location would border the rear of the

building complex. It would be set back and to one side in views from the street and generally obscured from view by the listed building itself when viewed head-on and when approaching the main entrance. Fencing and structures would appear in oblique views when approaching the building from either direction along Wells Way and particularly when accessing the former library's porticoed main entrance, which is located on the building's north flank elevation. Setting back any fencing would ease its sense of height to an extent, though the materiality would be evident and contrast harshly with the listed building's attractive flank elevations, disrupting its setting. Whilst any fencing would be more obvious when viewed from within the park, the impact would be on the building's rear elevation, which comprises unadorned stock brickwork and is therefore less disruptive. Overall, given the temporary condition of the fencing, the harm to the building's setting is of minor harm.

105. The Grade II Chumleigh Gardens comprises three ranges of two storey early Victorian almshouses arranged in a 'U' shape, enclosing a central communal garden space. The three blocks are of architectural, historic and communal significance, the special interest lying in the modest scale but nonetheless well detailed and architecture and formal layout, forming a compositional set piece. The communal central gardens form the immediate setting, with a wooded section of parkland, landscaped gardens, and a new area of high quality hard landscaping forming the wider setting. The proposed fencing could run around much of the perimeter of Chumleigh Gardens and close off its central gardens with its eastwards aspect. Given the modest scale and domestic of the almshouses and its formal U-shaped layout, the new 2.0m fencing would appear tall and visually disruptive in views, particularly with the use of the solid panels. This would harm the setting of the listed almshouses, obscuring the formal layout, attractive architecture and central garden setting in the primary view looking westwards from the park and would appear immediately to one side of the north range, which has been adapted as the visitor entrance with café and features the high quality paved entrance area. Whilst to one side, fencing would appear distinctly out of character. The new fencing would be harmful to the setting of the Grade II listed almshouses, but would be temporary, and therefore of modest harm. To minimise the impacts any fencing should be located away from the almshouses.
106. Grade II listed residential properties are located on the fringes of the park in Addington Square, Camberwell Road, Cobourg Road, Glengall Road and Trafalgar Avenue. Their special architectural and historic interest are as surviving examples of late Georgian and early Victorian houses with their fine domestic architecture, and their group value creating attractive period residential townscapes. Their settings are their immediate street and, in the case of Addington Square, central garden square, whilst the park forms a landscaped backdrop, albeit with park facility buildings popping into view. Where seen, fencing would cause a degree of visual clutter, but would be short term in terms of impact. As such, it would have a neutral effect on the heritage settings. In terms of fencing and infrastructure for events within Burgess Park East, the fencing would remain sufficiently remote from the Grade II listed houses in Cobourg Road, Glengall Road and Trafalgar and softened by the intervening landscaping to have a negligible impact on their settings.

107. Whether there is material harm to the adjacent and nearby listed buildings and structures and the degree of harm clearly depends on the proximity of the fencing and any infrastructure, and the extent to which the setting contributes to the significance of each heritage asset. It is critical that the proposed fencing is not attached to, or placed too close to, any of the listed buildings or structures, including their garden walls or boundary railings that are curtilage listed or listed in their own right. It is important to prevent mechanical or collision damage to the historic fabric that could be caused by fixings or during the erection of the fencing, or possible by persons looking to break into the event. In order to ensure this, a condition has been recommended requiring any proposed fencing to be located at least 3 metres in distance from the edge of any listed building or structure. This would also reduce the visual presence of any fencing on the heritage assets and would be particularly important in relation to the Grade II Former Passmore Edward Library, Chumleigh Gardens Almshouses and Former Church of St George which are immediately adjacent to the proposed events area.
108. As the application has been amended to remove events from Burgess Park West, the Grade II listed Lime Kiln within the park not be affected by events. A condition has been recommended for a secure cordon to be erected around the Lime to prevent any potential damage during filming events.

Summary

109. The impacts of the fencing and structures associated with the proposed temporary change of use has been fully assessed with regard to townscape views, conservation areas, listed buildings and Burgess Park itself as a NDHA. The proposals are considered not to unduly harm the visual amenity of the surrounding townscape and conservation areas. It would, however, cause a degree of harm to the parkland as MOL and a NDHA, creating visual clutter, albeit the impact would be modest, short term and reversible, with the landscaping fully reinstated, as required by condition. There would be a degree of harm to the settings of listed buildings and structures within the park, however the harm would be less than substantial and, given its temporary nature, minor. Any harm would be further minimised by siting any fencing at least 3 metres away from the heritage assets, as required by condition. Impacts to the Grade II listed Lime Kiln have already been mitigated by the amendments to the application, removing the siting of events from Burgess Park West, and a condition has been recommended to physically protect the heritage asset from any filming at this location. It is acknowledged that there would be some overall harm as a result of the proposal, however on balance the temporary nature of the change of use ensures that the harm would not be permanent.

Transport

110. Burgess Park, covering 56 hectares, has Public Transport Accessibility Level (PTAL) ratings ranging from 1a (very poor) to 6a (excellent). There are various access points into Burgess Park for vehicles, pedestrians and cyclists. Vehicular access associated with the proposed development would typically

be via the existing access from Wells Way. This access provides vehicular access to areas of hardstanding and the wider park to accommodate car parking and loading, unloading and servicing. There would be limited vehicular movement elsewhere in the park, though vehicles may need to cross the park and this would include the installation and removal of temporary trackway to protect the grass.

111. Where car parking is required for events within Burgess Park East this is likely to be provided on, and adjacent to, an existing area of hardstanding to the east of Wells Way and accessed via Wells Way, as shown below. If additional car parking is required, depending on the type of activity taking place, full details of this should be provided.

112. *Wells Way hardstanding*



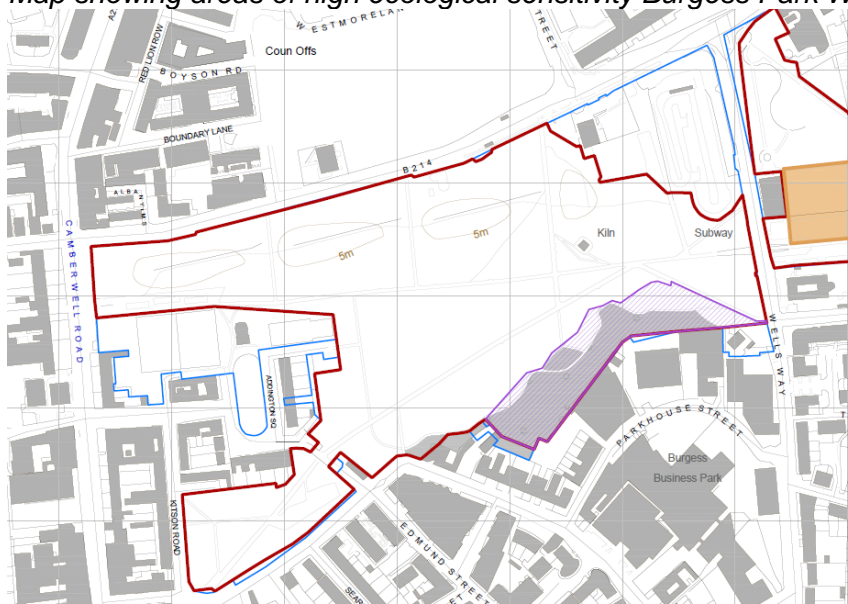
113. In terms of visitor parking, the application site is bound by Controlled Parking Zones (CPZ) which restrict parking from 08:00 to 18:30 Monday to Friday. This means staff and attendees are not able to park around the site during these times, however it is acknowledged that visitors are able to park for free after 18:30 on weekdays and at weekends. It is anticipated that many visitors will be local residents walking to Burgess Park or making use of public transport and that those choosing to park for events will be limited given their nature (late night, target demographic and likely consumption of alcohol). Use of the park for events and filming would not result in unacceptable impacts on local street parking.
114. The size, audience capacity or cast/crew numbers, extent of associated infrastructure and closure of the park associated with the commercial/community events and filming activity would result in different transport impacts. A condition has been recommended for a Transport Plan to be submitted for any large and major scale events, as defined by the Southwark Council Outdoor Events Policy, of an audience capacity of over 2,001 detailing access routes and parking arrangements for the event. A condition has also been recommended for no deliveries or collections from vehicles arriving at or leaving the site to be undertaken on the public highway.

115. A compliance condition has been recommended for all refuse and recycling to be removed from the application site, and the area within 10 metres of the perimeter of the site, by the end of each event after completion of site clearance of each event or filming activity.

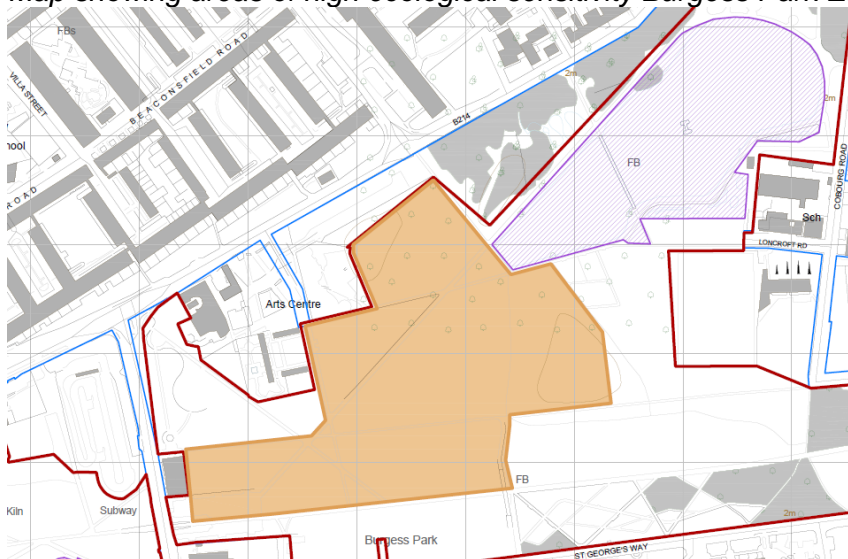
Ecological impacts

116. An ecological impact assessment has been submitted which considers the ecological sensitivity of the park. This categorises the park into areas of high ecological sensitivity, medium ecological sensitivity and low ecological sensitivity. There are two areas of high ecological sensitivity within the park.

117. *Map showing areas of high ecological sensitivity Burgess Park West (in purple)*



118. *Map showing areas of high ecological sensitivity Burgess Park East (in purple)*



119. The assessment finds that areas of low ecological sensitivity are likely to be robust to large events and filming if appropriate ecological management measures are put in place. The proposed area for events in Burgess Park East

are shown within the orange boundary and is an area of low ecological sensitivity. This area is therefore the most appropriate area within the park for such activity and would not adversely impact on ecology. Areas with medium ecological sensitivity are deemed appropriate for some occasional events and filming with adequate ecological management measures in place, and these fall within the wider red line boundary area. Areas with high ecological sensitivity should be avoided for events. Events would only take place within areas of low ecological sensitivity, whilst filming could take place anywhere within the park.

120. The Ecological Impact Assessment sets out the following recommendations for management:

| <u>Sensitivity</u> | <u>Management</u> |
|-------------------------------|---|
| Low ecological sensitivity | <ul style="list-style-type: none"> Floodlights should be directed away from areas of medium and high ecological sensitivity with regards to bird breeding season and bat activity and temporary fencing should be installed where it is necessary to protect these areas |
| Medium ecological sensitivity | <ul style="list-style-type: none"> Use of temporary fencing to avoid unnecessary trampling of grasslands or incursion into more sensitive areas Tree protection where necessary Control of floodlighting with regards to bird breeding season and bat activity |
| High ecological sensitivity | <ul style="list-style-type: none"> Filming using floodlighting or other powerful lighting should not be used during the bird breeding season (March – August) or when bats are active (April – October) |

121. The location of events has been appropriately chosen so as not to cause adverse impacts on ecology. A condition has been recommended for the proposed development to be carried out in accordance with the recommendations made within the ecological impact assessment and for

events only to take place within the designated Burgess Park East. A condition has also been recommended that prior to the first opening of any filming proposed in areas identified in the ecological impact assessment as of high ecological sensitivity an ecological mitigation and management plan shall be submitted.

Impacts on trees

122. An Arboricultural Method Statement for tree protection has been submitted. This confirms that no trees within Burgess Park, or surrounding the park, would be adversely affected as a result of the temporary use of the site.
123. The document suggests suitable restrictions to ensure that there would be no unacceptable impacts, including:
- No excavation without a written method statement having first been approved by the council
 - No lowering of levels for any purposes
 - No vehicular access unless sited upon adequate ground protection
 - No storage of vehicles, machinery or materials
 - No storage or handling of any harmful chemical or substances
 - No fire lighting, including areas outside of the RPA where flames would be with 5m of foliage.
 - No positioning of permanent or temporary structures without approval from the council
 - Further tree protection recommendations, including tree protection fencing where required
124. A condition has been recommended for the proposed development to be carried out fully in accordance with the Arboricultural Method Statement.

Flood risk

125. A Flood Risk Assessment has been submitted which identifies that the application site is located within Flood Zones 2 and 3 and that the River Thames Tidal Defences protect the area to a 1 in 1000 year event. Flood protection would be achieved by the existing defences, and surface water and ground water would be discharged to the existing mains drainage arrangements for Burgess Park.
126. Using the park for temporary events would not give rise to any flood risk. The Environment Agency have raised no objection to the proposal.

Other matters

127. Objectors have raised concern that the proposal is purely for commercial gain. Whilst it is acknowledged that the application allowing Burgess Park to be used for an additional 28 days would result in commercial gain for the council, this is not a material planning consideration.

128. A Burgess Park Events Stakeholder group exists for residents to meet with organisers and address any concerns.

Consultation responses from internal and divisional consultees

129. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

130. Environmental Protection Team:

- Noise Impact Assessment establishes background readings for the sensitive areas
- Specific noise impact assessment will be required for any noise activities
- Satisfied that the distance away from residential properties is acceptable
- Lighting Impact Assessment is sufficient but if further lighting is proposed additional details will be required

131. Ecologist:

- Satisfied with Ecological Impact Assessment

132. Urban Forester:

- No trees would be affected
- Suitable restrictions are included within the Arboricultural Method Statement

133. Flood Risk Management:

- Requested further information to confirm compliance with the drainage hierarchy which has been provided and found acceptable

134. Design and Conservation Team:

- There would be some degree of harm to heritage assets
- Grade II Listed Lime Kiln needs to be protected
- Request that any fencing is at least 3 metres from listed buildings and structures

Consultation responses from external consultees

135. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.

136. Environment Agency:

- No objection

Community impact and equalities assessment

137. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.

138. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

139. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

140. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

141. The applicant has submitted a Full Equality Impact and Needs Analysis for the proposal. This assesses the impacts on protected characteristics.

Race

142. The wards bordering Burgess Park are particularly diverse in terms of race, with 4 out of the 5 wards having significantly larger Black, Asian and Minority Ethnic populations than Southwark as a whole. It is acknowledged that the impacts of the planning application are therefore likely to have a greater impact proportionately on this protected characteristic.
143. Those on lower incomes or from areas of greater socio-economic disadvantage, which is likely to include groups from Black, Asian and Minority Ethnic populations in the local community, may have less access to affordable leisure opportunities or private outdoor space, and may also be less likely to be able to afford to attend large commercial events. The council requires that all events provide local social benefits. This may include discounted or free tickets for residents living in the immediate vicinity of the park. For example. The 2022 Boiler Room Festival included an offer of discounted resident tickets / a free ticket ballot for those living nearest to the park. Similar benefits would be offered going forward.
144. Radiate Windrush Festival celebrates the Windrush history and the Caribbean generations who became Black-British through the celebration of Black culture. It is targeted specifically at Black audiences and run by organisers from Black communities. This would have a positive impact on the diversity of the cultural offer in the area. The festival also has a policy of accessible ticket pricing.

Age

145. Young people benefit from access to the leisure facilities, including parkrun and junior parkrun, and play spaces within Burgess Park. The proposed events and filming would not take place within designated play spaces. Impacts on parkrun include the temporary closure of some paths or sections of the park requiring diversions to running routes and the movement of vehicles through the park requiring greater safety for runners. The council's event team will work closely with event organisers and film production companies to minimise impacts on parkrun. Wherever possible, event organisers and film production companies will be asked to suspend vehicle movement between 08:30 and 10:15 on Saturdays and Sundays. On the occasions when this is not possible, mitigation activity will be discussed with parkrun organisers. In the past this has included the offer of safety marshals provided by the event organiser / film company to parkrun participants to ensure their safety from vehicle movement or the agreement of alternative running routes. During the occasional temporary closure of some pathways through the park due to events or filming activity, clearly signed diversions will be put in place. Days when diversions are active will be kept to a minimum, with event organisers and film companies asked to keep usual pathways open as long as possible.
146. People with more vulnerable health, which is sometimes determined by age, benefit from access to green open space. Older people may also be more likely to have lower incomes and so have less access to affordable leisure opportunities or private outdoor space. Events and filming would never result

in the closure of the entirety of the park. Residents would still have access to sufficient open space whilst an event or filming activity is taking place. Residents could benefit from discounted or free tickets to events which aim to cater for all ages. It is also possible that some events may be grant-funded and therefore free to attend, such as Carnaval del Pueblo, offering a positive opportunity for all ages.

Gender reassignment

147. The introduction of the council's updated Outdoor Events Policy includes a requirement for event organisers of all licensed premises events from 01 April 2023 to comply with the council's women's safety charter which may have a positive impact on people transitioning from one gender to another.

Pregnancy and maternity

148. People who are pregnant or who have recently given birth may experience a more negative impact from the noise associated with larger events than the average population. Conditions have been recommended for events to be carried out in accordance with the Noise Conditions for Open Air Events in Southwark document, for hours of use to be between 07:00 and 23:00 only, and for a Noise Management Plan to be submitted for each event with an audience capacity over 2,001 and with amplified noise. Details of the scale, location, duration and management of each event will also be provided in order to control noise impacts. Whilst the proposal is for a temporary change of use for 56 days, a considerable number of these days would be site set up and take down which are very unlikely to generate extensive noise.

Disability

149. Disabled populations and those with poor health are likely to benefit from accessible green space. Occasional temporary closure of some pathways through events and film sites may limit or alter usual access routes through the park, which may have a negative impact on people with disabilities or mobility needs. During these periods, clearly signed diversions will be put in place. Days when diversions are active will be kept to a minimum, with event organisers and film companies asked to keep usual pathways open as long as possible during site set up and take down. As an example, during AppleTV's filming in February and March 2022, while the production company was on site for 23 days, the pathways were only closed for two of these days. Marshals and signage were in place to assist park users during the closure. In terms of access to events, event organisers are required to take all reasonable steps to ensure that the event is fully accessible and inclusive. The council encourages event producers to go beyond the legal obligations set out in the Equality Act 2010 and implement best industry practice, providing a fair and equal service to customers with protected characteristics.
150. Disabled populations, some neuro-diverse populations and those with poor health may experience a negative impact from the noise associated with larger events than the average population. Conditions have been recommended for

events to be carried out in accordance with the Noise Conditions for Open Air Events in Southwark document, for hours of use to be between 07:00 and 23:00 only, and for a Noise Management Plan to be submitted for each event with an audience capacity over 2,001 and with amplified noise. Details of the scale, location, duration and management of each event will also be provided in order to control noise impacts. As noted above, whilst the proposal is for a temporary change of use for 56 days, a considerable number of these days would be site set up and take down which are very unlikely to generate extensive noise.

151. Poverty in the UK is especially high among families where there is an adult who is disabled, at nearly 33%. If there is also a disabled child, the poverty rate is 40% - more than twice the rate where there is no disability. Disabled people are more likely than non-disabled people to face barriers to paid work, and work fewer hours on average. Again, the council requires that all events provide local social benefits. This may include discounted or free tickets for residents living in the immediate vicinity of the park.

Sexual orientation

152. No specific impacts have been identified or raised in relation to sexual orientation as a result of the proposed development.

Religion or belief

153. No specific impacts have been identified or raised in relation to religion as a result of the proposed development. It is noted that religious events, such as Southwark Eid-al-Fitr and Southwark Eid-ul Adha, take place within Burgess Park, however are not deemed to constitute development and would therefore remain unaffected by this planning application.

Sex

154. The introduction of the council's updated Outdoor Events Policy includes a requirement for event organisers of all licensed premises events from 01 April 2023 to comply with the council's women's safety charter which will have a positive impact on women. This requires event organisers who hold premises licences to pay particular consideration to women's safety, including both women performers and audiences, in line with the broader women's safety charter and in the context of events delivering licensable activity under the Licensing Act. This will support those women and girls in feeling safe to perform at and attend events, reducing fear of intimidation, misogyny or harm.

Marriage and civil partnership

155. No specific impacts have been identified or raised in relation to marriage and civil partnerships as a result of the proposed development.

Human rights implications

156. 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.
157. This application has the legitimate aim of providing a temporary use of Burgess Park for commercial/community events and filming. 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.

Positive and proactive statement

158. The council has published its development plan on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
159. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

| | |
|--|-----|
| Was the pre-application service used for this application? | YES |
| If the pre-application service was used for this application, was the advice given followed? | NO |
| Was the application validated promptly? | YES |
| If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval? | YES |
| To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date? | YES |

CONCLUSION

160. This application seeks the temporary use of Burgess Park for large-scale filming and commercial/community events for 56 days per annum over a temporary three-year period, and the installation of supporting associated infrastructure, access, parking and other ancillary works. Whilst this application would allow a change of use for a higher number of days than currently allowed under permitted development rights, the application has been fully assessed against the development plan and therefore results in further restrictions on the temporary use than would apply in the case of reliance simply on permitted

development rights. Permitted development rights for the temporary change of use are not subject to any conditions, so this planning permission would appropriately control the use sought. It is recommended that the application is approved, subject to conditions.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|---|--|
| Southwark Local Development Framework and Development Plan Documents | Environment, Neighbourhoods & Growth Department 160 Tooley Street London SE1 2QH | Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 |

APPENDICES

| No. | Title |
|------------|---|
| Appendix 1 | Recommendation - Draft Decision Notice |
| Appendix 2 | Relevant planning history |
| Appendix 3 | Planning policies |
| Appendix 4 | Consultation responses received |
| Appendix 5 | Consultation undertaken |
| Appendix 6 | Noise Conditions for Open Air Events in Southwark |

AUDIT TRAIL

| | | |
|---|---|--------------------------|
| Lead Officer | Stephen Platts, Director of Planning and Growth | |
| Report Author | Abbie McGovern, Team Leader | |
| Version | Final | |
| Dated | 28 March 2023 | |
| 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, Neighbourhoods and Growth | No | No |
| Strategic Director of Housing | No | No |

APPENDIX 1**Recommendation**

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

| | | | |
|-------------------------|------------------------------------|--------------------|------------|
| Applicant | Ms Toni Ainge Southwark Council | Reg. Number | 22/AP/4303 |
| Application Type | Major application | | |
| Recommendation | | Case Number | M2022 |

Draft of Decision Notice**For the following development:**

Temporary use of Burgess Park for large-scale filming and commercial/community events (to include installation of supporting associated infrastructure, access, parking and other ancillary works.

Burgess Park East Albany Road London Southwark

In accordance with application received on 21 December 2022 and Applicant's Drawing Nos.:

A.001 Location Plan Rev C 27/02/2023

A.002 Burgess Park West Rev C 27/02/2023

A.003 Burgess Park East Events Zone Rev C 27/02/2023

Time limit for implementing this permission and the approved plans

1. The temporary uses hereby permitted shall only be for 56 days per annum for a period of three years from the date of this permission. Following use of the application site for filming or commercial/community events the land shall be restored to its former condition as public open space.

Reason:

The submitted proposal is for a temporary period only and further consideration would be required for permanent options for the site in the future.

Permission is subject to the following Compliance Conditions

2. Permitted development rights under Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO) are hereby removed for the application site.

Reason:

To ensure that the temporary use of Burgess Park hereby approved for filming and commercial/community events for 56 days per annum over a three years period are not exceeded.

3. No commercial/community events hereby permitted shall take place outside the orange boundary of Burgess Park East as shown on Location Plan A.001 Rev B dated 14/02/2023.

Reason:

To ensure that the proposed use does not adversely impact on the amenity of neighbouring occupiers and to ensure the protection of wildlife and supporting habitat in accordance with the National Planning Policy Framework 2021, Policy G6 (Biodiversity and access to nature) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space) and P60 (Biodiversity) of the Southwark Plan 2022.

4. The temporary uses hereby permitted shall not be carried on outside of the hours 7:00 to 23:00 on Mondays to Sundays.

Reason:

To safeguard local amenity in accordance with the National Planning Policy Framework 2021 and Policy P56 (Protection of amenity) of the Southwark Plan 2022.

5. The temporary uses hereby permitted shall be carried out in accordance with Southwark's Outdoor Events Policy (June 2019) or any replacement thereof.

Reason:

To ensure that the temporary use of the application site is not continuous and does not adversely impact on the amenity of neighbouring occupiers in accordance with the National Planning Policy Framework 2021 and Policy P56 (Protection of amenity) of the Southwark Plan 2022.

6. The temporary uses hereby permitted shall be carried out in accordance with the Noise Conditions for Open Air Events in Southwark document or any replacement thereof, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that there would not be any adverse noise impacts on neighbouring occupiers in accordance with the National Planning Policy Framework 2021, Policy D14 (Noise) of the London Plan 2021 and Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

7. The temporary uses hereby permitted shall be carried out in accordance with the Ecological Impact Assessment for Burgess Park August 2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework 2021, Policy G6 (Biodiversity and access to nature) of the London Plan 2021 and Policies P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

8. All delivery and servicing connected to the temporary uses hereby permitted shall take place from within the site boundary and not on the public highway, unless otherwise agreed by the Local Planning Authority in writing.

Reason:

To minimise danger, obstruction and inconvenience to users of the highway in accordance with the National Planning Policy Framework 2021, Policies T4 (Assessing and mitigating transport impacts), T6 (Car parking) and T7 (Deliveries, servicing and construction) of the London Plan 2021 and Policies P50 (Highways impacts) and P54 (Car parking) of the Southwark Plan 2022.

9. The temporary uses hereby permitted shall be carried out in accordance with the Arboricultural Method Statement for Tree Protection PRI23953ams 15 November 2022, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area and on Metropolitan Open Land in accordance with the National Planning Policy Framework 2021, Policies G1 (Green infrastructure) G5 (Urban greening) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P57 (Open space) and Policy P60 (Biodiversity) of the Southwark Plan 2022.

10. All refuse and recycling shall be removed from the application site, and the area within 10m of the perimeter of the site by the end of one day after completion of site clearance of each event or filming activity.

Reason:

To manage waste and ensure that it is removed from the site therefore not impacting on the amenity of neighbouring occupiers or the natural environment in accordance with the National Planning Policy Framework 2021, Policies G3 (Metropolitan Open Land), G4 (Open space), G6 (Biodiversity and access to nature) and SI7 (Reducing waste and supporting the circular economy) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P63 (Reducing waste) of the Southwark Plan 2022.

11. An up-to-date register of filming and events taking place shall be kept and made present on the council's website. This shall include details on when

access is restricted.

Reason:

To ensure that the temporary use of the application site does not exceed the 56 days per annum hereby permitted, in accordance with the National Planning Policy Framework 2021, Policies G3 (Metropolitan Open Land), G4 (Open Space), G6 (Biodiversity and access to nature) and, G7 (Trees and woodlands) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

12. Any proposed fencing required for filming and events shall be located at least 3 metres in distance from the edge of any listed building or structure.

Reason:

To ensure the protection of heritage assets in accordance with the National Planning Policy Framework 2021, Policy HC1 (Heritage conservation and growth) of the London Plan 2021 and Policies P19 (Listed buildings and structures) and P21 (Conservation of the historic environment and natural heritage) of the Southwark Plan 2022.

13. A secure cordon shall be erected around the Grade II Listed Lime Kiln located within Burgess Park West if any filming takes place within this area.

Reason:

To prevent any damage to the listed structure in accordance with the National Planning Policy Framework 2021, Policy HC1 (Heritage conservation and growth) of the London Plan 2021 and Policy P19 (Listed buildings and structures) of the Southwark Plan 2022.

Permission is subject to the following Special Conditions

14. a) The temporary uses hereby permitted shall be carried out in accordance with the Lighting Impact Assessment 2511-DFL-ELG-XX-RP-EQ-13001 November 2022, unless otherwise agreed in writing by the Local Planning Authority.

b) In the event that any temporary use of the application site hereby approved exceeds the light level restrictions as set out in the Lighting Impact Assessment 2511-DFL-ELG-XX-RP-EQ-13001 November 2022 then an updated Lighting Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority prior to the launch of any relevant filming or event. The temporary uses hereby permitted shall be carried out in accordance with the approved Lighting Impact Assessment.

Reason:

To limit any impact of light pollution on the amenity of adjoining occupiers and the natural environment in accordance with the National Planning Policy Framework 2021, Policies G3 (Metropolitan Open Land), G4 (Open space), G6 (Biodiversity and access to nature) and G7 (Trees and woodlands) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

15. A Noise Management Plan shall be submitted for any events with amplified music and an audience capacity over 2,001, prior to the setup of the events. The Noise Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to any events of this scale. The temporary uses hereby permitted shall be carried out in accordance with the approved Noise Management Plan.

Reason:

To ensure that there would not be any adverse noise impacts on neighbouring occupiers in accordance with the National Planning Policy Framework 2021, Policy D14 (Noise) of the London Plan 2021 and Policies P56 (Protection of amenity) and P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan 2022.

16. Prior to first opening of any filming proposed on land identified in the Ecological Impact Assessment, as of higher ecological sensitivity and where the risks of adverse ecological harm are greater, then the applicant shall submit an Ecological Management Plan for these areas to the Local Planning Authority for approval. This plan shall detail measures to be put in place to mitigate any potential ecological implications of each activity within the areas of higher ecological sensitivity. The temporary uses hereby permitted shall be carried out in accordance with the approved Ecological Management Plan.

Reason:

To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the National Planning Policy Framework 2021, Policy G6 (Biodiversity and access to nature) of the London Plan 2021 and Policies P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

17. A Transport Plan shall be submitted to and approved in writing by the Local Planning Authority for any events with an audience capacity over 2,001, prior to the setup of such events.

The Transport Plan shall detail access routes and parking arrangements for the events. The development hereby approved shall be carried out in accordance with the Transport Plan for each event.

Reason:

To minimise danger, obstruction and inconvenience to users of the highway in accordance with the National Planning Policy Framework 2021, Policies T4 (Assessing and mitigating transport impacts), T6 (Car parking) and T7 (Deliveries, servicing and construction) of the London Plan 2021 and Policies P50 (Highways impacts) and P54 (Car parking) of the Southwark Plan 2022.

18. The temporary uses hereby permitted shall not be carried out until the scale, location, duration and management of each filming and event, and details of any ancillary infrastructure, have been submitted to and approved in writing by the Local Planning Authority prior to each use taking place.

Reason:

To ensure that the temporary use of the application site does not have an unacceptable impact on Metropolitan Open Land or the amenity of residents, and does not exceed the 56 days per annum hereby permitted, in accordance with the National Planning Policy Framework 2021, Policies G3 (Metropolitan Open Land), G4 (Open Space), G6 (Biodiversity and access to nature) and, G7 (Trees and woodlands) of the London Plan 2021 and Policies P56 (Protection of amenity), P57 (Open space), P60 (Biodiversity) and P61 (Trees) of the Southwark Plan 2022.

APPENDIX 2**Relevant planning history**

No relevant planning history.

Planning Policies

National Planning Policy Framework (the framework)

The revised National Planning Policy Framework ('NPPF') was published on 20 July 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 states that the policies in the Framework are material considerations, which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- Policy D14 Noise
- Policy HC1 Heritage conservation and growth
- Policy G1 Green infrastructure
- Policy G3 Metropolitan Open Land
- Policy G4 Open space
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 7 Reducing waste and supporting the circular economy
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T7 Deliveries, servicing and construction

Southwark Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- Policy P19 Listed buildings and structures
- Policy P20 Conservation areas
- Policy P21 Conservation of the historic environment and natural heritage
- Policy P50 Highways impacts
- Policy P51 Walking
- Policy P53 Cycling
- Policy P54 Car parking
- Policy P56 Protection of amenity
- Policy P57 Open space
- Policy P59 Green infrastructure
- Policy P60 Biodiversity
- Policy P61 Trees
- Policy P62 Reducing waste
- Policy P66 Reducing noise pollution and enhancing soundscapes
- Policy P68 Reducing flood risk

Consultation undertaken

Site notice date: 04/01/2023 (eight were placed close to park entrances)

Press notice date: 02/02/2023

Case officer site visit date: 04/01/2023

Neighbour consultation letters sent: 17/01/2023

Re-consultation dates: 28/02/2023 and 06/03/2023

Internal services consulted:

Highways Development and Management
 Transport Policy
 Ecology
 Environmental Protection Team
 Flood Risk Management & Urban Drainage
 Waste Management
 Urban Forester
 Design and Conservation Team

Statutory and non-statutory organisations:

Environment Agency
 Friends of Burgess Park

Neighbour and local groups consulted:

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| 323 Wendover Thurlow Street London | 305 Wendover Thurlow Street London |
| 320 Wendover Thurlow Street London | First Floor Flat 84 Camberwell Road London |
| 317 Wendover Thurlow Street London | |
| 314 Wendover Thurlow Street London | First Floor and Second Floor Flat 173 Camberwell Road London |
| 311 Wendover Thurlow Street London | |
| 308 Wendover Thurlow Street London | Flat C 160 Camberwell Road London |

Third Floor Flat 156 Camberwell Road
London

416A Albany Road London Southwark

32 Silverthorne Lofts 400 Albany Road
London

29 Silverthorne Lofts 400 Albany Road
London

26 Silverthorne Lofts 400 Albany Road
London

24 Silverthorne Lofts 400 Albany Road
London

21 Silverthorne Lofts 400 Albany Road
London

18 Silverthorne Lofts 400 Albany Road
London

16 Silverthorne Lofts 400 Albany Road
London

13 Silverthorne Lofts 400 Albany Road
London

11 Silverthorne Lofts 400 Albany Road
London

10 Silverthorne Lofts 400 Albany Road
London

7 Silverthorne Lofts 400 Albany Road
London

5 86 Camberwell Road London

2 86 Camberwell Road London

Basement Rear Of 90 Camberwell Road

Second Floor Flat 89 Camberwell Road
London

Flat 5 85 Camberwell Road London

Flat 2 85 Camberwell Road London

Flat 1 83 Camberwell Road London

Flat 1 56 Camberwell Road London

Flat A 1A Bethwin Road London

8 Comfort Street London Southwark

Flat 11 402 Albany Road London

The Sculpture Studio Chumleigh Street
London

Almshouse West Chumleigh Street
London

Almshouse North Chumleigh Street
London

Flat 4 83 New Church Road London

Flat 8 402 Albany Road London

Flat 5 402 Albany Road London

38 Silverthorne Lofts 400 Albany Road
London

Basement North Camberwell Public
Baths Wells Way

9A Dragon Road London Southwark

Flat 17 1A Bethwin Road London

Ground Floor 156 Camberwell Road
London

Flat 7A 1A Bethwin Road London

Railway Arches 270 271 And 272
Camberwell Road London

Burgess Park Tennis Centre 44
Addington Square London

Flat 68 64 St Georges Way London

Flat 60 64 St Georges Way London

Flat 11 82 St Georges Way London

Flat 9 82 St Georges Way London

Flat 8 82 St Georges Way London

Flat 6 82 St Georges Way London

Flat 5 82 St Georges Way London

Flat 3 82 St Georges Way London

Flat 2 82 St Georges Way London

74 St Georges Way London Southwark

Flat 10 76 St Georges Way London

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| Flat 8 76 St Georges Way London | 43 Andoversford Court Bibury Close London |
| Flat 7 76 St Georges Way London | 41 Andoversford Court Bibury Close London |
| Flat 5 76 St Georges Way London | 40 Andoversford Court Bibury Close London |
| Flat 4 76 St Georges Way London | 38 Andoversford Court Bibury Close London |
| Flat 2 76 St Georges Way London | 37 Andoversford Court Bibury Close London |
| Flat 1 76 St Georges Way London | 35 Andoversford Court Bibury Close London |
| Flat 12 70 St Georges Way London | 20 Andoversford Court Bibury Close London |
| 34 Andoversford Court Bibury Close London | 18 Andoversford Court Bibury Close London |
| Flat 11 70 St Georges Way London | 17 Andoversford Court Bibury Close London |
| Flat 10 70 St Georges Way London | 14 Andoversford Court Bibury Close London |
| Flat 7 70 St Georges Way London | Flat 7 94 St Georges Way London |
| Flat 4 70 St Georges Way London | Flat 5 94 St Georges Way London |
| Flat 2 70 St Georges Way London | Flat 66 64 St Georges Way London |
| Flat 1 70 St Georges Way London | Flat 65 64 St Georges Way London |
| 86 Andoversford Court Bibury Close London | Flat 63 64 St Georges Way London |
| 84 Andoversford Court Bibury Close London | Flat 61 64 St Georges Way London |
| 82 Andoversford Court Bibury Close London | Flat 59 64 St Georges Way London |
| 81 Andoversford Court Bibury Close London | Flat 58 64 St Georges Way London |
| 79 Andoversford Court Bibury Close London | Flat 7B 1A Bethwin Road London |
| 64 Andoversford Court Bibury Close London | Flat D 1A Bethwin Road London |
| 62 Andoversford Court Bibury Close London | Flat C 1A Bethwin Road London |
| 61 Andoversford Court Bibury Close London | Flat B 1A Bethwin Road London |
| 59 Andoversford Court Bibury Close London | Flat 5 83 New Church Road London |
| 44 Andoversford Court Bibury Close London | Flat 2 83 New Church Road London |
| | Flat 1 83 New Church Road London |

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| Flat C 4 Boundary Lane London | Camberwell Road London |
| Flat B 4 Boundary Lane London | Basement Flat 115 Camberwell Road London |
| Flat A 4 Boundary Lane London | 1-3 Southampton Way London Southwark |
| Rear Of 88 Camberwell Road London | Flat 7 1C Bethwin Road London |
| Flat 4 129 Camberwell Road London | Part Ground Floor 146-150 Camberwell Road London |
| Flat 2 129 Camberwell Road London | Flat 7 59 Wells Way London |
| 55 Addington Square London Southwark | Flat 11 59 Wells Way London |
| Flat B 144 Camberwell Road London | 67 Wells Way London Southwark |
| Flat A 144 Camberwell Road London | 65 Wells Way London Southwark |
| New Deal For Communities Wendover Thurlow Street | 61 Wells Way London Southwark |
| Flat 22 Alexandra Court 45A Urlwin Street | Flat 4 90A Camberwell Road London |
| Flat 20 Alexandra Court 45A Urlwin Street | Flat 7 63 Wells Way London |
| Flat 17 Alexandra Court 45A Urlwin Street | Flat 6 63 Wells Way London |
| Flat 16 Alexandra Court 45A Urlwin Street | Flat 62 Wallington Court 6 Harcourt Street |
| Flat 14 Alexandra Court 45A Urlwin Street | Flat 63 Wallington Court 6 Harcourt Street |
| Flat 12 Alexandra Court 45A Urlwin Street | Flat 64 Wallington Court 6 Harcourt Street |
| Flat 11 Alexandra Court 45A Urlwin Street | Flat 65 Wallington Court 6 Harcourt Street |
| Flat 9 Alexandra Court 45A Urlwin Street | Flat 66 Wallington Court 6 Harcourt Street |
| Flat 7 Alexandra Court 45A Urlwin Street | Flat 67 Wallington Court 6 Harcourt Street |
| Flat 4 Alexandra Court 45A Urlwin Street | Flat 68 Wallington Court 6 Harcourt Street |
| Flat 2 Alexandra Court 45A Urlwin Street | Flat 69 Wallington Court 6 Harcourt Street |
| Flat E 160 Camberwell Road London | Flat 70 Wallington Court 6 Harcourt Street |
| Flat B 160 Camberwell Road London | Flat 71 Wallington Court 6 Harcourt Street |
| Flat A 160 Camberwell Road London | |
| Second Floor Flat 156 Camberwell Road London | |
| Ground Floor And First Floor Flat 156 | |

Flat 72 Wallington Court 6 Harcourt Street

Flat 73 Wallington Court 6 Harcourt Street

Flat 74 Wallington Court 6 Harcourt Street

Flat 75 Wallington Court 6 Harcourt Street

Flat 76 Wallington Court 6 Harcourt Street

Flat 77 Wallington Court 6 Harcourt Street

Flat 78 Wallington Court 6 Harcourt Street

Flat 79 Wallington Court 6 Harcourt Street

Flat 2 Gaitskell House Villa Street

Flat 7 Langley Court 1 Bradenham Close

Flat 6 Langley Court 1 Bradenham Close

Flat 5 Langley Court 1 Bradenham Close

Flat 4 Langley Court 1 Bradenham Close

Flat 3 Langley Court 1 Bradenham Close

Flat 2 Langley Court 1 Bradenham Close

Flat 1 Langley Court 1 Bradenham Close

17 Bradenham Close London Southwark

15 Bradenham Close London Southwark

13 Bradenham Close London Southwark

9 Bradenham Close London Southwark

7 Bradenham Close London Southwark

5 Bradenham Close London Southwark

3 Bradenham Close London Southwark

39A Southampton Way London Southwark

15A Southampton Way London Southwark

3 Rust Square London Southwark

28 Kitson Road London Southwark

50 Addington Square London Southwark

Flat 80 Wallington Court 6 Harcourt Street

Flat 81 Wallington Court 6 Harcourt Street

Flat 82 Wallington Court 6 Harcourt Street

Flat 83 Wallington Court 6 Harcourt Street

Flat 84 Wallington Court 6 Harcourt Street

Flat 85 Wallington Court 6 Harcourt Street

Flat 86 Wallington Court 6 Harcourt Street

Flat 87 Wallington Court 6 Harcourt Street

Flat 88 Wallington Court 6 Harcourt Street

Flat 89 Wallington Court 6 Harcourt Street

7 Dragon Road London Southwark

41 Silverthorne Lofts 400 Albany Road London

Flat 21 Alexandra Court 45A Urlwin Street

Flat 18 Alexandra Court 45A Urlwin Street

Flat 67 64 St Georges Way London

Flat 53 62 St Georges Way London

Flat 5 Alexandra Court 45A Urlwin Street

Flat 3 Alexandra Court 45A Urlwin Street

Railway Arch 277 Camberwell Road London

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| Flat 11 56 Camberwell Road London | Estate Lomond Grove |
| Flat 1 63 Wells Way London | Flat 17 Masterman House Elmington Estate Lomond Grove |
| Flat 15 59 Wells Way London | Flat 15 Masterman House Elmington Estate Lomond Grove |
| Flat C 175 Camberwell Road London | Flat 13 Masterman House Elmington Estate Lomond Grove |
| 86A Camberwell Road London Southwark | Flat 11 Masterman House Elmington Estate Lomond Grove |
| 18 86 Camberwell Road London | 5 Donato Drive London Southwark |
| 12 86 Camberwell Road London | Flat 11 Kenyon House Elmington Estate New Church Road |
| 9 86 Camberwell Road London | Flat 1 Kenyon House Elmington Estate New Church Road |
| 6B Boundary Lane London Southwark | Flat 64 Masterman House Elmington Estate Lomond Grove |
| Flat 9 63 Wells Way London | Flat 61 Masterman House Elmington Estate Lomond Grove |
| Flat 3 63 Wells Way London | Flat 59 Masterman House Elmington Estate Lomond Grove |
| Flat 42 62 St Georges Way London | Flat 57 Masterman House Elmington Estate Lomond Grove |
| Flat 34 60 St Georges Way London | Flat 50 Arments Court 392 Albany Road |
| Flat 31 60 St Georges Way London | Flat 9 Arments Court 392 Albany Road |
| Flat 20 60 St Georges Way London | Flat 6 Arments Court 392 Albany Road |
| 1A Bethwin Road London Southwark | Flat 4 Arments Court 392 Albany Road |
| Flat 3 59 Wells Way London | Flat 3 Arments Court 392 Albany Road |
| Flat 9 1A Bethwin Road London | Flat 1 Arments Court 392 Albany Road |
| Flat 6 1A Bethwin Road London | 38 Boundary Lane London Southwark |
| Flat 3 1A Bethwin Road London | 34 Boundary Lane London Southwark |
| Flat 12 1A Bethwin Road London | 32 Boundary Lane London Southwark |
| Flat 13 Alexandra Court 45A Urlwin Street | 4 John Crane Street London Southwark |
| Flat 50 62 St Georges Way London | 2 John Crane Street London Southwark |
| Flat 47 62 St Georges Way London | 1 John Crane Street London Southwark |
| Flat 44 62 St Georges Way London | Flat 4 94 St Georges Way London |
| Flat 39 62 St Georges Way London | |
| Flat 30 60 St Georges Way London | |
| Flat 26 60 St Georges Way London | |
| Flat 22 60 St Georges Way London | |
| Flat 18 Masterman House Elmington | |

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| Flat 2 94 St Georges Way London | Flat 23 60 St Georges Way London |
| Flat 1 94 St Georges Way London | Flat 17 60 St Georges Way London |
| Flat 12 88 St Georges Way London | Flat 2 59 Wells Way London |
| Flat 11 88 St Georges Way London | 1 Donato Drive London Southwark |
| Flat 8 88 St Georges Way London | 7 Donato Drive London Southwark |
| Flat 6 88 St Georges Way London | 3 Donato Drive London Southwark |
| Flat 5 88 St Georges Way London | Flat 5 63 Wells Way London |
| Apartment 7 1D Bethwin Road London | Flat 2 63 Wells Way London |
| Apartment 6 1D Bethwin Road London | Flat 8 59 Wells Way London |
| Apartment 4 1D Bethwin Road London | 9B Dragon Road London Southwark |
| Flat 1 88 Camberwell Road London | 5 Dragon Road London Southwark |
| Flat 7 138-142 Camberwell Road London | 1 Dragon Road London Southwark |
| Flat 20 Ayres Court 74 New Church Road | Flat 69 64 St Georges Way London |
| Flat 19 Ayres Court 74 New Church Road | Flat 62 64 St Georges Way London |
| Flat 16 Ayres Court 74 New Church Road | Flat 57 64 St Georges Way London |
| 1B Sears Street London Southwark | Flat 55 62 St Georges Way London |
| Flat 14 Ayres Court 74 New Church Road | Flat 54 62 St Georges Way London |
| Flat 12 Ayres Court 74 New Church Road | Flat 51 62 St Georges Way London |
| Flat 11 Ayres Court 74 New Church Road | Flat 48 62 St Georges Way London |
| Flat 9 Ayres Court 74 New Church Road | Flat 46 62 St Georges Way London |
| Flat 8 Ayres Court 74 New Church Road | Flat 45 62 St Georges Way London |
| Flat 6 Ayres Court 74 New Church Road | Railway Arch 278 Camberwell Road London |
| Flat 3 Ayres Court 74 New Church Road | Railway Arch 276 Camberwell Road London |
| Flat 1 Ayres Court 74 New Church Road | Railway Arch 275 Camberwell Road London |
| Joyce Meggie House 1 Haywood Street London | Flat 6 1C Bethwin Road London |
| Flat 9 59 Wells Way London | Flat 5 1C Bethwin Road London |
| Flat 5 59 Wells Way London | Flat 3 1C Bethwin Road London |
| Flat 37 62 St Georges Way London | Flat 2 1C Bethwin Road London |
| Flat 36 62 St Georges Way London | Unit 5 1 Bethwin Road London |
| Flat 33 60 St Georges Way London | |
| Flat 32 60 St Georges Way London | |

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| Unit 4 1 Bethwin Road London | 388 Albany Road London Southwark |
| Unit 1 1 Bethwin Road London | 386 Albany Road London Southwark |
| Unit 6 1B Bethwin Road London | 2 Mann Street London Southwark |
| Flat 12 1C Bethwin Road London | Flat 9 138 - 142 Camberwell Road London |
| Flat 10 1C Bethwin Road London | Flat 8 138 - 142 Camberwell Road London |
| Flat 9 1C Bethwin Road London | Flat 67 Langley Court 11 Bradenham Close |
| Flat 14 1A Bethwin Road London | Flat 65 Langley Court 11 Bradenham Close |
| Flat 1 116 Camberwell Road London | Flat 64 Langley Court 11 Bradenham Close |
| Third Floor Flat 89 Camberwell Road London | Flat 62 Langley Court 11 Bradenham Close |
| First Floor Flat 89 Camberwell Road London | Flat 63 Langley Court 11 Bradenham Close |
| Flat 6 85 Camberwell Road London | Flat 60 Langley Court 11 Bradenham Close |
| Flat 4 85 Camberwell Road London | Flat 59 Langley Court 11 Bradenham Close |
| Flat 3 85 Camberwell Road London | Flat 57 Langley Court 11 Bradenham Close |
| Flat 4 84 Camberwell Road London | Flat 58 Langley Court 11 Bradenham Close |
| 58 Camberwell Road London Southwark | Flat 31 Langley Court 1 Bradenham Close |
| Flat 2 56 Camberwell Road London | Flat 30 Langley Court 1 Bradenham Close |
| Flat 7 Hambling Court 42 Southampton Way | Flat 28 Langley Court 1 Bradenham Close |
| Flat 6 Hambling Court 42 Southampton Way | Flat 29 Langley Court 1 Bradenham Close |
| Flat 91 Wallington Court 6 Harcourt Street | Flat 26 Langley Court 1 Bradenham Close |
| Flat 90 Wallington Court 6 Harcourt Street | Flat 25 Langley Court 1 Bradenham Close |
| 8 Harcourt Street London Southwark | |
| 7 Harcourt Street London Southwark | |
| 5 Harcourt Street London Southwark | |
| 4 Harcourt Street London Southwark | |
| 3 Harcourt Street London Southwark | |
| 2 Harcourt Street London Southwark | |
| 1 Harcourt Street London Southwark | |

Flat 24 Langley Court 1 Bradenham
Close

Flat 23 Langley Court 1 Bradenham
Close

Flat 22 Langley Court 1 Bradenham
Close

Flat 21 Langley Court 1 Bradenham
Close

Flat 20 Langley Court 1 Bradenham
Close

Flat 19 Langley Court 1 Bradenham
Close

Flat 18 Langley Court 1 Bradenham
Close

Flat 17 Langley Court 1 Bradenham
Close

Flat 16 Langley Court 1 Bradenham
Close

Flat 15 Langley Court 1 Bradenham
Close

Flat 14 Langley Court 1 Bradenham
Close

Flat 12 Langley Court 1 Bradenham
Close

Flat 11 Langley Court 1 Bradenham
Close

Flat 10 Langley Court 1 Bradenham
Close

Flat 8 Langley Court 1 Bradenham Close

Flat 9 Langley Court 1 Bradenham Close

9 Harcourt Street London Southwark

Alexandra Court 45B Urlwin Street
London

Flat 56 Langley Court 11 Bradenham
Close

Flat 55 Langley Court 11 Bradenham
Close

Flat 56 Masterman House Elmington
Estate Lomond Grove

Flat 54 Masterman House Elmington
Estate Lomond Grove

Flat 52 Masterman House Elmington
Estate Lomond Grove

Flat 50 Masterman House Elmington
Estate Lomond Grove

Flat 49 Masterman House Elmington
Estate Lomond Grove

Flat 47 Masterman House Elmington
Estate Lomond Grove

Flat 45 Masterman House Elmington
Estate Lomond Grove

Flat 43 Masterman House Elmington
Estate Lomond Grove

Flat 7 Masterman House Elmington
Estate Lomond Grove

Flat 5 Masterman House Elmington
Estate Lomond Grove

Flat 40 Masterman House Elmington
Estate Lomond Grove

Flat 39 Masterman House Elmington
Estate Lomond Grove

Flat 37 Masterman House Elmington
Estate Lomond Grove

Flat 35 Masterman House Elmington
Estate Lomond Grove

Flat 34 Masterman House Elmington
Estate Lomond Grove

Flat 32 Masterman House Elmington
Estate Lomond Grove

Flat 30 Masterman House Elmington
Estate Lomond Grove

Flat 29 Masterman House Elmington
Estate Lomond Grove

Flat 28 Masterman House Elmington
Estate Lomond Grove

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| Flat 22 Masterman House Elmington Estate Lomond Grove | 127A Camberwell Road London Southwark |
| Flat 8 Kenyon House Elmington Estate New Church Road | Flat 3 145 Camberwell Road London |
| Flat 7 Kenyon House Elmington Estate New Church Road | Flat C 72 Camberwell Road London |
| Flat 5 Kenyon House Elmington Estate New Church Road | Flat 5 159-161 Camberwell Road London |
| Flat 3 Kenyon House Elmington Estate New Church Road | Flat 5 Hambling Court 42 Southampton Way |
| Flat 12 Kenyon House Elmington Estate New Church Road | Flat 4 Hambling Court 42 Southampton Way |
| Flat 4 59 Wells Way London | Flat 3 Hambling Court 42 Southampton Way |
| Flat 14 1C Bethwin Road London | Flat 2 Hambling Court 42 Southampton Way |
| Flat 11 1C Bethwin Road London | Flat 1 Hambling Court 42 Southampton Way |
| Flat 21 Masterman House Elmington Estate Lomond Grove | Flat 28 Arklow House Albany Road |
| Flat 2 Masterman House Elmington Estate Lomond Grove | Flat 16 Arklow House Albany Road |
| Chumleigh Gardens Chumleigh Street London | 1A Sears Street London Southwark |
| 163B Camberwell Road London Southwark | 15 Silverthorne Lofts 400 Albany Road London |
| Flat 1B 86 Camberwell Road London | 14 Silverthorne Lofts 400 Albany Road London |
| Flat 8 56 Camberwell Road London | 9 Silverthorne Lofts 400 Albany Road London |
| Flat 5 56 Camberwell Road London | 8 Silverthorne Lofts 400 Albany Road London |
| Flat 10 56 Camberwell Road London | 6 Silverthorne Lofts 400 Albany Road London |
| Flat 3 4 Crown Buildings Crown Street | 12 Comfort Street London Southwark |
| Flat 2 4 Crown Buildings Crown Street | 10 Comfort Street London Southwark |
| First Floor North Camberwell Public Baths Wells Way | 5 Silverthorne Lofts 400 Albany Road London |
| 3A Sears Street London Southwark | 3 Silverthorne Lofts 400 Albany Road London |
| 9-11 Southampton Way London Southwark | 1 Silverthorne Lofts 400 Albany Road London |
| Ground Floor Rear 84 Camberwell Road London | |

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| 6A Boundary Lane London Southwark | 25 Silverthorne Lofts 400 Albany Road London |
| Flat 41 62 St Georges Way London | 22 Silverthorne Lofts 400 Albany Road London |
| Flat 38 62 St Georges Way London | 20 Silverthorne Lofts 400 Albany Road London |
| Flat 35 60 St Georges Way London | 19 Silverthorne Lofts 400 Albany Road London |
| Flat 29 60 St Georges Way London | 17 Silverthorne Lofts 400 Albany Road London |
| Flat 25 60 St Georges Way London | Flat 54 Langley Court 11 Bradenham Close |
| Flat 24 60 St Georges Way London | Flat 53 Langley Court 11 Bradenham Close |
| Flat 21 60 St Georges Way London | Flat 52 Langley Court 11 Bradenham Close |
| Flat 19 60 St Georges Way London | Flat 51 Langley Court 11 Bradenham Close |
| Flat 18 60 St Georges Way London | Flat 50 Langley Court 11 Bradenham Close |
| Flat 8 1A Bethwin Road London | Flat 49 Langley Court 11 Bradenham Close |
| Flat 7 1A Bethwin Road London | Flat 48 Langley Court 11 Bradenham Close |
| Flat 5 1A Bethwin Road London | Flat 47 Langley Court 11 Bradenham Close |
| Flat 4 1A Bethwin Road London | Flat 46 Langley Court 11 Bradenham Close |
| Flat 2 1A Bethwin Road London | Flat 45 Langley Court 11 Bradenham Close |
| Flat 10 1A Bethwin Road London | Flat 44 Langley Court 11 Bradenham Close |
| Flat 1 1A Bethwin Road London | Flat 43 Langley Court 11 Bradenham Close |
| Flat 8 63 Wells Way London | Flat 42 Langley Court 11 Bradenham Close |
| 34 Silverthorne Lofts 400 Albany Road London | Flat 41 Langley Court 11 Bradenham Close |
| Flat 9 56 Camberwell Road London | |
| Flat 6 56 Camberwell Road London | |
| Flat 4 56 Camberwell Road London | |
| 36 Silverthorne Lofts 400 Albany Road London | |
| 31 Silverthorne Lofts 400 Albany Road London | |
| 30 Silverthorne Lofts 400 Albany Road London | |
| 28 Silverthorne Lofts 400 Albany Road London | |
| 27 Silverthorne Lofts 400 Albany Road London | |

Flat 40 Langley Court 11 Bradenham
Close

Flat 39 Langley Court 1 Bradenham
Close

Flat 38 Langley Court 1 Bradenham
Close

Flat 37 Langley Court 1 Bradenham
Close

Flat 36 Langley Court 1 Bradenham
Close

Flat 35 Langley Court 1 Bradenham
Close

Flat 34 Langley Court 1 Bradenham
Close

Flat 33 Langley Court 1 Bradenham
Close

Flat 32 Langley Court 1 Bradenham
Close

9 New Church Road London Southwark

Third Floor Walworth Methodist Church
Clubland Church 54 Camberwell Road

92 Gayhurst Hopwood Road London

140 Gayhurst Hopwood Road London

125 Gayhurst Hopwood Road London

109 Gayhurst Hopwood Road London

15 86 Camberwell Road London

Ground Floor First Floor And Second
Floor 115 Camberwell Road London

Flat 4 74 Camberwell Road London

Flat 23 Danesfield 220 Albany Road

Flat 4 155 Camberwell Road London

164B Camberwell Road London
Southwark

255 Wendover Thurlow Street London

469 Wendover Thurlow Street London

454 Wendover Thurlow Street London

437 Wendover Thurlow Street London

137 Latimer Beaconsfield Road London

420 Wendover Thurlow Street London

403 Wendover Thurlow Street London

388 Wendover Thurlow Street London

371 Wendover Thurlow Street London

Flat 1 Alexandra Court 45A Urlwin Street

Flat 3 83 New Church Road London

Flat 16 60 St Georges Way London

Flat 4 402 Albany Road London

Flat 1 59 Wells Way London

Flat 5 136 Camberwell Road London

Flat 5 112 Camberwell Road London

Flat 1 165 Camberwell Road London

Flat 1 112 Camberwell Road London

Flat 2 91 Camberwell Road London

Flat 8 159-161 Camberwell Road London

First Floor Flat 117 Camberwell Road
London

Basement Flat 82 Camberwell Road
London

Flat 6 136 Camberwell Road London

Flat 2 84 Camberwell Road London

Flat 2 155 Camberwell Road London

Flat 2 145 Camberwell Road London

Flat B 25 Southampton Way London

Unit 3 1 Bethwin Road London

Unit 7 1B Bethwin Road London

Flat 1 1C Bethwin Road London

First Floor Flat 118 Camberwell Road
London

127B Camberwell Road London
Southwark

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| Flat 2 116 Camberwell Road London | London |
| Flat D 72 Camberwell Road London | Flat 4 116 Camberwell Road London |
| Flat 7 159-161 Camberwell Road London | 3A Kitson Road London Southwark |
| Flat 7 136 Camberwell Road London | Flat 1 145 Camberwell Road London |
| Flat 3 159-161 Camberwell Road London | Basement Flat 127 Camberwell Road London |
| Flat 3 136 Camberwell Road London | Basement Flat 141 Camberwell Road London |
| Flat 3 112 Camberwell Road London | William Iv 337-339 Albany Road London |
| Ground Floor And Part First Floor 47-48 Addington Square London | 123 Camberwell Road London Southwark |
| Second Floor Flat 117 Camberwell Road London | Flat 15 Emberton 190 Albany Road |
| Flat 34 Hambling Court 42 Southampton Way | Flat 12 Emberton 190 Albany Road |
| Flat 33 Hambling Court 42 Southampton Way | First Floor Flat 154 Camberwell Road London |
| Flat 32 Hambling Court 42 Southampton Way | Flat 4 114 Camberwell Road London |
| Flat 31 Hambling Court 42 Southampton Way | Flat 3 114 Camberwell Road London |
| Flat 30 Hambling Court 42 Southampton Way | Flat 2 114 Camberwell Road London |
| Flat 29 Hambling Court 42 Southampton Way | Flat 1 114 Camberwell Road London |
| Flat 28 Hambling Court 42 Southampton Way | 73-75 Camberwell Road London Southwark |
| Flat 27 Hambling Court 42 Southampton Way | Rear Of 35-39 Parkhouse Street London |
| Unit 3 90A Camberwell Road London | Evelina Mansions New Church Road London |
| Part Ground Floor And Second Floor 146-150 Camberwell Road London | Second Floor Flat 154 Camberwell Road London |
| Rear Of 120-132 Camberwell Road London | 390 Albany Road London Southwark |
| 96-106 Camberwell Road London Southwark | Cambridge House 1 Addington Square London |
| Flat B 72 Camberwell Road London | 62 Camberwell Road London Southwark |
| Ground Floor Flat 118 Camberwell Road | Third Floor Flat 154 Camberwell Road London |
| | 73A Camberwell Road London Southwark |
| | 47 Urlwin Street London Southwark |
| | 12 Parkhouse Street London Southwark |

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| 13 Southampton Way London Southwark | Flat 11 138-142 Camberwell Road London |
| 6 Sears Street London Southwark | Flat 6 138-142 Camberwell Road London |
| 36A New Church Road London Southwark | Flat 5 138-142 Camberwell Road London |
| 3 Chumleigh Gardens Chumleigh Street London | Flat 4 138-142 Camberwell Road London |
| Flat 9 Admiral Court Lomond Grove | Flat 3 138-142 Camberwell Road London |
| Flat 8 Admiral Court Lomond Grove | Flat 2 138-142 Camberwell Road London |
| Flat 7 Admiral Court Lomond Grove | Flat 1 138-142 Camberwell Road London |
| Flat 6 Admiral Court Lomond Grove | 70 Camberwell Road London Southwark |
| Flat 5 Admiral Court Lomond Grove | 110 Camberwell Road London Southwark |
| Flat 4 Admiral Court Lomond Grove | 8 Evelina Mansions New Church Road London |
| Flat 3 Admiral Court Lomond Grove | 36 Evelina Mansions New Church Road London |
| Flat 2 Admiral Court Lomond Grove | 19 Evelina Mansions New Church Road London |
| Flat 1 Admiral Court Lomond Grove | 65 Evelina Mansions New Church Road London |
| 2 Bradenham Close London Southwark | Flat 29 Calverton 240 Albany Road |
| 79 Camberwell Road London Southwark | Flat 28 Emberton 190 Albany Road |
| Ground Floor Front 160 Camberwell Road London | Flat 66 Gaitskell House Villa Street |
| First Place Nursery Cambridge House 1 Addington Square | Flat 6 59 Wells Way London |
| Flat 4 79 Camberwell Road London | 43 Dragon Road London Southwark |
| Flat 1 79 Camberwell Road London | 6 Albany Mews London Southwark |
| Flat 3 79 Camberwell Road London | 68 Andoversford Court Bibury Close London |
| Flat 2 79 Camberwell Road London | 25 Andoversford Court Bibury Close London |
| 121 Camberwell Road London Southwark | 87 Andoversford Court Bibury Close London |
| The Studio 90A Camberwell Road London | 58 Andoversford Court Bibury Close London |
| Flat 10 138-142 Camberwell Road London | 15 Andoversford Court Bibury Close London |
| Flat 13 138-142 Camberwell Road London | 78 Andoversford Court Bibury Close |
| Flat 12 138-142 Camberwell Road London | |

London

Flat 8 70 St Georges Way London

Flat 19 Alexandra Court 45A Urlwin Street

Flat 1A 86 Camberwell Road London

27 Southampton Way London Southwark

36 Andoversford Court Bibury Close London

80 St Georges Way London Southwark

Flat 15 Alexandra Court 45A Urlwin Street

Aylesbury Learning Centre Wendover Thurlow Street

Flat 46 Arments Court 392 Albany Road

Flat 5 Ayres Court 74 New Church Road

3 Dragon Road London Southwark

288 Wendover Thurlow Street London

76 Ravenstone Bagshot Street London

Flat 10 59 Wells Way London

Flat 64 64 St Georges Way London

302 Wendover Thurlow Street London

259 Wendover Thurlow Street London

459 Wendover Thurlow Street London

Flat 2 402 Albany Road London

Basement Flat 118 Camberwell Road London

Unit 2 1 Bethwin Road London

35 Addington Square London Southwark

1 Sears Street London Southwark

Flat 1C 86 Camberwell Road London

Flat 1 85 Camberwell Road London

2 Silverthorne Lofts 400 Albany Road London

4 Silverthorne Lofts 400 Albany Road London

Flat 27 60 St Georges Way London

8 Hambledon Villa Street London

72 Gayhurst Hopwood Road London

158 Gayhurst Hopwood Road London

35 Ravenstone Bagshot Street London

Flat 1 88 St Georges Way London

78 St Georges Way London Southwark

68 St Georges Way London Southwark

Flat 10 Emberton 190 Albany Road

153 Camberwell Road London Southwark

Flat 14 Danesfield 220 Albany Road

Flat 13 Danesfield 220 Albany Road

Flat 1 Danesfield 220 Albany Road

Flat 9 Calverton 240 Albany Road

Flat 7 Calverton 240 Albany Road

Flat 6 Calverton 240 Albany Road

Flat 4 Calverton 240 Albany Road

Flat 31 Calverton 240 Albany Road

Flat 3 Calverton 240 Albany Road

Flat 27 Calverton 240 Albany Road

Flat 25 Calverton 240 Albany Road

Flat 24 Calverton 240 Albany Road

Flat 22 Calverton 240 Albany Road

Flat 2 Calverton 240 Albany Road

Flat 19 Calverton 240 Albany Road

Flat 17 Calverton 240 Albany Road

167A Camberwell Road London Southwark

Flat 15 Calverton 240 Albany Road

Flat 14 Calverton 240 Albany Road

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| Flat 12 Calverton 240 Albany Road | Kitson Villa Kitson Road London |
| Flat 1 Calverton 240 Albany Road | 55 Evelina Mansions New Church Road London |
| Flat 9 Emberton 190 Albany Road | Flat 4 Leslie Prince Court 50-52 New Church Road |
| Flat 7 Emberton 190 Albany Road | Flat 13 Emberton 190 Albany Road |
| Flat 5 Emberton 190 Albany Road | Flat 22 Ayres Court 74 New Church Road |
| Flat 4 Emberton 190 Albany Road | Flat C 144 Camberwell Road London |
| Flat 33 Emberton 190 Albany Road | 284 Wendover Thurlow Street London |
| Flat 31 Emberton 190 Albany Road | 267 Wendover Thurlow Street London |
| Flat 30 Emberton 190 Albany Road | 73 Latimer Beaconsfield Road London |
| Flat 29 Emberton 190 Albany Road | Flat 18 Downend Court Bibury Close |
| Flat 26 Emberton 190 Albany Road | Apartment 2 1D Bethwin Road London |
| Flat 24 Emberton 190 Albany Road | Flat 63 Masterman House Elmington Estate Lomond Grove |
| Flat 23 Emberton 190 Albany Road | Flat 26 Masterman House Elmington Estate Lomond Grove |
| Flat 21 Emberton 190 Albany Road | 173 Camberwell Road London Southwark |
| Flat 20 Emberton 190 Albany Road | Flat 4 63 Wells Way London |
| Flat 19 Emberton 190 Albany Road | Flat 13 1A Bethwin Road London |
| Flat 16 Emberton 190 Albany Road | Flat 3 402 Albany Road London |
| 108A Camberwell Road London Southwark | Flat 12 59 Wells Way London |
| 89 Camberwell Road London Southwark | 27 Dragon Road London Southwark |
| 162 Camberwell Road London Southwark | Flat 6 Alexandra Court 45A Urlwin Street |
| 125 Camberwell Road London Southwark | Flat 2 167 Camberwell Road London |
| 177 Camberwell Road London Southwark | Flat 3 Masterman House Elmington Estate Lomond Grove |
| 85 Camberwell Road London Southwark | 32 Andoversford Court Bibury Close London |
| 64 Camberwell Road London Southwark | Flat A 72 Camberwell Road London |
| 151C Camberwell Road London Southwark | Flat 17 Ayres Court 74 New Church Road |
| 76-78 Camberwell Road London Southwark | 13 86 Camberwell Road London |
| 66-68 Camberwell Road London Southwark | First Floor Under 241-471 Wendover Thurlow Street |
| 38 Urlwin Street London Southwark | |
| Ellison House Albany Road London | |

162A Camberwell Road London
Southwark

110 Latimer Beaconsfield Road London

152A Camberwell Road London
Southwark

Flat 7 56 Camberwell Road London

33 Silverthorne Lofts 400 Albany Road
London

12 Silverthorne Lofts 400 Albany Road
London

141 Gayhurst Hopwood Road London

Flat 10 82 St Georges Way London

Flat 9 136 Camberwell Road London

10 Albany Mews London Southwark

419 Wendover Thurlow Street London

Flat 14 59 Wells Way London

390 Wendover Thurlow Street London

255A Wendover Thurlow Street London

Flat 26 Calverton 240 Albany Road

71 Gayhurst Hopwood Road London

Flat 8 Alexandra Court 45A Urlwin Street

Flat 2 1 Bethwin Road London

198 Albany Road London Southwark

10 Dragon Road London Southwark

12 Dragon Road London Southwark

31 Dragon Road London Southwark

64A Camberwell Road London
Southwark

85 Andoversford Court Bibury Close
London

306 Wendover Thurlow Street London

92A Camberwell Road London
Southwark

7A New Church Road London Southwark

152B Camberwell Road London
Southwark

82 Camberwell Road London Southwark

164 Camberwell Road London Southwark

158 Camberwell Road London Southwark

116 Camberwell Road London Southwark

112 Camberwell Road London Southwark

8 Rust Square London Southwark

1 Grosvenor Terrace London Southwark

1 Albany Mews London Southwark

202A Albany Road London Southwark

200 Albany Road London Southwark

179 Camberwell Road London Southwark

175 Camberwell Road London Southwark

167 Camberwell Road London Southwark

165 Camberwell Road London Southwark

157 Camberwell Road London Southwark

149 Camberwell Road London Southwark

147 Camberwell Road London Southwark

91 Camberwell Road London Southwark

Unit 2 90A Camberwell Road London

4A Albany Mews London Southwark

2A Albany Mews London Southwark

1A Albany Mews London Southwark

8 Albany Mews London Southwark

2 Albany Mews London Southwark

11 Albany Mews London Southwark

9 Albany Mews London Southwark

3 Albany Mews London Southwark

5-7 Southampton Way London
Southwark

Flat 3 116 Camberwell Road London

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| Flat 2 112 Camberwell Road London | 6 Hambledon Villa Street London |
| Second Floor Flat 118 Camberwell Road London | 355 Wendover Thurlow Street London |
| Flat 4 112 Camberwell Road London | 20A Boundary Lane London Southwark |
| Second Floor And Third Floor Flat 157 Camberwell Road London | Flat 38 Masterman House Elmington Estate Lomond Grove |
| 1-2 Crown Buildings Crown Street London | Flat 13 1C Bethwin Road London |
| Flat 4 159-161 Camberwell Road London | 42 Andoversford Court Bibury Close London |
| 77 Camberwell Road London Southwark | Flat 6 Kenyon House Elmington Estate New Church Road |
| 144 Camberwell Road London Southwark | 5A Kitson Road London Southwark |
| 164C Camberwell Road London Southwark | 29 Southampton Way London Southwark |
| 87C Camberwell Road London Southwark | 286 Wendover Thurlow Street London |
| 87A Camberwell Road London Southwark | 417 Wendover Thurlow Street London |
| 41 Parkhouse Street London Southwark | 385 Wendover Thurlow Street London |
| 108B Camberwell Road London Southwark | Flat 9 88 St Georges Way London |
| Flat C 36 Addington Square London | 356 Wendover Thurlow Street London |
| 11C Addington Square London Southwark | Block C Evelina Mansions New Church Road |
| 11B Addington Square London Southwark | Flat 3 56 Camberwell Road London |
| 11A Addington Square London Southwark | 5 Albany Mews London Southwark |
| Flat 2 17 Addington Square London | 45 Evelina Mansions New Church Road London |
| Flat 1 17 Addington Square London | 26 Evelina Mansions New Church Road London |
| 48 New Church Road London Southwark | 72 Evelina Mansions New Church Road London |
| 46 New Church Road London Southwark | Flat 47 Gaitskell House Villa Street |
| 44 New Church Road London Southwark | 35A-35B Southampton Way London Southwark |
| Flat 23 Calverton 240 Albany Road | 17B Southampton Way London Southwark |
| 39 Addington Square London Southwark | Flat 20 Masterman House Elmington Estate Lomond Grove |
| Flat 3 Gaitskell House Villa Street | Flat 42 Masterman House Elmington |

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| Estate Lomond Grove | 29 Evelina Mansions New Church Road London |
| 252A Wendover Thurlow Street London | 27 Evelina Mansions New Church Road London |
| 169 Camberwell Road London Southwark | 24 Evelina Mansions New Church Road London |
| 87 Camberwell Road London Southwark | Flat 29 55 Wells Way London |
| 3 New Church Road London Southwark | Flat 27 55 Wells Way London |
| Flat 64 Gaitskell House Villa Street | Flat 26 55 Wells Way London |
| Flat 47 Arments Court 392 Albany Road | Flat 24 55 Wells Way London |
| Flat 26 Arments Court 392 Albany Road | Flat 23 55 Wells Way London |
| Flat 7 Arments Court 392 Albany Road | Flat 22 55 Wells Way London |
| Flat 1 90A Camberwell Road London | Flat 20 55 Wells Way London |
| Flat 3 91 Camberwell Road London | Flat 59 Gaitskell House Villa Street |
| Flat 52 62 St Georges Way London | Flat 13 55 Wells Way London |
| Flat 40 62 St Georges Way London | 88 Andoversford Court Bibury Close London |
| 20B Boundary Lane London Southwark | 117 Camberwell Road London Southwark |
| 27A Southampton Way London Southwark | 7 Parkhouse Street London Southwark |
| 35 Evelina Mansions New Church Road London | Flat A 6 Addington Square London |
| Flat 67 Masterman House Elmington Estate Lomond Grove | 4 Sears Street London Southwark |
| 280 Chandler Way London Southwark | 4 Hambledon Villa Street London |
| 453 Wendover Thurlow Street London | 35 Silverthorne Lofts 400 Albany Road London |
| Flat 4 Ayres Court 74 New Church Road | 285 Wendover Thurlow Street London |
| 39 Parkhouse Street London Southwark | 266 Wendover Thurlow Street London |
| Flat 11 Calverton 240 Albany Road | Flat 27 Arments Court 392 Albany Road |
| Flat 3 17 Addington Square London | 12 Andoversford Court Bibury Close London |
| 36 Kitson Road London Southwark | 33A Southampton Way London Southwark |
| 38 New Church Road London Southwark | 4 Kitson Road London Southwark |
| 5 New Church Road London Southwark | 14 Kitson Road London Southwark |
| 19 New Church Road London Southwark | Flat 12 Gaitskell House Villa Street |
| 17 New Church Road London Southwark | |
| 15 New Church Road London Southwark | |

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| 40 New Church Road London Southwark | 104 Latimer Beaconsfield Road London |
| Flat 21 55 Wells Way London | 410 Wendover Thurlow Street London |
| 81 Gayhurst Hopwood Road London | 66 Wells Way London Southwark |
| 127 Gayhurst Hopwood Road London | 392 Wendover Thurlow Street London |
| 107 Gayhurst Hopwood Road London | 372 Wendover Thurlow Street London |
| 72 Ravenstone Bagshot Street London | 23 Evelina Mansions New Church Road London |
| 120-132 Camberwell Road London Southwark | 21 Evelina Mansions New Church Road London |
| Flat 18 Ayres Court 74 New Church Road | 20 Evelina Mansions New Church Road London |
| Flat 48 Arments Court 392 Albany Road | 17 Evelina Mansions New Church Road London |
| Flat 3 165 Camberwell Road London | 16 Evelina Mansions New Church Road London |
| Flat 3 129 Camberwell Road London | 14 Evelina Mansions New Church Road London |
| Flat 11 Downend Court Bibury Close | 13 Evelina Mansions New Church Road London |
| Flat 4 136 Camberwell Road London | 11 Evelina Mansions New Church Road London |
| 4 Albany Mews London Southwark | 1 Evelina Mansions New Church Road London |
| Community Trust Network Clubland Church 54 Camberwell Road | 70 Evelina Mansions New Church Road London |
| Flat 56 64 St Georges Way London | 69 Evelina Mansions New Church Road London |
| Flat 10 Alexandra Court 45A Urlwin Street | 67 Evelina Mansions New Church Road London |
| 100 Gayhurst Hopwood Road London | 64 Evelina Mansions New Church Road London |
| Flat 25 Danesfield 220 Albany Road | 62 Evelina Mansions New Church Road London |
| Flat 4 37 Addington Square London | 61 Evelina Mansions New Church Road London |
| 151B Camberwell Road London Southwark | 59 Evelina Mansions New Church Road London |
| Flat 3 88 St Georges Way London | |
| Flat 11 76 St Georges Way London | |
| Flat 8 1C Bethwin Road London | |
| 78 Latimer Beaconsfield Road London | |
| Flat 1 Emberton 190 Albany Road | |
| Flat 52 Gaitskell House Villa Street | |
| 458 Wendover Thurlow Street London | |
| 438 Wendover Thurlow Street London | |

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| Flat 5 37 Addington Square London | 31 Evelina Mansions New Church Road London |
| Flat 2 37 Addington Square London | |
| 21 Addington Square London Southwark | 30 Evelina Mansions New Church Road London |
| 5B Addington Square London Southwark | |
| Flat C 6 Addington Square London | 21-23 Parkhouse Street London Southwark |
| 3B Sears Street London Southwark | |
| 18 Addington Square London Southwark | 58 Evelina Mansions New Church Road London |
| 9A Parkhouse Street London Southwark | |
| 7A Parkhouse Street London Southwark | 57 Evelina Mansions New Church Road London |
| 37A Parkhouse Street London Southwark | |
| 3A Parkhouse Street London Southwark | 53 Evelina Mansions New Church Road London |
| 11A Parkhouse Street London Southwark | |
| 1A Parkhouse Street London Southwark | 52 Evelina Mansions New Church Road London |
| | |
| 7 Evelina Mansions New Church Road London | 50 Evelina Mansions New Church Road London |
| | |
| 5 Evelina Mansions New Church Road London | 49 Evelina Mansions New Church Road London |
| | |
| 48 Evelina Mansions New Church Road London | Flat 9 Leslie Prince Court 50-52 New Church Road |
| | |
| 46 Evelina Mansions New Church Road London | 3 Evelina Mansions New Church Road London |
| | |
| 43 Evelina Mansions New Church Road London | 51 Evelina Mansions New Church Road London |
| | |
| 41 Evelina Mansions New Church Road London | 48 Andoversford Court Bibury Close London |
| | |
| 40 Evelina Mansions New Church Road London | 5 Andoversford Court Bibury Close London |
| | |
| 39 Evelina Mansions New Church Road London | 346 Wendover Thurlow Street London |
| | |
| 38 Evelina Mansions New Church Road London | 326 Wendover Thurlow Street London |
| | |
| 34 Evelina Mansions New Church Road London | 307 Wendover Thurlow Street London |
| | |
| 33 Evelina Mansions New Church Road London | Flat 11 Danesfield 220 Albany Road |
| | |
| | Flat 21 Calverton 240 Albany Road |
| | |
| | Flat 34 Emberton 190 Albany Road |
| | |
| | Flat 18 Emberton 190 Albany Road |
| | |
| | Flat 66 Masterman House Elmington Estate Lomond Grove |

Flat 9 Masterman House Elmington
Estate Lomond Grove

Flat 24 Masterman House Elmington
Estate Lomond Grove

245 Wendover Thurlow Street London

416 Albany Road London Southwark

162 Gayhurst Hopwood Road London

Apartment 5 1D Bethwin Road London

66 Andoversford Court Bibury Close
London

21 Andoversford Court Bibury Close
London

86 St Georges Way London Southwark

Flat 5 70 St Georges Way London

163 Camberwell Road London Southwark

50 Andoversford Court Bibury Close
London

Flat 43 62 St Georges Way London

Flat 10 Masterman House Elmington
Estate Lomond Grove

Flat 4 1C Bethwin Road London

16 Dragon Road London Southwark

2 Dragon Road London Southwark

Flat 11 94 St Georges Way London

Flat 8 94 St Georges Way London

Flat 9 70 St Georges Way London

Flat 6 70 St Georges Way London

Flat 3 70 St Georges Way London

Flat 9 Downend Court Bibury Close

Apartment 8 1D Bethwin Road London

Flat 16 Hambling Court 42 Southampton
Way

Flat 15 Hambling Court 42 Southampton
Way

Flat 14 Hambling Court 42 Southampton
Way

Flat 13 Hambling Court 42 Southampton
Way

Flat 12 Hambling Court 42 Southampton
Way

Flat 11 Hambling Court 42 Southampton
Way

Flat 10 Hambling Court 42 Southampton
Way

Flat 9 Hambling Court 42 Southampton
Way

Flat 8 Hambling Court 42 Southampton
Way

Flat 2 88 Camberwell Road London

Flat 3 90 Camberwell Road London

56 Andoversford Court Bibury Close
London

83 Andoversford Court Bibury Close
London

80 Andoversford Court Bibury Close
London

Flat 8 Leslie Prince Court 50-52 New
Church Road

35A Addington Square London
Southwark

Flat B 36 Addington Square London

9A New Church Road London Southwark

Flat 5 74 Camberwell Road London

Flat 2 74 Camberwell Road London

Flat 1 74 Camberwell Road London

Flat 8 Danesfield 220 Albany Road

Flat 7 Danesfield 220 Albany Road

Flat 5 Danesfield 220 Albany Road

Flat 31 Danesfield 220 Albany Road

5 Parkhouse Street London Southwark

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| 37 Parkhouse Street London Southwark | Flat 3 55 Wells Way London |
| 3 Parkhouse Street London Southwark | Flat 2 55 Wells Way London |
| 11 Parkhouse Street London Southwark | First Floor And Second Floor Flat 4 Addington Square London |
| 1 Parkhouse Street London Southwark | Flat 6 Leslie Prince Court 50-52 New Church Road |
| Flat A 36 Addington Square London | Flat 3 Leslie Prince Court 50-52 New Church Road |
| 34 Addington Square London Southwark | Flat 12 Leslie Prince Court 50-52 New Church Road |
| 33 Addington Square London Southwark | Flat 1 Leslie Prince Court 50-52 New Church Road |
| 7 Addington Square London Southwark | 41 Southampton Way London Southwark |
| 20 Addington Square London Southwark | 65 Andoversford Court Bibury Close London |
| 2 Addington Square London Southwark | 63 Andoversford Court Bibury Close London |
| 16 Addington Square London Southwark | 60 Andoversford Court Bibury Close London |
| 15 Addington Square London Southwark | 57 Andoversford Court Bibury Close London |
| 13 Addington Square London Southwark | 39 Andoversford Court Bibury Close London |
| Flat 30 Danesfield 220 Albany Road | 22 Andoversford Court Bibury Close London |
| Flat 29 Danesfield 220 Albany Road | 19 Andoversford Court Bibury Close London |
| Flat 28 Danesfield 220 Albany Road | 16 Andoversford Court Bibury Close London |
| Flat 26 Danesfield 220 Albany Road | 13 Andoversford Court Bibury Close London |
| Flat 21 Danesfield 220 Albany Road | Flat 6 94 St Georges Way London |
| Flat 20 Danesfield 220 Albany Road | Flat 3 94 St Georges Way London |
| Flat 19 Danesfield 220 Albany Road | 90 St Georges Way London Southwark |
| Flat 18 Danesfield 220 Albany Road | Flat 10 88 St Georges Way London |
| Flat 16 Danesfield 220 Albany Road | Flat 7 88 St Georges Way London |
| Flat 19 55 Wells Way London | |
| Flat 18 55 Wells Way London | |
| Flat 16 55 Wells Way London | |
| Flat 15 55 Wells Way London | |
| Flat 12 55 Wells Way London | |
| Flat 10 55 Wells Way London | |
| Flat 7 55 Wells Way London | |
| Flat 6 55 Wells Way London | |
| Flat 5 55 Wells Way London | |

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| Flat 2 88 St Georges Way London | 1 Watling Street London Southwark |
| Flat 9 282 Chandler Way London | 47 Dragon Road London Southwark |
| 75 Andoversford Court Bibury Close London | 41 Dragon Road London Southwark |
| 73 Andoversford Court Bibury Close London | 33 Dragon Road London Southwark |
| 70 Andoversford Court Bibury Close London | First Floor Flat 157 Camberwell Road London |
| 67 Andoversford Court Bibury Close London | 348 Wendover Thurlow Street London |
| 53 Andoversford Court Bibury Close London | Flat 9 Kenyon House Elmington Estate New Church Road |
| 47 Andoversford Court Bibury Close London | Flat 4 Kenyon House Elmington Estate New Church Road |
| 30 Andoversford Court Bibury Close London | Flat 2 Kenyon House Elmington Estate New Church Road |
| 27 Andoversford Court Bibury Close London | Flat 10 Kenyon House Elmington Estate New Church Road |
| 24 Andoversford Court Bibury Close London | Flat 65 Masterman House Elmington Estate Lomond Grove |
| 10 Andoversford Court Bibury Close London | Flat 62 Masterman House Elmington Estate Lomond Grove |
| 7 Andoversford Court Bibury Close London | 35 Southampton Way London Southwark |
| 4 Andoversford Court Bibury Close London | 31 Southampton Way London Southwark |
| 19 Dragon Road London Southwark | 21 Southampton Way London Southwark |
| 13 Dragon Road London Southwark | 17 Southampton Way London Southwark |
| Flat 6 Downend Court Bibury Close | 43A Southampton Way London Southwark |
| Flat 3 Downend Court Bibury Close | 41B Southampton Way London Southwark |
| Flat 17 Downend Court Bibury Close | 39B Southampton Way London Southwark |
| Flat 15 Downend Court Bibury Close | 31A Southampton Way London Southwark |
| Flat 12 Downend Court Bibury Close | 29A Southampton Way London Southwark |
| Flat 1 Downend Court Bibury Close | 23B Southampton Way London Southwark |
| 1 Andoversford Court Bibury Close London | 7 Rust Square London Southwark |

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| 6 Rust Square London Southwark | 7 Hambledon Villa Street London |
| 4 Rust Square London Southwark | Flat 46 Gaitskell House Villa Street |
| 2 Rust Square London Southwark | Flat 44 Gaitskell House Villa Street |
| 8 Kitson Road London Southwark | Flat 43 Gaitskell House Villa Street |
| 5 Kitson Road London Southwark | Flat 17 Gaitskell House Villa Street |
| 38 Kitson Road London Southwark | Flat 15 Gaitskell House Villa Street |
| 34 Kitson Road London Southwark | Flat 14 Gaitskell House Villa Street |
| 32 Kitson Road London Southwark | Flat 10 Gaitskell House Villa Street |
| 26 Kitson Road London Southwark | Flat 9 Gaitskell House Villa Street |
| 20 Kitson Road London Southwark | Flat 7 Gaitskell House Villa Street |
| 2 Kitson Road London Southwark | Flat 6 Gaitskell House Villa Street |
| 16 Kitson Road London Southwark | Flat 4 Gaitskell House Villa Street |
| 1 Kitson Road London Southwark | Flat 1 Gaitskell House Villa Street |
| 52 Addington Square London Southwark | 8 Boundary Lane London Southwark |
| 49 Addington Square London Southwark | Flat 60 Masterman House Elmington Estate Lomond Grove |
| 41 Addington Square London Southwark | Flat 58 Masterman House Elmington Estate Lomond Grove |
| 40 Addington Square London Southwark | 9 Dragon Road London Southwark |
| 38 Addington Square London Southwark | Basement And Ground Floor 92 Camberwell Road London |
| Flat 1 37 Addington Square London | Basemen Ground And First Floor 90 Camberwell Road London |
| 23A Southampton Way London Southwark | Flat 25 Masterman House Elmington Estate Lomond Grove |
| 19B Southampton Way London Southwark | Flat 23 Masterman House Elmington Estate Lomond Grove |
| 19A Southampton Way London Southwark | Flat 19 Masterman House Elmington Estate Lomond Grove |
| 17A Southampton Way London Southwark | Flat A 25 Southampton Way London |
| 15C Southampton Way London Southwark | Flat 1 91 Camberwell Road London |
| 43 Parkhouse Street London Southwark | 445 Wendover Thurlow Street London |
| 18 Boundary Lane London Southwark | 442 Wendover Thurlow Street London |
| 14 Boundary Lane London Southwark | 439 Wendover Thurlow Street London |
| 8 Hambledon Villa Street London | |

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| 436 Wendover Thurlow Street London | 364 Wendover Thurlow Street London |
| 433 Wendover Thurlow Street London | 361 Wendover Thurlow Street London |
| 430 Wendover Thurlow Street London | 358 Wendover Thurlow Street London |
| 427 Wendover Thurlow Street London | 354 Wendover Thurlow Street London |
| 424 Wendover Thurlow Street London | 351 Wendover Thurlow Street London |
| 422 Wendover Thurlow Street London | 367 Wendover Thurlow Street London |
| 414 Wendover Thurlow Street London | 8 86 Camberwell Road London |
| 411 Wendover Thurlow Street London | Flat D 160 Camberwell Road London |
| Ground Floor Flat 117 Camberwell Road London | Flat 2 159-161 Camberwell Road London |
| Ground Floor Flat 39 Parkhouse Street London | 5 Hambledon Villa Street London |
| Ground Floor North Camberwell Public Baths Wells Way | 20 Hambledon Villa Street London |
| Flat 3 282 Chandler Way London | 17 Hambledon Villa Street London |
| 59 Dragon Road London Southwark | 15 Hambledon Villa Street London |
| 51 Dragon Road London Southwark | 14 Hambledon Villa Street London |
| Flat 7 82 St Georges Way London | 12 Hambledon Villa Street London |
| Flat 4 82 St Georges Way London | 11 Hambledon Villa Street London |
| Flat 1 82 St Georges Way London | 251A Wendover Thurlow Street London |
| Flat 12 76 St Georges Way London | 256A Wendover Thurlow Street London |
| Flat 9 76 St Georges Way London | 254A Wendover Thurlow Street London |
| Flat 6 76 St Georges Way London | 253A Wendover Thurlow Street London |
| Flat 3 76 St Georges Way London | 132 Latimer Beaconsfield Road London |
| 72 St Georges Way London Southwark | 369 Wendover Thurlow Street London |
| Flat 6 282 Chandler Way London | 368 Wendover Thurlow Street London |
| 87B Camberwell Road London Southwark | 366 Wendover Thurlow Street London |
| Rear Of 157 Camberwell Road London | 365 Wendover Thurlow Street London |
| 39C Southampton Way London Southwark | 363 Wendover Thurlow Street London |
| Flat 8 136 Camberwell Road London | 362 Wendover Thurlow Street London |
| 10 Boundary Lane London Southwark | 360 Wendover Thurlow Street London |
| | 359 Wendover Thurlow Street London |
| | 357 Wendover Thurlow Street London |
| | 67 Gayhurst Hopwood Road London |

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| 66 Gayhurst Hopwood Road London | Flat 55 Masterman House Elmington Estate Lomond Grove |
| 64 Gayhurst Hopwood Road London | |
| 63 Gayhurst Hopwood Road London | Flat 53 Masterman House Elmington Estate Lomond Grove |
| 161 Gayhurst Hopwood Road London | |
| 159 Gayhurst Hopwood Road London | Flat 51 Masterman House Elmington Estate Lomond Grove |
| 156 Gayhurst Hopwood Road London | |
| 155 Gayhurst Hopwood Road London | Flat 6 Masterman House Elmington Estate Lomond Grove |
| 153 Gayhurst Hopwood Road London | |
| 152 Gayhurst Hopwood Road London | Flat 4 Masterman House Elmington Estate Lomond Grove |
| 150 Gayhurst Hopwood Road London | |
| 149 Gayhurst Hopwood Road London | Flat 36 Masterman House Elmington Estate Lomond Grove |
| 147 Gayhurst Hopwood Road London | |
| 146 Gayhurst Hopwood Road London | Flat 33 Masterman House Elmington Estate Lomond Grove |
| 16C Boundary Lane London Southwark | |
| 16B Boundary Lane London Southwark | Flat 31 Masterman House Elmington Estate Lomond Grove |
| 421 Wendover Thurlow Street London | Flat 27 Masterman House Elmington Estate Lomond Grove |
| 418 Wendover Thurlow Street London | |
| 416 Wendover Thurlow Street London | 3 Crown Buildings Crown Street London |
| 415 Wendover Thurlow Street London | First Floor Flat 15 New Church Road London |
| 413 Wendover Thurlow Street London | |
| 412 Wendover Thurlow Street London | Flat 48 Masterman House Elmington Estate Lomond Grove |
| 409 Wendover Thurlow Street London | |
| 407 Wendover Thurlow Street London | Flat 46 Masterman House Elmington Estate Lomond Grove |
| 406 Wendover Thurlow Street London | |
| 404 Wendover Thurlow Street London | Flat 44 Masterman House Elmington Estate Lomond Grove |
| 401 Wendover Thurlow Street London | |
| 400 Wendover Thurlow Street London | Flat 41 Masterman House Elmington Estate Lomond Grove |
| 398 Wendover Thurlow Street London | |
| 397 Wendover Thurlow Street London | Flat 8 Masterman House Elmington Estate Lomond Grove |
| Flat 2 90 Camberwell Road London | |
| Flat 2 136 Camberwell Road London | 408 Wendover Thurlow Street London |
| | 405 Wendover Thurlow Street London |
| | 402 Wendover Thurlow Street London |
| | 399 Wendover Thurlow Street London |
| | 396 Wendover Thurlow Street London |
| | 393 Wendover Thurlow Street London |

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| 387 Wendover Thurlow Street London | 36 Ravenstone Bagshot Street London |
| 382 Wendover Thurlow Street London | 33 Ravenstone Bagshot Street London |
| 379 Wendover Thurlow Street London | 383 Wendover Thurlow Street London |
| 376 Wendover Thurlow Street London | 381 Wendover Thurlow Street London |
| 373 Wendover Thurlow Street London | 380 Wendover Thurlow Street London |
| 370 Wendover Thurlow Street London | 378 Wendover Thurlow Street London |
| 81 Camberwell Road London Southwark | 377 Wendover Thurlow Street London |
| Flat 9 159-161 Camberwell Road London | 375 Wendover Thurlow Street London |
| Flat 1 159-161 Camberwell Road London | 374 Wendover Thurlow Street London |
| Flat 1 90 Camberwell Road London | 353 Wendover Thurlow Street London |
| Flat 1 136 Camberwell Road London | 352 Wendover Thurlow Street London |
| Flat 6 159-161 Camberwell Road London | 350 Wendover Thurlow Street London |
| 3 Hambledon Villa Street London | 349 Wendover Thurlow Street London |
| 19 Hambledon Villa Street London | 347 Wendover Thurlow Street London |
| 16 Hambledon Villa Street London | 344 Wendover Thurlow Street London |
| 13 Hambledon Villa Street London | 343 Wendover Thurlow Street London |
| 10 Hambledon Villa Street London | 341 Wendover Thurlow Street London |
| 345 Wendover Thurlow Street London | 340 Wendover Thurlow Street London |
| 342 Wendover Thurlow Street London | 337 Wendover Thurlow Street London |
| 339 Wendover Thurlow Street London | 335 Wendover Thurlow Street London |
| 336 Wendover Thurlow Street London | 334 Wendover Thurlow Street London |
| 333 Wendover Thurlow Street London | 332 Wendover Thurlow Street London |
| 330 Wendover Thurlow Street London | 331 Wendover Thurlow Street London |
| 327 Wendover Thurlow Street London | 329 Wendover Thurlow Street London |
| 246 Wendover Thurlow Street London | 328 Wendover Thurlow Street London |
| 395 Wendover Thurlow Street London | 325 Wendover Thurlow Street London |
| 394 Wendover Thurlow Street London | 324 Wendover Thurlow Street London |
| 391 Wendover Thurlow Street London | 321 Wendover Thurlow Street London |
| 389 Wendover Thurlow Street London | 319 Wendover Thurlow Street London |
| 386 Wendover Thurlow Street London | 318 Wendover Thurlow Street London |
| 384 Wendover Thurlow Street London | 316 Wendover Thurlow Street London |

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| 315 Wendover Thurlow Street London | Flat 3 Danesfield 220 Albany Road |
| 313 Wendover Thurlow Street London | Flat 27 Danesfield 220 Albany Road |
| 312 Wendover Thurlow Street London | Flat 24 Danesfield 220 Albany Road |
| 310 Wendover Thurlow Street London | Flat 22 Danesfield 220 Albany Road |
| 309 Wendover Thurlow Street London | Flat 2 Danesfield 220 Albany Road |
| 304 Wendover Thurlow Street London | Flat 17 Danesfield 220 Albany Road |
| 303 Wendover Thurlow Street London | Flat 15 Danesfield 220 Albany Road |
| 301 Wendover Thurlow Street London | 16A Boundary Lane London Southwark |
| 300 Wendover Thurlow Street London | 9 Hambledon Villa Street London |
| 12B Boundary Lane London Southwark | 83 Camberwell Road London Southwark |
| 299 Wendover Thurlow Street London | Flat 49 62 St Georges Way London |
| 298 Wendover Thurlow Street London | 20C Boundary Lane London Southwark |
| 296 Wendover Thurlow Street London | Flat 28 60 St Georges Way London |
| 295 Wendover Thurlow Street London | Flat 4 165 Camberwell Road London |
| 243 Wendover Thurlow Street London | Flat 3 155 Camberwell Road London |
| 471 Wendover Thurlow Street London | 37 Addington Square London Southwark |
| 468 Wendover Thurlow Street London | Flat 13 59 Wells Way London |
| 465 Wendover Thurlow Street London | 23 Silverthorne Lofts 400 Albany Road London |
| 462 Wendover Thurlow Street London | Flat 11 1A Bethwin Road London |
| 456 Wendover Thurlow Street London | Flat 2 165 Camberwell Road London |
| 2 Boundary Lane London Southwark | 108C Camberwell Road London Southwark |
| 262 Wendover Thurlow Street London | Flat 16 Masterman House Elmington Estate Lomond Grove |
| 257 Wendover Thurlow Street London | Flat 14 Masterman House Elmington Estate Lomond Grove |
| 254 Wendover Thurlow Street London | Flat 12 Masterman House Elmington Estate Lomond Grove |
| 252 Wendover Thurlow Street London | Flat 1 Masterman House Elmington Estate Lomond Grove |
| 249 Wendover Thurlow Street London | 34 Ravenstone Bagshot Street London |
| Flat 28 55 Wells Way London | 31 Ravenstone Bagshot Street London |
| Flat 25 55 Wells Way London | |
| Flat 17 55 Wells Way London | |
| Flat 14 55 Wells Way London | |
| Flat 11 55 Wells Way London | |

29 Ravenstone Bagshot Street London
 451 Wendover Thurlow Street London
 448 Wendover Thurlow Street London
 9 Evelina Mansions New Church Road
 London
 6 Evelina Mansions New Church Road
 London
 47 Evelina Mansions New Church Road
 London
 44 Evelina Mansions New Church Road
 London
 293 Wendover Thurlow Street London
 292 Wendover Thurlow Street London
 290 Wendover Thurlow Street London
 289 Wendover Thurlow Street London
 287 Wendover Thurlow Street London
 282 Wendover Thurlow Street London
 281 Wendover Thurlow Street London
 279 Wendover Thurlow Street London
 278 Wendover Thurlow Street London
 276 Wendover Thurlow Street London
 275 Wendover Thurlow Street London
 273 Wendover Thurlow Street London
 272 Wendover Thurlow Street London
 270 Wendover Thurlow Street London
 269 Wendover Thurlow Street London
 264 Wendover Thurlow Street London
 263 Wendover Thurlow Street London
 261 Wendover Thurlow Street London
 260 Wendover Thurlow Street London
 258 Wendover Thurlow Street London
 Flat 65 Gaitskell House Villa Street
 Flat 63 Gaitskell House Villa Street

Flat 62 Gaitskell House Villa Street
 Flat 60 Gaitskell House Villa Street
 Flat 58 Gaitskell House Villa Street
 Flat 57 Gaitskell House Villa Street
 Flat 55 Gaitskell House Villa Street
 Flat 54 Gaitskell House Villa Street
 Flat 50 Gaitskell House Villa Street
 Flat 49 Gaitskell House Villa Street
 85 Latimer Beaconsfield Road London
 83 Latimer Beaconsfield Road London
 82 Latimer Beaconsfield Road London
 80 Latimer Beaconsfield Road London
 79 Latimer Beaconsfield Road London
 77 Latimer Beaconsfield Road London
 76 Latimer Beaconsfield Road London
 74 Latimer Beaconsfield Road London
 99 Gayhurst Hopwood Road London
 98 Gayhurst Hopwood Road London
 96 Gayhurst Hopwood Road London
 95 Gayhurst Hopwood Road London
 93 Gayhurst Hopwood Road London
 90 Gayhurst Hopwood Road London
 89 Gayhurst Hopwood Road London
 87 Gayhurst Hopwood Road London
 86 Gayhurst Hopwood Road London
 84 Gayhurst Hopwood Road London
 83 Gayhurst Hopwood Road London
 80 Gayhurst Hopwood Road London
 143 Gayhurst Hopwood Road London
 Flat 3 120A Camberwell Road London
 Flat 2 120A Camberwell Road London

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| Flat B 5 Sears Street London | Camberwell Road London |
| Flat A 5 Sears Street London | 42 Evelina Mansions New Church Road London |
| Stroke Care Clubland Church 54 Camberwell Road | 4 Evelina Mansions New Church Road London |
| Flat 23 Ayres Court 74 New Church Road | 37 Evelina Mansions New Church Road London |
| 151A Camberwell Road London Southwark | 32 Evelina Mansions New Church Road London |
| Flat 3 167 Camberwell Road London | 28 Evelina Mansions New Church Road London |
| Flat 1 167 Camberwell Road London | 25 Evelina Mansions New Church Road London |
| Apartment 3 1D Bethwin Road London | 22 Evelina Mansions New Church Road London |
| Apartment 1 1D Bethwin Road London | 2 Evelina Mansions New Church Road London |
| Flat 4 171 Camberwell Road London | 18 Evelina Mansions New Church Road London |
| Flat 3 171 Camberwell Road London | 15 Evelina Mansions New Church Road London |
| Flat 2 171 Camberwell Road London | Clubland Church 54 Camberwell Road London |
| Flat 1 171 Camberwell Road London | 148 Gayhurst Hopwood Road London |
| 171 Camberwell Road London Southwark | 145 Gayhurst Hopwood Road London |
| Flat B 11 New Church Road London | 9 Parkhouse Street London Southwark |
| Flat A 11 New Church Road London | 13 Parkhouse Street London Southwark |
| 11 New Church Road London Southwark | Flat 61 Gaitskell House Villa Street |
| 181 Camberwell Road London Southwark | Flat 56 Gaitskell House Villa Street |
| Christ Apostolic Church 181 Camberwell Road London | Flat 53 Gaitskell House Villa Street |
| 21 Cavendish Apartments 16A Camberwell Road London | Flat 51 Gaitskell House Villa Street |
| 20 Cavendish Apartments 16A Camberwell Road London | Flat 48 Gaitskell House Villa Street |
| 19 Cavendish Apartments 16A Camberwell Road London | Flat 45 Gaitskell House Villa Street |
| 18 Cavendish Apartments 16A Camberwell Road London | Flat 35 Emberton 190 Albany Road |
| 17 Cavendish Apartments 16A Camberwell Road London | 85A Camberwell Road London Southwark |
| 16 Cavendish Apartments 16A Camberwell Road London | |
| 15 Cavendish Apartments 16A | |

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| Flat 8 55 Wells Way London | 128 Gayhurst Hopwood Road London |
| Flat 4 55 Wells Way London | 124 Gayhurst Hopwood Road London |
| Flat 1 55 Wells Way London | 122 Gayhurst Hopwood Road London |
| Flat 3 37 Addington Square London | 121 Gayhurst Hopwood Road London |
| 3 Addington Square London Southwark | 119 Gayhurst Hopwood Road London |
| Flat B 6 Addington Square London | 118 Gayhurst Hopwood Road London |
| Flat 32 Emberton 190 Albany Road | 116 Gayhurst Hopwood Road London |
| Flat 3 Emberton 190 Albany Road | 115 Gayhurst Hopwood Road London |
| Flat 27 Emberton 190 Albany Road | 113 Gayhurst Hopwood Road London |
| Flat 25 Emberton 190 Albany Road | 112 Gayhurst Hopwood Road London |
| Flat 22 Emberton 190 Albany Road | 110 Gayhurst Hopwood Road London |
| Flat 2 Emberton 190 Albany Road | 106 Gayhurst Hopwood Road London |
| Flat 17 Emberton 190 Albany Road | 104 Gayhurst Hopwood Road London |
| First Floor 120-132 Camberwell Road London | 103 Gayhurst Hopwood Road London |
| 285-287 Albany Road London Southwark | 101 Gayhurst Hopwood Road London |
| 48A New Church Road London Southwark | 256 Wendover Thurlow Street London |
| Flat D 36 Addington Square London | 253 Wendover Thurlow Street London |
| Flat 14 Emberton 190 Albany Road | 251 Wendover Thurlow Street London |
| Flat 11 Emberton 190 Albany Road | 250 Wendover Thurlow Street London |
| 43B Southampton Way London Southwark | 248 Wendover Thurlow Street London |
| 41A Southampton Way London Southwark | 247 Wendover Thurlow Street London |
| 142 Gayhurst Hopwood Road London | 244 Wendover Thurlow Street London |
| 139 Gayhurst Hopwood Road London | 242 Wendover Thurlow Street London |
| 137 Gayhurst Hopwood Road London | 241 Wendover Thurlow Street London |
| 136 Gayhurst Hopwood Road London | 470 Wendover Thurlow Street London |
| 134 Gayhurst Hopwood Road London | 467 Wendover Thurlow Street London |
| 133 Gayhurst Hopwood Road London | 466 Wendover Thurlow Street London |
| 131 Gayhurst Hopwood Road London | 464 Wendover Thurlow Street London |
| 130 Gayhurst Hopwood Road London | 463 Wendover Thurlow Street London |
| | 461 Wendover Thurlow Street London |
| | 460 Wendover Thurlow Street London |

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| 457 Wendover Thurlow Street London | Flat 15 1A Bethwin Road London |
| 455 Wendover Thurlow Street London | 12 Chumleigh Street London Southwark |
| 452 Wendover Thurlow Street London | Flat 1 4 Crown Buildings Crown Street |
| 450 Wendover Thurlow Street London | Flat 6 402 Albany Road London |
| 449 Wendover Thurlow Street London | Flat 1 402 Albany Road London |
| 447 Wendover Thurlow Street London | 39 Silverthorne Lofts 400 Albany Road London |
| 446 Wendover Thurlow Street London | 37 Silverthorne Lofts 400 Albany Road London |
| 444 Wendover Thurlow Street London | Ground Floor Front 154 Camberwell Road London |
| 443 Wendover Thurlow Street London | Top Floor Flat Clubland Church 54 Camberwell Road |
| 441 Wendover Thurlow Street London | Flat B 169 Camberwell Road London |
| 440 Wendover Thurlow Street London | Flat A 169 Camberwell Road London |
| 435 Wendover Thurlow Street London | Flat Crown Buildings 2 Crown Street |
| Flat 26 Hambling Court 42 Southampton Way | 92B Camberwell Road London Southwark |
| Flat 25 Hambling Court 42 Southampton Way | 14 Cavendish Apartments 16A Camberwell Road London |
| Flat 24 Hambling Court 42 Southampton Way | 13 Cavendish Apartments 16A Camberwell Road London |
| Flat 23 Hambling Court 42 Southampton Way | 12 Cavendish Apartments 16A Camberwell Road London |
| Flat 22 Hambling Court 42 Southampton Way | 11 Cavendish Apartments 16A Camberwell Road London |
| Flat 21 Hambling Court 42 Southampton Way | 10 Cavendish Apartments 16A Camberwell Road London |
| Flat 20 Hambling Court 42 Southampton Way | 9 Cavendish Apartments 16A Camberwell Road London |
| Flat 19 Hambling Court 42 Southampton Way | 8 Cavendish Apartments 16A Camberwell Road London |
| Flat 18 Hambling Court 42 Southampton Way | 7 Cavendish Apartments 16A Camberwell Road London |
| Flat 17 Hambling Court 42 Southampton Way | 6 Cavendish Apartments 16A Camberwell Road London |
| Flat 1 1 Bethwin Road London | |
| Flat 18 1A Bethwin Road London | |
| Flat 16 1A Bethwin Road London | |

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| 5 Cavendish Apartments 16A Camberwell Road London | 2 Caine Apartments 16 Wyndham Road London |
| 4 Cavendish Apartments 16A Camberwell Road London | 1 Caine Apartments 16 Wyndham Road London |
| 3 Cavendish Apartments 16A Camberwell Road London | 8 Haversham Apartments 12 Wyndham Road London |
| 2 Cavendish Apartments 16A Camberwell Road London | 7 Haversham Apartments 12 Wyndham Road London |
| 1 Cavendish Apartments 16A Camberwell Road London | 6 Haversham Apartments 12 Wyndham Road London |
| 6 Harvard Apartments 14 Camberwell Road London | 5 Haversham Apartments 12 Wyndham Road London |
| 5 Harvard Apartments 14 Camberwell Road London | 4 Haversham Apartments 12 Wyndham Road London |
| 4 Harvard Apartments 14 Camberwell Road London | 3 Haversham Apartments 12 Wyndham Road London |
| 3 Harvard Apartments 14 Camberwell Road London | 2 Haversham Apartments 12 Wyndham Road London |
| 2 Harvard Apartments 14 Camberwell Road London | 1 Haversham Apartments 12 Wyndham Road London |
| 1 Harvard Apartments 14 Camberwell Road London | 15 Marshal Apartments 10 Wyndham Road London |
| 10 Caine Apartments 16 Wyndham Road London | 14 Marshal Apartments 10 Wyndham Road London |
| 9 Caine Apartments 16 Wyndham Road London | 13 Marshal Apartments 10 Wyndham Road London |
| 8 Caine Apartments 16 Wyndham Road London | 12 Marshal Apartments 10 Wyndham Road London |
| 7 Caine Apartments 16 Wyndham Road London | 11 Marshal Apartments 10 Wyndham Road London |
| 6 Caine Apartments 16 Wyndham Road London | Flat 16C Langley Court 1 Bradenham Close |
| 5 Caine Apartments 16 Wyndham Road London | Flat 16B Langley Court 1 Bradenham Close |
| 4 Caine Apartments 16 Wyndham Road London | Flat 6E Langley Court 1 Bradenham Close |
| 3 Caine Apartments 16 Wyndham Road London | Flat 6D Langley Court 1 Bradenham Close |

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| 33B Southampton Way London Southwark | Church Road |
| 13A Parkhouse Street London Southwark | Flat 7 Leslie Prince Court 50-52 New Church Road |
| 75 Latimer Beaconsfield Road London | Flat 5 Leslie Prince Court 50-52 New Church Road |
| 72 Latimer Beaconsfield Road London | Flat 2 Leslie Prince Court 50-52 New Church Road |
| 113 Latimer Beaconsfield Road London | 74 Gayhurst Hopwood Road London |
| 108 Latimer Beaconsfield Road London | 68 Gayhurst Hopwood Road London |
| 105 Latimer Beaconsfield Road London | 65 Gayhurst Hopwood Road London |
| 102 Latimer Beaconsfield Road London | 62 Gayhurst Hopwood Road London |
| 141 Latimer Beaconsfield Road London | 160 Gayhurst Hopwood Road London |
| 138 Latimer Beaconsfield Road London | 157 Gayhurst Hopwood Road London |
| 135 Latimer Beaconsfield Road London | 154 Gayhurst Hopwood Road London |
| 133 Latimer Beaconsfield Road London | 151 Gayhurst Hopwood Road London |
| 97 Gayhurst Hopwood Road London | 152 Camberwell Road London Southwark |
| 94 Gayhurst Hopwood Road London | 114 Camberwell Road London Southwark |
| 91 Gayhurst Hopwood Road London | 108 Camberwell Road London Southwark |
| 88 Gayhurst Hopwood Road London | Flat 12 Danesfield 220 Albany Road |
| 5 Rust Square London Southwark | Flat 10 Danesfield 220 Albany Road |
| 1 Rust Square London Southwark | Flat 8 Calverton 240 Albany Road |
| 40 Kitson Road London Southwark | Flat 5 Calverton 240 Albany Road |
| 3 Kitson Road London Southwark | Flat 30 Calverton 240 Albany Road |
| 24 Kitson Road London Southwark | Flat 28 Calverton 240 Albany Road |
| 80 Camberwell Road London Southwark | Flat 20 Calverton 240 Albany Road |
| 118 Camberwell Road London Southwark | 434 Wendover Thurlow Street London |
| 164A Camberwell Road London Southwark | 432 Wendover Thurlow Street London |
| 5A Parkhouse Street London Southwark | 431 Wendover Thurlow Street London |
| 108 Gayhurst Hopwood Road London | 429 Wendover Thurlow Street London |
| 105 Gayhurst Hopwood Road London | 428 Wendover Thurlow Street London |
| 102 Gayhurst Hopwood Road London | 426 Wendover Thurlow Street London |
| 77 Gayhurst Hopwood Road London | 425 Wendover Thurlow Street London |
| Flat 10 Leslie Prince Court 50-52 New | |

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| 423 Wendover Thurlow Street London | London |
| 112 Latimer Beaconsfield Road London | 72 Andoversford Court Bibury Close London |
| 111 Latimer Beaconsfield Road London | |
| 109 Latimer Beaconsfield Road London | 71 Andoversford Court Bibury Close London |
| 107 Latimer Beaconsfield Road London | |
| 106 Latimer Beaconsfield Road London | 69 Andoversford Court Bibury Close London |
| 103 Latimer Beaconsfield Road London | |
| 101 Latimer Beaconsfield Road London | 54 Andoversford Court Bibury Close London |
| 100 Latimer Beaconsfield Road London | |
| 140 Latimer Beaconsfield Road London | 52 Andoversford Court Bibury Close London |
| 139 Latimer Beaconsfield Road London | |
| 136 Latimer Beaconsfield Road London | 51 Andoversford Court Bibury Close London |
| 134 Latimer Beaconsfield Road London | |
| 80 Ravenstone Bagshot Street London | 49 Andoversford Court Bibury Close London |
| 78 Ravenstone Bagshot Street London | |
| 77 Ravenstone Bagshot Street London | 46 Andoversford Court Bibury Close London |
| 75 Ravenstone Bagshot Street London | |
| 74 Ravenstone Bagshot Street London | 45 Andoversford Court Bibury Close London |
| 79 Gayhurst Hopwood Road London | |
| 78 Gayhurst Hopwood Road London | 31 Andoversford Court Bibury Close London |
| 76 Gayhurst Hopwood Road London | |
| 75 Gayhurst Hopwood Road London | 29 Andoversford Court Bibury Close London |
| 73 Gayhurst Hopwood Road London | |
| 70 Gayhurst Hopwood Road London | 28 Andoversford Court Bibury Close London |
| 69 Gayhurst Hopwood Road London | |
| 32 Ravenstone Bagshot Street London | Ground Floor 136 Camberwell Road London |
| 30 Ravenstone Bagshot Street London | |
| 12C Boundary Lane London Southwark | Flat D 144 Camberwell Road London |
| 12A Boundary Lane London Southwark | |
| 76 Andoversford Court Bibury Close London | Flat 13 402 Albany Road London |
| | Flat 12 402 Albany Road London |
| | Flat 10 402 Albany Road London |
| | Flat 9 402 Albany Road London |
| | Flat 7 402 Albany Road London |
| | Flat 49 Arments Court 392 Albany Road |
| | Flat 45 Arments Court 392 Albany Road |
| 74 Andoversford Court Bibury Close | Flat 44 Arments Court 392 Albany Road |

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| Flat 42 Arments Court 392 Albany Road | 8 Harvard Apartments 14 Camberwell Road London |
| Flat 39 Arments Court 392 Albany Road | |
| Flat 37 Arments Court 392 Albany Road | 7 Harvard Apartments 14 Camberwell Road London |
| Flat 36 Arments Court 392 Albany Road | |
| Flat 34 Arments Court 392 Albany Road | 10 Marshal Apartments 10 Wyndham Road London |
| Flat 33 Arments Court 392 Albany Road | |
| Flat 31 Arments Court 392 Albany Road | 9 Marshal Apartments 10 Wyndham Road London |
| Flat 29 Arments Court 392 Albany Road | |
| Flat 6C Langley Court 1 Bradenham Close | 8 Marshal Apartments 10 Wyndham Road London |
| Flat 6B Langley Court 1 Bradenham Close | 7 Marshal Apartments 10 Wyndham Road London |
| 6 Kitson Road London Southwark | 6 Marshal Apartments 10 Wyndham Road London |
| 30 Kitson Road London Southwark | |
| 22 Kitson Road London Southwark | 5 Marshal Apartments 10 Wyndham Road London |
| 18 Kitson Road London Southwark | |
| 10 Kitson Road London Southwark | 4 Marshal Apartments 10 Wyndham Road London |
| 42 Addington Square London Southwark | |
| 9 Addington Square London Southwark | 3 Marshal Apartments 10 Wyndham Road London |
| 10 Addington Square London Southwark | |
| 37 Urlwin Street London Southwark | 2 Marshal Apartments 10 Wyndham Road London |
| 119 Camberwell Road London Southwark | 1 Marshal Apartments 10 Wyndham Road London |
| 141 Camberwell Road London Southwark | 42 Cavendish Apartments 16A Camberwell Road London |
| Flat 3 416 Albany Road London | |
| Flat 2 416 Albany Road London | 41 Cavendish Apartments 16A Camberwell Road London |
| Flat 1 416 Albany Road London | |
| 172 Camberwell Road London Southwark | 40 Cavendish Apartments 16A Camberwell Road London |
| 170 Camberwell Road London Southwark | |
| 168A Camberwell Road London Southwark | 39 Cavendish Apartments 16A Camberwell Road London |
| 14A Wyndham Road London Southwark | |
| 9 Harvard Apartments 14 Camberwell Road London | 38 Cavendish Apartments 16A Camberwell Road London |
| | 37 Cavendish Apartments 16A Camberwell Road London |
| | 36 Cavendish Apartments 16A Camberwell Road London |

35 Cavendish Apartments 16A
 Camberwell Road London
 34 Cavendish Apartments 16A
 Camberwell Road London
 33 Cavendish Apartments 16A
 Camberwell Road London
 32 Cavendish Apartments 16A
 Camberwell Road London
 31 Cavendish Apartments 16A
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 Camberwell Road London
 28 Cavendish Apartments 16A
 Camberwell Road London
 27 Cavendish Apartments 16A
 Camberwell Road London
 26 Cavendish Apartments 16A
 Camberwell Road London
 Flat 18 Calverton 240 Albany Road
 Flat 16 Calverton 240 Albany Road
 Flat 13 Calverton 240 Albany Road
 Flat 10 Calverton 240 Albany Road
 Flat 8 Emberton 190 Albany Road
 Flat 6 Emberton 190 Albany Road
 42 New Church Road London Southwark
 36 New Church Road London Southwark
 21A Southampton Way London
 Southwark
 15B Southampton Way London
 Southwark
 12 Kitson Road London Southwark
 Flat 16 Arments Court 392 Albany Road
 Flat 14 Arments Court 392 Albany Road
 Flat 11 Arments Court 392 Albany Road
 Flat 8 Arments Court 392 Albany Road
 Flat 5 Arments Court 392 Albany Road
 Flat 2 Arments Court 392 Albany Road
 36 Boundary Lane London Southwark
 3 John Crane Street London Southwark
 Flat 19 1A Bethwin Road London
 Flat 2 Ayres Court 74 New Church Road
 Flat 43 Arments Court 392 Albany Road
 Flat 40 Arments Court 392 Albany Road
 Flat 38 Arments Court 392 Albany Road
 Flat 35 Arments Court 392 Albany Road
 Flat 32 Arments Court 392 Albany Road
 Flat 30 Arments Court 392 Albany Road
 Flat 24 Arments Court 392 Albany Road
 Flat 22 Arments Court 392 Albany Road
 Flat 19 Arments Court 392 Albany Road
 Flat 4 120A Camberwell Road London
 Flat 1 120A Camberwell Road London
 66 Evelina Mansions New Church Road
 London
 63 Evelina Mansions New Church Road
 London
 60 Evelina Mansions New Church Road
 London
 56 Evelina Mansions New Church Road
 London
 54 Evelina Mansions New Church Road
 London
 Old Library 39 Wells Way London
 Flat 24 Ayres Court 74 New Church Road
 Flat 21 Ayres Court 74 New Church Road
 Flat 15 Ayres Court 74 New Church Road
 Flat 13 Ayres Court 74 New Church Road

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| Flat 10 Ayres Court 74 New Church Road | Flat 5 Downend Court Bibury Close |
| Flat 7 Ayres Court 74 New Church Road | Flat 4 Downend Court Bibury Close |
| Flat 3 74 Camberwell Road London | Flat 2 Downend Court Bibury Close |
| Flat 9 Danesfield 220 Albany Road | Flat 16 Downend Court Bibury Close |
| Flat 6 Danesfield 220 Albany Road | Flat 14 Downend Court Bibury Close |
| Flat 4 Danesfield 220 Albany Road | Flat 13 Downend Court Bibury Close |
| Flat 16 Gaitskell House Villa Street | Flat 10 Downend Court Bibury Close |
| Flat 13 Gaitskell House Villa Street | 96 St Georges Way London Southwark |
| 26 Andoversford Court Bibury Close London | Flat 12 94 St Georges Way London |
| 23 Andoversford Court Bibury Close London | Flat 10 94 St Georges Way London |
| 9 Andoversford Court Bibury Close London | Flat 9 94 St Georges Way London |
| 8 Andoversford Court Bibury Close London | 2 Pearse Street London Southwark |
| 6 Andoversford Court Bibury Close London | 2 Watling Street London Southwark |
| 3 Andoversford Court Bibury Close London | 1 Gandolfi Street London Southwark |
| 2 Andoversford Court Bibury Close London | 49 Dragon Road London Southwark |
| Flat 8 282 Chandler Way London | 45 Dragon Road London Southwark |
| Flat 7 282 Chandler Way London | 39 Dragon Road London Southwark |
| Flat 5 282 Chandler Way London | 37 Dragon Road London Southwark |
| Flat 4 282 Chandler Way London | 35 Dragon Road London Southwark |
| Flat 2 282 Chandler Way London | 29 Dragon Road London Southwark |
| Flat 1 282 Chandler Way London | 25 Dragon Road London Southwark |
| 278 Chandler Way London Southwark | 23 Dragon Road London Southwark |
| 57 Dragon Road London Southwark | 21 Dragon Road London Southwark |
| 55 Dragon Road London Southwark | 15 Dragon Road London Southwark |
| 53 Dragon Road London Southwark | 11 Dragon Road London Southwark |
| Flat 8 Downend Court Bibury Close | 20 Dragon Road London Southwark |
| Flat 7 Downend Court Bibury Close | 18 Dragon Road London Southwark |
| | 14 Dragon Road London Southwark |
| | 8 Dragon Road London Southwark |
| | 6 Dragon Road London Southwark |
| | 4 Dragon Road London Southwark |

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| Flat 4 88 St Georges Way London | Camberwell Road London |
| 84 St Georges Way London Southwark | 24 Cavendish Apartments 16A Camberwell Road London |
| Flat 12 82 St Georges Way London | 23 Cavendish Apartments 16A Camberwell Road London |
| Flat 28 Arments Court 392 Albany Road | 22 Cavendish Apartments 16A Camberwell Road London |
| Flat 25 Arments Court 392 Albany Road | 54 Addington Square London Southwark |
| Flat 21 Arments Court 392 Albany Road | Flat 6 134 Camberwell Road London |
| Flat 20 Arments Court 392 Albany Road | Flat 5 134 Camberwell Road London |
| Flat 18 Arments Court 392 Albany Road | Flat 4 134 Camberwell Road London |
| Flat 17 Arments Court 392 Albany Road | Flat 3 134 Camberwell Road London |
| Flat 15 Arments Court 392 Albany Road | Flat 2 134 Camberwell Road London |
| Flat 13 Arments Court 392 Albany Road | Flat 1 134 Camberwell Road London |
| Flat 12 Arments Court 392 Albany Road | 134 Camberwell Road London Southwark |
| Flat 10 Arments Court 392 Albany Road | Unit 1 76-78 Camberwell Road London |
| The Arts Centre Chumleigh Street London | Unit 1A 76-78 Camberwell Road London |
| Clubhouse Chumleigh Street London | Unit 2 76-78 Camberwell Road London |
| Almshouse South Chumleigh Street London | Unit 3 76-78 Camberwell Road London |
| 20 86 Camberwell Road London | Unit 4 76-78 Camberwell Road London |
| 19 86 Camberwell Road London | Unit 5 76-78 Camberwell Road London |
| 17 86 Camberwell Road London | Unit 6 76-78 Camberwell Road London |
| 16 86 Camberwell Road London | Unit 7 76-78 Camberwell Road London |
| 14 86 Camberwell Road London | Unit 8 76-78 Camberwell Road London |
| 11 86 Camberwell Road London | Unit 9 76-78 Camberwell Road London |
| 10 86 Camberwell Road London | Unit 10 76-78 Camberwell Road London |
| 7 86 Camberwell Road London | Unit 11 76-78 Camberwell Road London |
| 6 86 Camberwell Road London | Unit 12 76-78 Camberwell Road London |
| 4 86 Camberwell Road London | Unit 13 76-78 Camberwell Road London |
| 3 86 Camberwell Road London | Unit 14 76-78 Camberwell Road London |
| Flat B 175 Camberwell Road London | Se17working C I C 285 - 287 Albany Road London |
| Flat A 175 Camberwell Road London | 8 Addington Square London Southwark |
| 25 Cavendish Apartments 16A | |

| | |
|--|---|
| 8 Sears Street London Southwark | 37 Southampton Way London Southwark |
| Flat 41 Arments Court 392 Albany Road | 271 Wendover Thurlow Street London |
| Flat 23 Arments Court 392 Albany Road | 268 Wendover Thurlow Street London |
| 17 Dragon Road London Southwark | 265 Wendover Thurlow Street London |
| 92 St Georges Way London Southwark | 81 Ravenstone Bagshot Street London |
| 338 Wendover Thurlow Street London | 79 Ravenstone Bagshot Street London |
| 322 Wendover Thurlow Street London | 73 Ravenstone Bagshot Street London |
| Flat 30 55 Wells Way London | 15-19 Parkhouse Street London Southwark |
| Flat 5 84 Camberwell Road London | 48 Addington Square London Southwark |
| Flat 70 64 St Georges Way London | 1 New Church Road London Southwark |
| Flat 5 116 Camberwell Road London | 53 Addington Square London Southwark |
| Flat 9 55 Wells Way London | 202 Albany Road London Southwark |
| 155 Camberwell Road London Southwark | 163A Camberwell Road London Southwark |
| 5A Addington Square London Southwark | Flat 18 Gaitskell House Villa Street |
| 7 New Church Road London Southwark | 5A Albany Mews London Southwark |
| Flat 55 Wallington Court 6 Harcourt Street | 7 Albany Mews London Southwark |
| Flat 56 Wallington Court 6 Harcourt Street | 143 Camberwell Road London Southwark |
| Flat 57 Wallington Court 6 Harcourt Street | 51 Addington Square London Southwark |
| Flat 58 Wallington Court 6 Harcourt Street | 4 Addington Square London Southwark |
| Flat 59 Wallington Court 6 Harcourt Street | 19 Addington Square London Southwark |
| Flat 60 Wallington Court 6 Harcourt Street | 14 Addington Square London Southwark |
| Flat 61 Wallington Court 6 Harcourt Street | 297 Wendover Thurlow Street London |
| Flat 11 Gaitskell House Villa Street | 294 Wendover Thurlow Street London |
| Flat 8 Gaitskell House Villa Street | 291 Wendover Thurlow Street London |
| Flat 5 Gaitskell House Villa Street | 283 Wendover Thurlow Street London |
| 11D Addington Square London Southwark | 80 Wendover Thurlow Street London |
| | 277 Wendover Thurlow Street London |
| | 274 Wendover Thurlow Street London |
| | 84 Latimer Beaconsfield Road London |
| | 81 Latimer Beaconsfield Road London |

85 Gayhurst Hopwood Road London
82 Gayhurst Hopwood Road London
144 Gayhurst Hopwood Road London
138 Gayhurst Hopwood Road London
135 Gayhurst Hopwood Road London
132 Gayhurst Hopwood Road London
129 Gayhurst Hopwood Road London
126 Gayhurst Hopwood Road London
123 Gayhurst Hopwood Road London
120 Gayhurst Hopwood Road London
117 Gayhurst Hopwood Road London

114 Gayhurst Hopwood Road London
111 Gayhurst Hopwood Road London
25-33 Parkhouse Street London
Southwark
12 Evelina Mansions New Church Road
London
10 Evelina Mansions New Church Road
London
71 Evelina Mansions New Church Road
London
68 Evelina Mansions New Church Road
London

Consultation responses received

Internal services:

Ecology

Environmental Protection Team

Urban Forester

Design and Conservation Team

Statutory and non-statutory organisations:

Friends of Burgess Park

Neighbour and local groups:

40 Addington Square London SE5 7LB

39 Addington Square London Se57LB

19 Addington Square London SE5 7JZ

44 Choumert Square London SE15 4RE

Flat 2 63 Wells Way London

52 Vicarage Grove London SE5 7LP

36a Bird in Bush Road Peckham SE15 6RW

69 Coleman Road London SE5 7TF

38 Kitson Road London SE5 7LF

4A Fransfield Grove London SE26 6BA

Flat 12 St. Georges Church 55 Wells Way London

23a Denman Road London SE15 5NS

Flat 2 17 Wren Road Camberwell London

Flat 16 Ayres Court 74 New Church Road

25 St Georges Church 55 Wells Way London

9 Addington Square London

400 Albany road London SE5 0DJ

Addington Square and Area Residents' Association (ASRA)

Flat 13 55 Wells Way London SE5 7TW

16 Ayres Court 74 New Church Road London

16 Addington Square Southwark London

2a Addington Square London SE5 7JZ

39 Addington Square London SE5 7LB

2a Addington Square London SE5 7JZ

22 Arments Court London SE5 0DF

12 Wordsworth Road London SE1 5TX

10 Addington Square London SE5 7JZ

14 Addington Square London SE5 7JZ

2a Addington Square London SE5 7JZ

19 Addington Square London SE5 7JZ

33 Addington Square London SE5 7LB

55 Lorrimore Road London SE17 3LZ

14 Addington Square London

Flat 9 1C Bethwin Road Camberwell SE5
0SG

1 Leslie Prince Ct New Church Rd
Camberwell

34 Addington Square London SE5 7LB

35 Addington Square London SE57LB

41 Siverthorne Loft Apartments 400
Albany Rd London

7 Addington Square London

40 Addington Square Camberwell
London

35 Addington Square London SE5 7LB

Flat 24 Hambling Court 42 Southampton
Way London

38 Laxley Close London SE5 0YP

APPENDIX 6

Noise Conditions for Open Air Events in Southwark

Noise Conditions for Open Air Events in Southwark

These conditions should be considered for open-air events, or events where residents or noise sensitive buildings are in close proximity to the event necessitating noise control over the event.

| Event size | No. of Attendees |
|------------|------------------|
| Small | up to 500 |
| Large (1) | up to 2000 |
| Large (2) | up to 4000 |
| Large (3) | up to 6000 |
| Large (4) | up to 8000 |

Small and Large 1 Events

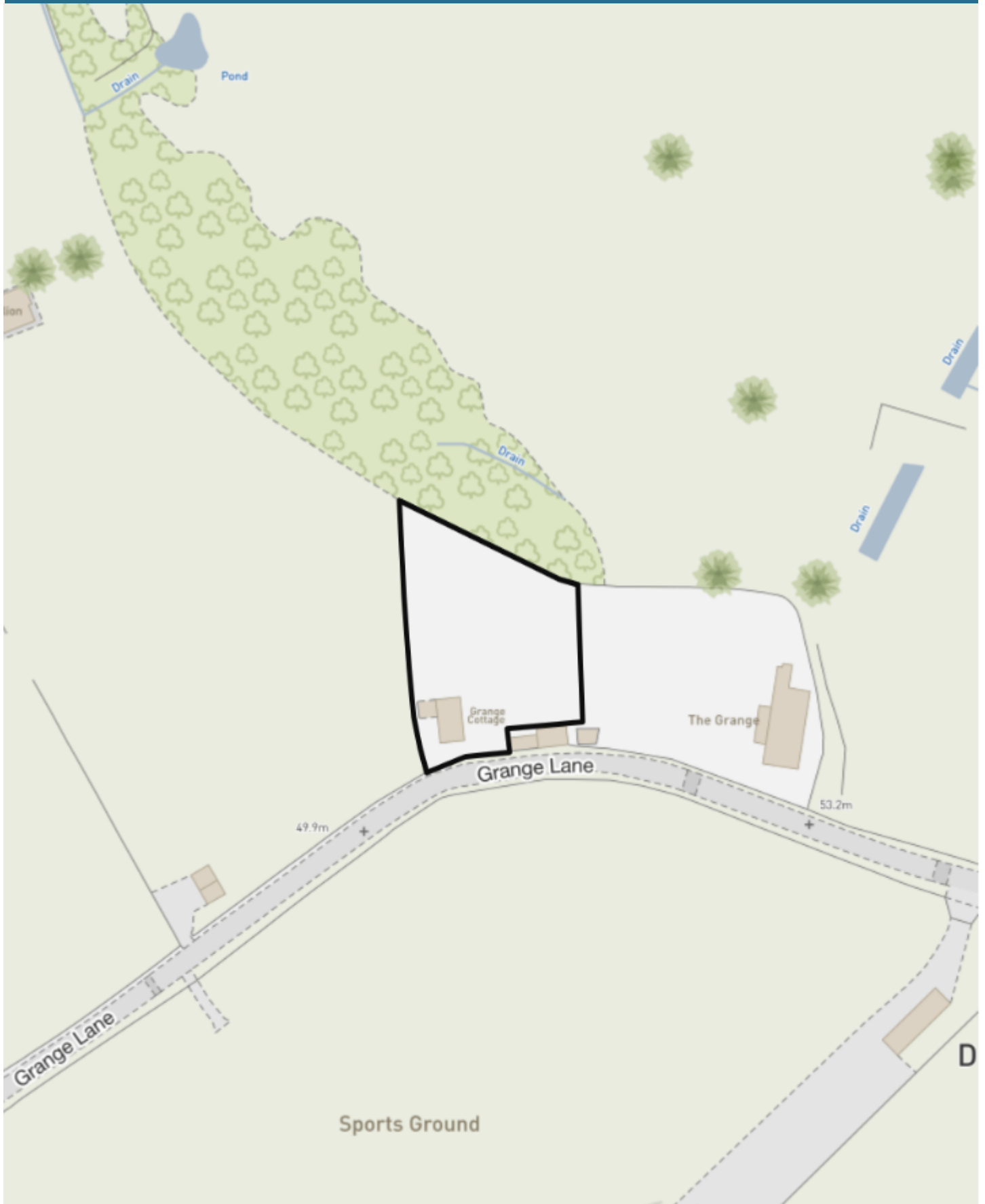
1. The organiser shall ensure that all requests from the council's noise team are complied with.
2. Details of two contact telephone numbers including a mobile telephone number permanently manned during performances are to be made available to council Officers prior to the events.
3. Regular checks are to be carried out at the nearest sound sensitive locations to the event (eg. houses, residential homes, churches) to monitor the noise and ensure that reasonable noise levels are not exceeded.
4. If the event is considered by the council's events team to have significant noise impact, the organiser may be required to adhere to some or all of the conditions for larger events as set out in the section below.

Large 2, 3 and 4 events

1. The organiser will be required to employ a noise control consultant who shall carry out a sound test prior to the event of the sound sources. The sound tests should be conducted from the nearest residential premises.
2. The organiser shall ensure that all requests from the council's Environmental Health and Trading Standards Business Unit officers are complied with.

3. Details of two contact telephone numbers including a mobile telephone number permanently manned during performances are to be made available to council Officers prior to the events.
4. At least one week prior to the beginning of the event a leaflet drop is to be made to households in the immediate area. The leaflet is to include a description of each performance, and contact telephone numbers.
5. That the organiser conforms with the Code of Practice on Environmental Noise Control at Concerts, The Noise Council 1995.
6. From the Code, the music noise levels (MNL) measured or predicted at 1m from the façade of noise sensitive premises shall not;
 - a. *exceed 65dB(a) over a 15 minute period, or
 - b. *exceed the background noise level¹ by more than 15dB(A) over a 15 minute period
7. Regular checks are to be carried out at the nearest sound sensitive locations to the event (eg. houses, residential homes, churches) to monitor the noise and ensure that the limit set is not exceeded.
8. All sound equipment on site shall be controlled by the noise control consultant.
9. No additional sound equipment shall be used on site without the prior agreement of the council's Noise Team and the noise control consultant.
10. The appointed noise control consultant shall continually monitor noise levels at the sound mixer position and advise the sound engineer accordingly to ensure that the noise limits are not exceeded. The council shall have access to the results of the noise monitoring at any time.

*Note that 6.1 applies for venues that hold 1-3 days of events per calendar year, 6.2 applies to venues that hold 4-12 days of events per calendar year. This is not the number of days of any particular event but is an accumulation of all the days of all the events at one particular venue.



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|------------------------------------|--|--------------------------------|--|
| Item No. 7.2 | Classification: Open | Date: 28 March 2023 | Meeting Name: Planning Sub-Committee B |
| Report title: | Development Management planning application: Application 22/AP/3540 for: Full Planning Application Address: Grange Cottage, Grange Lane, London SE21 7LH Proposal: Demolition of existing Grange Cottage and the construction of part-one, part-two storey dwelling, including basement excavation, terrace construction and new green roofing | | |
| Ward(s) or groups affected: | Dulwich Wood | | |
| From: | Director of Planning | | |
| Application Start Date | 27/10/2022 | Application Expiry Date | 03/03/2022 |
| Earliest Decision Date | 21/12/2022 | | |

RECOMMENDATIONS

1. That planning permission be granted subject to the conditions set out in this report and the completion of an appropriate legal agreement to secure a financial contribution towards tree mitigation.
2. That in the event that a legal agreement is not signed by 28 June 2023, the director of planning and growth be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 80 of this report.

EXECUTIVE SUMMARY

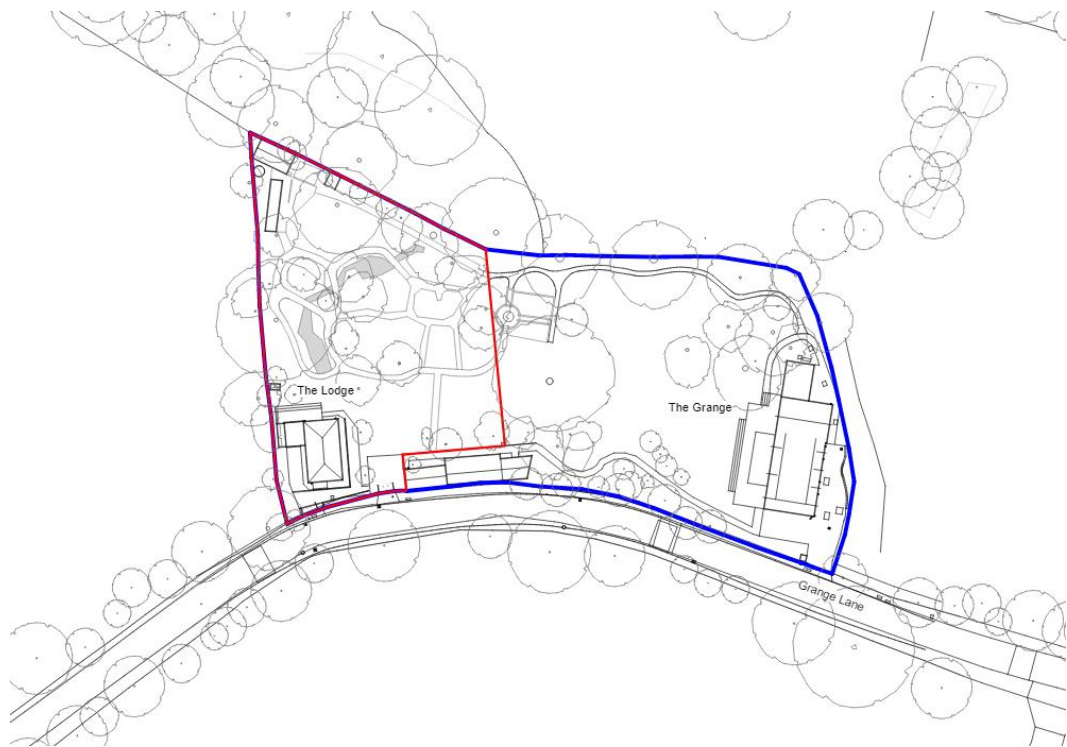
3. Permission is sought for the demolition of the existing 3-bedroom property and the erection of a new 3-bedroom property with basement on the site.
4. The application is being dealt with at the Planning Sub-Committee as the application site is located on Metropolitan Open Land.

BACKGROUND INFORMATION

Site location and description

5. The site relates to a two storey detached residential dwellinghouse known as Grange Cottage, which is located on the northern side of Grange Lane. The current property comprises 3 bedrooms with a car port and hardstanding area to

the front.



6. Grange Cottage sits on a small plot within the curtilage of The Grange, which is a large detached dwellinghouse located 75m to the east of the application site. The Grange historically formed one of two farms accessed from Grange Lane. Grange Cottage was built in the 1980s and replaced one of the original farm's outbuildings. The building is not statutory listed and is of no particular architectural merit, having more of a suburban character than a cottage.
7. The application site is within the Dulwich Woods Conservation Area, which is the largest area of open space within the Borough and has an almost rural character and appearance, comprising open fields (including sports pitches, a golf course and allotment gardens), woodlands and occasional low-rise buildings. The open fields feature ditches and ponds, belts of trees and hedged boundaries, and are accessed by single-track roads that add to this semi-rural quality. The area is designated as Metropolitan Open Land (MOL).
8. The site is accessed from Grange Lane which a narrow winding roadway without pavements that spurs off College Road at the tollgate and is for access-only, leading to the local golf club, Scout's centre (the Fort), allotments and the popular walking spot of Dulwich Woods.
9. The site is subject to the following designations:
 - Dulwich Wood Conservation Area
 - Metropolitan Open Land
 - Site of Importance for Nature Conservation – Dulwich and Sydenham Hill Golf Club
 - Critical Drainage Area

Details of proposal

10. Planning permission is sought for the demolition of Grange Cottage and the construction of a part one and part two storey dwelling and basement with terrace green roof and associated landscaping.
11. The proposed dwelling would have a maximum height of 8.16m, a GIA of 430sqm (including basement) and footprint of 206sqm.
12. Amended plans have been received during the course of the application to address comments raised by the councils Design Officer. The changes have included:
 - Reducing the pitch of the gable roof which in turn has reduced the overall height of the dwelling by 200mm.
 - Amending the window/opening positioning on the two storey element of the new dwelling.
 - Lowering of the green roof on the single storey element
 - Deeper reveals on the windows
 - Inclusion of timber cladding on the single storey element
 - Submission of verified views of the new dwelling from various view points along College Road and Grange Lane.

Consultation responses from members of the public and local groups

13. No comments have been received from members of the public or local groups.

Consultation responses from external, internal and divisional consultees

14. Urban Forester – No objection subject to legal agreement to secure CAVAT tree mitigation contribution.
15. Ecology – Satisfied with the ecological assessment that has been undertaken subject to conditions.
16. Design and conservation – No objection on design grounds.
17. Drainage Officer – No comments.

Planning history

18. A number of planning application have been submitted on the site. These include:
19. 17/AP/1217 – Granted 10 July 2017

Householder application for:

The construction of a two storey extension to the eastern elevation, a single

storey extension to the western elevation and a single storey glazed extension to the rear elevation, together with external alterations.

20. 18/AP/4102 – Withdrawn

Full planning application for:

The demolition of existing Grange Cottage and garage and the construction of a two storey dwelling with associated boundary adjustment, plus the removal of 7 trees and associated landscaping.

21. The application was withdrawn as officers raised concerns with regard to the footprint of the proposed building.

22. 19/AP/1550 – Granted 20 February 2020

Full planning application for:

Demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of 5 trees and 5 shrubs and associated landscaping.

23. This consent has not been implemented and pre-commencement conditions have been discharged.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- Principle of the proposed development in terms of land use
- Development on Metropolitan Open Land
- Affordable housing
- Impact of the proposed development on amenity of adjoining occupiers and surrounding area
- Design quality
- Impact on trees
- Ecology and biodiversity
- Transport
- Energy and sustainability
- Flood risk and drainage
- Mayoral and borough community infrastructure levy (CIL)
- Community involvement and engagement.

25. These matters are discussed in detail in the ‘Assessment’ section of this report.

Legal context

26. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development

plan, unless material considerations indicate otherwise. In this instance the development plan comprises the Southwark Plan 2022 and the London Plan 2021.

27. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

28. The statutory development plans for the borough comprise the London Plan 2021 and the Southwark Plan 2022. The National Planning Policy Framework 2021 and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 4. Any policies which are particularly relevant to the consideration of this application are highlighted in the report.

ASSESSMENT

Principle of development in terms of land use

29. The principle of a replacement residential dwelling on the site is supported in land-use terms subject to compliance with the other relevant development plan policies.

Development on Metropolitan Open Land

30. The site falls within Metropolitan Open Land (MOL) designation therefore any development must comply with the requirements of Southwark Local Plan Policy 57 'Open space' which states that development will not be permitted on Metropolitan Open Land. In exceptional circumstances development may be permitted on MOL when:

- 1) *It consists of ancillary facilities that positively contribute to the setting, accessibility and quality of the open space and if it does not affect its openness or detract from its character. Ancillary facilities on MOL must be essential for outdoor sport or recreation, cemeteries or for other uses of land which preserve the openness of MOL and do not conflict with its MOL function; or*
- 2) *It consists of the extension or alteration of an existing building providing that it does not result in disproportionate additions over and above the size of the original building; or*
- 3) *It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces.*

31. London Plan Policy G3 states that Metropolitan Open Land is afforded the same status and level of protect as Green Belt:

- 1) *MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt*

2) boroughs should work with partners to enhance the quality and range of uses of MOL

32. The policy guidance of paragraph 137-151 of the NPPF on Green Belts applies equally to Metropolitan Open Land.
33. There is already a dwelling on the application site, therefore there is already built development in the form of a house and all associated activity and paraphernalia on the site. The site therefore meets the definition of Previously Developed Land in the Glossary of the NPPF. This application also follows earlier permissions on the site and the loss of the existing building has already been accepted in principle.
34. The critical key test in relation to the current proposal is whether it complies with part 3 of Policy 57 of the Southwark Local Plan:

“It consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces”.

35. The GIA/GEA/height of the proposed development is as follows in comparison to the previously consented schemes:

| | Existing | Consented householder extension 17/AP/1217 | Consented lodge (19/AP/1550) | Current proposal |
|------------------------------|----------|--|------------------------------|------------------|
| Total GIA | 123sqm | 232 sqm | 230 sqm | 430 sqm |
| Total GIA excluding basement | 123sqm | 232 sqm | 230 sqm | 246 sqm |
| Footprint GEA | 90sqm | 153 sqm | 130sqm | 206 sqm |
| Max height (ridge) | 7.14m | 7.95m | 7m | 8.16m |

36. The footprint and height of the proposed scheme is greater when compared to both of the previously approved schemes, however, the more modest and cottage style appearance of the current proposed dwelling is considered to be less bulky than the 2019 application. The stepping down in height of the rear element of the building to one storey improves the perceived openness of the site, and the green roof assists in creating a landscaped appearance.
37. The current proposal includes a substantial basement which would have a footprint of 206sqm, which significantly increases the total GIA of the new dwelling. In relation to the impact on the openness and character of the MOL it is considered that the inclusion of the proposed basement would have a negligible impact and is therefore considered on balance to be acceptable. It is of note that Officers would not support any larger basement on the site given the proximity to a number of mature trees and to ensure that it was still proportionate to the upper floors of the new dwelling.
38. Officers have already approved a scheme with a GIA of 230sqm (19/AP/1550) and the current proposal would have a GIA of 246sqm (excluding the basement). In relation to height, although the 2019 scheme (19/AP/1550) was slightly lower

than the existing dwelling, the previous 2017 scheme (17/AP/1217) was consented to increase the height of the dwelling to 7.95m. Although the current proposal would be taller again than the previous permissions, during the course of the application the overall height has been reduced to 8.16m through rationalising the roof design. It is not considered that the increase height of the proposed new dwelling would cause detrimental harm to the MOL.

39. Overall, despite there being an increase again in the scale and height of the current scheme, Officers consider on balance that the proposal would be acceptable in relation to the impact on the openness and character of the MOL, and consistent with the approach taken in the determination of previous applications on the site. Officers do not consider that any further extension or revised proposal on the site increasing the GIA or footprint further would be supported on the site. Therefore, the current proposal would be the maximum to be found acceptable.

Reasonable fall back

40. In the determination of the previous application, 19/AP/1550, there was a reasonable fall-back development 17/AP/1217 which the Officer stated was a reasonable fall-back position and if planning permission had been refused then the applicant could build a development with a greater footprint. The 2017 consented scheme was not considered to be harmful to the openness of the MOL.
41. In the determination of the current planning application, planning permission 19/AP/1550 has now expired (20 February 2023). None of the pre-commencement conditions were discharged. Therefore, there is no longer considered to be a feasible fall-back. As highlighted above, Officers did not consider the previous proposals to be harmful to the openness of the MOL despite resulting in an increase of the scale and height of the original dwelling. Overall a consistent approach has been taken in the assessment of the current planning application.

Affordable housing and viability

42. Policy P1 of the Southwark Local Plan (2022) is not applicable to this application as there is no net increase in the number of dwellings on site.

Impact of proposed development on amenity of adjoining occupiers

43. The closest residential properties to site are more than 70 metres away to the east (The Grange), more than 170 metres to the south (Dulwich Ducks pre-school) and more than 170 metres to the west (75 College Road). The substantial separation distances would ensure there is no loss of privacy by way of overlooking to any of the neighbours to the south or west. In addition, the application site would be screened by a soft boundary and established planting. Therefore preventing any detrimental overlooking to The Grange.
44. By virtue of the separation distance there are also not considered to be any concerns regarding impacts on daylight and sunlight levels.

45. In summary, the proposed development due to its location would not adversely impact on the amenity of adjoining occupiers and the surrounding area.

Quality of accommodation

46. The gross internal area of the proposed new dwelling would exceed the relevant national space standards contained within the Residential Design Guide SPD (2015) for a three storey three bedroom house. All of the rooms would also exceed the minimum space standards, would be dual aspect and would have good outlook. Sufficient storage is also provided within the new dwelling.
47. The proposed outdoor amenity space of at least 438sqm would also exceed the minimum requirement of 50sqm, providing a high quality of amenity for future residents.

Design quality and impact on the Dulwich Wood Conservation Area

48. Grange Cottage is a modest two-storey building in both size and appearance, comprising stock brickwork with brown brickwork quoins and window surrounds; a pitched and hipped roof with eaves and dressed in bluish-slate; modestly-sized window; and an entrance porch to the front and carport to the side with matching pitched and hipped slate roofs. The building is not statutory listed and is of no particular architectural merit and has more the character of a suburban house than cottage, marring the rural feel of the conservation area, albeit only moderately. There are no other listed buildings within the immediate vicinity.
49. As highlighted earlier in this report, the application proposal is for the demolition of the house and the construction of a part one and part two-storey modern style house, above an excavated full basement. The replacement building is positioned slightly further away from the roadway and is red-lined within a larger, discrete plot of land, with new boundary treatments separating the site from The Grange.
50. The proposed new house has a courtyard design, with the ground floor accommodation laid out in a cranked 'u' shape that faces southwards, but is enclosed by an end wall to form a central courtyard garden. The basement extends under the whole of the new dwelling, the front facing element of the dwelling onto Grange Lane is two storeys above ground and the crank and rear arm of accommodation is at ground floor only. The basement is unlit and is accessed via internal and external staircases. Internally it is arranged as ancillary spaces (plant room, bike storage, laundry, media/ playroom). It is notable that the excavation includes an adjacent subterranean carport that can be accessed from the proposed basement.
51. The ground floor of the dwelling includes office/study and en-suite guest accommodation towards the front and a large open-plan kitchen/ dining-room/ living-room located within the rear wing. The first floor provides three large bedrooms, with the main bedroom shown with en-suite and a separate shared bathroom.

Architectural design

52. The architecture of the new dwelling has a simple, robust quality of brickwork with punched-hole openings and a pitched roof to the front of the house. A modern aesthetic is provided by the varied sizes and placement of its openings and by the design of the courtyard/ rear elevations, with their more transparent, timber finned frames, and simple clean appearance from the gutterless roof. The aesthetic is generally appealing and more compelling as a modern house compared to the current building on site, although it is no more cottage-style/ less suburban-style in its character than the present house.
53. The Design and Access Statement makes reference to the 1950s and 60s modern houses contained elsewhere within the wider conservation area, which is acknowledged, albeit this is mainly in reference to its courtyard layout. Nonetheless, the use of a modern-style of architecture is accepted as appropriate by virtue of the 19/AP/1550 scheme, which is arguably more overt in its cantilevers, picture windows and use of concrete. By comparison, the proposed modern architecture of the current proposal is more considered and calmer in its appearance.

Materials

54. The material choice of a multi-stock with brown tones works well with the wooded backdrop, the use natural finished hardwood for the windows and door frames and timber cladding to the 'link' element is welcomed and the overall simple material palette is supported. Whilst the terraced railing may prove too open for the amenity of the users, the set back from the edge reduces the visual impact.
55. The slate roof will be visible from Grange Lane and there were initial concerns as to whether this new product would be appropriate. Following a meeting to review the proposed PV slate-appearance tiles with the architect officers are content that they are an appropriate high quality material. It is considered appropriate to attach a condition to ensure the high quality materials as specified are secured.

Scale and height

56. The building's scale and landscaping, are key factors, both in terms of the impact on the conservation area and on the principle of development within the MOL. The replacement building represents a considerable increase in footprint, 93sqm to 206 sqm; as well as GIA, 123 sqm to 246 sqm above grade with the substantial basement extending under the entirety of the new footprint. Although the proposed massing is moderated in its form, comprising a two-storey and a single-storey element it would still be a substantial overall increase. The two-storey element remains reasonably moderate in size and turning the building 90 degrees towards the lane does increase its visual presence, however it also has the benefit of mostly shielding the building's single-storey rear wing from street view.
57. In relation to the proposed height, there were initially concerns with the 1.2m rise in roof ridge height, particularly as part of the positive consideration of the previously approved scheme, 19/AP/1550, was that the overall height had

decreased. During the course of the current application the roof pitch of the two storey element of the dwelling has been reduced, thus reducing the roof ridge height by 200mm. Whilst the new dwelling would be marginally higher than the existing dwelling, the amendment has assisted in easing the overall apparent scale.

58. Following a request from the Design Officer, verified views have been provided to demonstrate the extent of which the new dwelling would be visible in views from Grange Lane and the surrounding roads. The Verified Views demonstrate that whilst the new dwelling would be visible from the streetscene, they would be largely screened by the existing vegetation and the overall visual impact on the conservation area and MOL would be limited.
59. Overall, the loss of the existing building has been accepted in principle, given the 19/AP/1550 consent, albeit subject to its design quality and impact on the conservation area. Each previous scheme has involved a further increase size of the building, including the current application, which is a critical factor given the site's designation within MOL. The slight repositioning and reorientation of the building helps improve its setting onto Grange Lane, albeit it will read larger than present, and thought should therefore be given to securing landscaping and soft boundary treatment more in character with its semi-rural setting. The courtyard layout works well and, if open and well landscaped, maintain the wider sense of openness. The low-rise condition of the rear is supported. The architecture is more compelling, albeit it would benefit from further detailing to express a robust, cottage design more appropriate to a rural setting. The architecture is of high quality and, subject to conditions (materials and opening treatments, landscaping), is supported. Therefore, the proposal is considered acceptable on design grounds.

Impact on trees and landscaping

60. An Arboricultural Impact Assessment has been submitted with the application and details that the proposal requires the removal of Category B T22, T23 and T27 as part of the pond creation, along with a number of shrubs and Category C trees T8, T9, T10, T12 and T13.
61. The building footprint, including the basement, has been designed to avoid the Root Protection Areas of the surroundings trees and the proposed method of construction has also been considered to minimise the excavation footprint, therefore sheeting piling is proposed. Whilst there are some concerns in relation to the proposed excavation and sunken garden, the proposed protection measures are considered to be adequate and it is not considered to be sufficient to warrant a reason for refusal on these grounds.
62. The council's Urban Forester has commented that compensation will be required for the loss of T22, T23 and T27 which is based on CAVAT, plus mitigation on a 1 in 1 out basis for T9, T10, T12 and T13 (4 x 14-16cm trees) would be required. The CAVAT tree contribution has been calculated as £33,168.00. It has been agreed by the applicant and will be secured through an appropriate legal agreement.
63. In relation to landscaping, details have been provided within the Design and

Access Statement demonstrating that the proposal will provide additional natural planting and will removal existing hardstanding pathways. A proportionately sized pond is also proposed allowing for a generous 2m wide shallow zone for aquatic plants. Full details have not been provided at this stage of the proposed landscaping, as a result it is considered necessary for a detailed hard and soft landscaping scheme to be secured via condition.

Transport and highways

64. The proposal dwelling will benefit from the existing transport connections which include two mainline train stations and several bus stops within walking distance. By car, the site is well connected to several main roads. The proposal provides a car lift and one car parking space within the basement. A vehicle can be parked 'on top' of the system, therefore effectively providing two car parking spaces within the same external footprint.
65. Four cycle parking spaces have also been provided within the basement. Whilst these are accessible via the stairs, the car lift could also be used. Given that this is single residential property it is considered that the proposed cycle parking arrangement is acceptable in this regard and would avoid further visual clutter around the building in the form of additional shed/stores.
66. In relation to refuse storage, a dedicated area will be provided in close proximity to Grange Lane as per the existing arrangement.

Ecology

67. The council's Ecology Officer has reviewed the submitted ecological assessment. Overall the survey is considered acceptable, however additional information is required in relation to enhancements to mitigate the impact on the proposed vegetation removal. The following issues would therefore be dealt with by conditions; roof, control of invasive plants, bat and bird boxes, bee bricks/invertebrate hotels, internal swift bricks and replacement wildlife pond.

Flood risk

68. The site is located in Flood Zone 1 therefore has a low probability of flooding from tidal or fluvial the sources, however, the proposal is located within a critical drainage area. The submitted Flood Risk Assessment details how the proposal will manage surface water runoff through a number of SuDS features, namely green roofs, rainwater harvesting and permeable surfacing. The LLFA have no comments on the application.

Energy and sustainability

69. Given the scale of the development an Energy Assessment is not required as part of the validation requirements, however, Policy P70 of the Southwark Local plan still requires development to minimise carbon emissions on site. The applicant has provided information within the Design and Access Statement to demonstrate how the proposed new dwelling will accord with the energy hierarchy (Be Lean, Be Clean and Be Green) this includes the inclusion of photovoltaic roofing slates and ground source heat pumps.

70. Overall, the proposal is considered to accord with the aims of Policy P70 of the Southwark Local Plan given the scale of development proposed.

Fire safety

Policy D12 (A) of the London Plan (2021)

71. Policy D12 (A) of the London Plan (2021) requires that all development must submit a planning fire safety strategy. The fire safety strategy should address criteria outlined in Policy D12 (A).
72. *Summary of information contained in the Planning Fire Safety Strategy:*
- *The proposal is for a replacement dwelling the same location. Fire appliance provision and assembly points remain unaltered along Grange Lane.*
 - *Fire detection and alarm system will be fitted, minimum Grade D2 Category LD3 standard with smoke detectors and heat detectors in the kitchen. It will be installed in accordance with Approved Document Part B.*
 - *External walls will be constructed with brickwork outer leaf and load boarding blockwork inner leaf. Concrete deck is proposed for intermediate floors and windows and doors constructed of hardwood and triple glazing.*
 - *All habitable rooms at ground and first floor have access to an escape window or direct external access. The basement is served by a separate external escape staircase.*
73. The fire strategy is acceptable given the scale of development.
74. Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is “third-party independent and suitably-qualified”. The council considers this to be a qualified engineer with relevant experience in fire safety, such as a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers, or a suitably qualified and competent professional with the demonstrable experience to address the complexity of the design being proposed. This should be evidenced in the fire statement. The council accepts Fire Statements in good faith on that basis. The duty to identify fire risks and hazards in premises and to take appropriate action lies solely with the developer.
75. A Fire Statement or Reasonable Exemption Statement has been provided for this proposal. The statement covers matters required by planning policy. This is in no way a professional technical assessment of the fire risks presented by the development.

Other matters

76. A Basement Impact Assessment has been prepared by Mosaic Civil and Structural Engineers dated 13.09.2022, it is proposed that a condition is attached to ensure compliance with the details specified within the assessment and to

request that further ground investigations are undertaken and submitted to the Local Planning Authority.

Community Infrastructure Levy and Planning Obligations

77. The proposed development would be CIL liable. The site is located within Southwark CIL Zone 2, and MCIL2 Band 2 Zone. Based on the GIA measurements obtained from the proposed and existing floor plans (dated July 2022), the gross amount of CIL is £96,432.46. It should be noted that this is an estimate, and floor areas will be checked when related CIL Assumption of Liability is submitted after planning approval has been secured

Planning obligations

| | Planning obligation | Mitigation | Applicants position |
|-----|----------------------------|--|----------------------------|
| 78. | CAVAT Tree mitigation | £33,168.00 to cover the loss of trees on site. | Agreed |

79. The planning obligation would satisfactorily mitigation against the adverse impacts of the proposed development.
80. In the event that a satisfactory legal agreement has not been entered into by 28 June 2023, it is recommended that the director of planning and growth refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide an appropriate planning obligation secured through the completion of a legal agreement, fails to provide an appropriate tree mitigation contribution against the adverse impacts of development through projects or contribution in accordance with DF1 (Delivery of the London Plan and Planning Obligations) of the London Plan (2021), Policy P61 (Trees) and Policy IP3 (Community Infrastructure Levy (CIL) and Section 106 Planning Obligations) of the Southwark Plan 2022 and Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD (2015).

Community impact statement / Equalities Assessment

81. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
82. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
83. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
3. The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

Human rights implications

84. 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.
85. This application has the legitimate aim of providing a replacement dwelling. 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.

Carbon concurrent

86. This application has taken measures to reduce carbon emissions on site with the aim of contributing to net carbon zero by 2050 in accordance with the adopted development plan.
87. These measures are summarised in the table below:

| Net carbon zero: summary table | |
|--|---|
| Are carbon emission reductions covered in the main report? | No. The proposed development is a minor development and therefore is not required to provide minimum on site carbon saving figures. |
| Be Lean measures(energy efficient design and construction) | Proposed room heights and windows are generous to provide an abundance of natural light and ventilation. |

| | |
|---|---|
| | <p>Materials and produced covered by Environmental Product Declarations will be used to allow for accurate accounting of Embodied Carbon emissions</p> <p>The proposed layout has been carefully considered, and the incorporation of external blinds or shutters could be utilised to avoid internal overheating of rooms.</p> |
| Be Clean measures (low carbon energy supply) | Ground source heat pumps will also be used |
| Be Green measures (on site renewable energy generation and storage) | All available technologies for renewable energy have been explored, this includes photovoltaic panels on the site's street facing aspect with almost due south. Appropriate photo voltaic roofing slates are proposed to ensure they are in keeping with the character of the Dulwich area and the conservation area. |
| Any other comments | A new house will be subject to up to date building regulations for energy efficiency |

Meeting Southwark's Climate Change Strategy and Action Plan

88. In July 2021, the council adopted its Climate Change Strategy and Action Plan for tackling the climate emergency. The plan sets out how emissions in the borough can be reduced from buildings, transport and waste disposal.
89. The Strategy sets out 148 Action Points that the council will undertake to achieve its ambition to do all it can to achieve a net zero carbon borough by 2030 across five key priority areas:
- Greener Buildings: these actions relate to Southwark's built environment and new developments e.g., emissions from privately rented homes, commercial offices and private property development. They cover scope one and two emissions.
 - Active and Sustainable Travel: these actions relate to surface transport across the borough, e.g., emissions from private car travel. They cover scope one, two and three emissions.
 - A Thriving Natural Environment: these actions relate to the maintenance and security of the borough's natural environment e.g., increasing tree canopy coverage.

- A Circular Economy with Green Jobs: these actions relate to waste within the borough e.g., emissions from non-recyclable waste disposal. They cover scope one and two emissions.
- Renewable Energy: these actions relate to the provision of more renewable energy within the borough i.e., local installation of technologies such as solar PV

90. The following Action Point/s have identified as relevant to this planning application:

| | |
|---------------------|--|
| Priority area: | Thriving Natural Environment |
| Theme: | Building and development works alongside and enhances our natural environment |
| Officer commentary | Conditions are recommended to landscape the garden, provide swift bricks and small mammal gaps and to prohibit outdoor lighting to limit any impact on bats; safeguard trees |
| Priority area: | Active and Sustainable Travel |
| Theme: | Making cycling and walking easier |
| Officer commentary: | The new house will provide cycle parking |

Positive and proactive statement

91. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
92. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

| | | |
|-----|---|-----|
| 93. | Was the pre-application service used for this application? | NO |
| | If the pre-application service was used for this application, was the advice given followed? | N/A |
| | Was the application validated promptly? | YES |
| | If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval? | YES |
| | To help secure a timely decision, did the case officer submit their recommendation in advance the statutory determination date? | NO |

CONCLUSION

94. Overall, for the reasons discussed above, it is considered that the proposal constitutes appropriate development within MOL. It is of note that given the planning history of the site and the incremental increase in the scale of development that has been proposed on the site in previous and in the current application, that Officers consider the scale of current proposal to be the maximum achievable on the site without causing harm to the openness and character of the MOL.
95. The proposed replacement dwelling would contribute positively to the character and appearance of the area, the Dulwich Wood Conservation Area and the sensitive nature of the MOL. It is therefore recommended that subject to the imposition of suitable conditions and a legal agreement to secure the contribution towards tree mitigation.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|---|--|---|
| Site history file: TP/2568-F Application file: 22/AP/3540 Southwark Local Development Framework and Development Plan Documents | 160 Tooley Street London SE1 2QH | Planning enquiries: 020 7525 0254 planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 0254 Council website: www.southwark.gov.uk |

APPENDICES

| No. | Title |
|------------|---------------------------------|
| Appendix 1 | Recommendation |
| Appendix 2 | Planning Policies |
| Appendix 3 | Relevant Planning History |
| Appendix 4 | Consultation undertaken |
| Appendix 5 | Consultation responses received |

AUDIT TRAIL

| | | |
|---|---|--------------------------|
| Lead Officer | Steve Platts, Director of Planning and Growth | |
| Report Author | Zoe Brown, Major Applications and New Homes | |
| Version | Final | |
| Dated | 10 March 2023 | |
| 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, Neighbourhoods and Growth | No | No |
| Strategic Director of Housing | No | No |
| Date final report sent to Constitutional Team | | 14 March 2023 |

Recommendation

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

| | | | |
|-------------------------|----------------------------------|--------------------|------------|
| Applicant | Mr Stefan Turnbull | Reg. Number | 22/AP/3540 |
| Application Type | Minor application | | |
| Recommendation | GRANT subject to Legal Agreement | Case Number | 2568-F |

Draft of Decision Notice

Grant subject to Legal Agreement for the following development:

Demolition of existing Grange Cottage and the construction of part-one, part-two storey dwelling, including basement excavation, terrace construction, new green roofing, removal of 4no. trees and associated new landscaping.

Grange Cottage Grange Lane London Southwark

In accordance with application received on 12 October 2022 and Applicant's Drawing Nos.:

Location Plan Location Plan 21033-SQP-02-ZZ-DR-A-PL001 P1 received 12/10/2022

Existing Plans

Proposed Plans

Plans - Proposed Ground Floor Demolition Plan SQP-02-ZZ-DR-A-PL111 P1 received 17/10/2022

Plans - Proposed First Floor Demolition Plan SQP-02-ZZ-DR-A-PL112 P1 received 17/10/2022

Plans - Proposed Roof Demolition Plan SQP-02-ZZ-DR-A-PL113 P1 received
12/10/2022

Plans - Proposed South and West Elevations Demolition SQP-02-ZZ-DR-A-PL211 P1
received 12/10/2022

Plans - Proposed North and East Elevation Demolition SQP-02-ZZ-DR-A-PL212 P1
received 12/10/2022

Plans - Proposed Basement Plan Proposed SQP-02-ZZ-DR-A-PL120 P2 received
12/10/2022

Plans - Proposed Ground Floor Plan Proposed SQP-02-ZZ-DR-A-PL121 P3 received
13/01/2022

Plans - Proposed First Floor Plan Proposed SQP-02-ZZ-DR-A-PL122 P3 received
13/01/2022

Plans - Proposed Roof Plan Proposed SQP-02-ZZ-DR-A-PL123 P3 received
13/01/2022

Plans - Proposed South and West Elevations Proposed SQP-02-ZZ-DR-A-PL221 P3
received 13/01/2022

Plans - Proposed North and East Elevations Proposed SQP-02-ZZ-DR-A-PL222 P3
received 13/01/2022

Plans - Proposed Grange Lane (South) Elevation Proposed s SQP-02-ZZ-DR-A-
PL223 P3 received 13/01/2022

Plans - Proposed Section 01 Proposed SQP-02-ZZ-DR-A-PL301 P3 received
13/01/2022

Plans - Proposed Section 012 Proposed P3 received 13/01/2022

Plans - Proposed Section 03 Proposed SQP-02-ZZ-DR-A-PL303 P3 received
13/01/2022

Other Documents

Design and access statement March 2023 received 09/03/2022

Planning statement January 2023 received 10/03/2023

Ecology assessment/Nature conservation Preliminary Ecological August 2022
received 12/10/2022

Arboricultural statement Arboricultural Impact Assessment 12th September 2022
received 12/10/2022

Heritage statement received 12/10/2022

Document Basement Impact Assessment REP/MCSE/EWGCE/TL/BIA-001 received
12/10/2022

Document Basement Impact Assessment Hydrogeological Assessment Report received 12/10/2022

Flood risk assessment received 12/10/2022

Flood risk assessment Flood Risk Assessment Mapping received 12/10/2022

Energy statement J4949 -M-RP -000 1 02 received 12/10/2022

Fire Statement received 26/10/2022

Time limit for implementing this permission and the approved plans

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Permission is subject to the following Pre-Commencements Condition(s)

3. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal. b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant. c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation. The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837:

(2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations. If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of The Southwark Plan 2022: P56 Protection of amenity; P57: Open space; P58: Open water space; P59: Green infrastructure, P66 Reducing noise pollution and enhancing soundscapes, P13: Design of places; P14: Design quality; P15: Residential design, P20: Conservation areas; P21: Conservation of the historic environment and natural heritage and P60 Biodiversity.

4. Prior to works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. All trees and shrubs will conform to the specification for nursery stock as set out in British Standard 3936 Parts 1 (1992) and 4 (1984). Advanced Nursery stock trees shall conform to BS 5236 and BS: 4428 Code of practice for general landscaping operations. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation. To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2021 Parts 8, 11, 12, 15 and 16; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; and policies of the Southwark Plan (2022) P60 Biodiversity, P13 Design of places, P14 Design quality, P56 Protection of amenity

Permission is subject to the following Grade Condition(s)

5. HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

6. GREEN ROOFS FOR BIODIVERSITY

Part 1: Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- biodiversity based with extensive substrate base (depth 80-150mm);
- laid out in accordance with agreed plans; and
- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Part 2: Full Discharge of this condition will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure), G5 (Urban Greening) of the London Plan 2021; Policy P59 (Green Infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

7. Before any above grade work hereby authorised begins, details of Bee bricks and/or invertebrate hotels shall be submitted to and approved in writing by the Local Planning Authority.

No less than 2 Bee bricks and/or invertebrate hotels shall be provided and the details shall include the exact location, specification and design of the habitats. Bee bricks and/or invertebrate hotels shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The Bee bricks and/or invertebrate hotels shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the invertebrate features and mapped locations and Southwark Council agreeing the submitted plans, and once the invertebrate features are installed in full in accordance to the agreed plans.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: G6 of the London Plan 2021, Policy P59 and P60 of the Southwark Plan 2022.

8. DETAILS OF MEANS OF ENCLOSURE

Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In the interests of visual and residential amenity in accordance with Chapters 8 (Promoting healthy and safe communities) and 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivery good design) of the London Plan (2021); Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P15 (Residential Design) and Policy P56 (Protection of Amenity) of the Southwark Plan (2022).

9. Before any above grade work hereby authorised begins, a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: the green roof, soft landscaping and ecological nesting/roosting features and appropriate monitoring.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with Policy P60 (Biodiversity) of the Southwark Plan (2022). This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

10. No works (excluding demolition and site clearance) shall commence until an addendum to the Basement Impact Assessment prepared by Mosaic CSE dated 13.09.2022 is submitted incorporating the results of ground investigations, including groundwater monitoring and borehole testing, has been submitted and approved in writing by the Local Planning Authority. The update should include an assessment of the continuation and fluctuations of groundwater flows, and whether the lowest point of the basement is above, or below the recorded groundwater levels recorded from the ground investigations, and any mitigation measures required. The development and mitigation measures shall be carried out in accordance with the approved details. Further details on the preparation of BIA's for flood risk can be found in Appendix I of Southwark's Strategic Flood Risk Assessment:

www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-riskassessment-sfra?chapter=2. Please note that Basement Impact Assessments should be proportionate, and risk-based in terms of flooding.

Reason:

In accordance with Policy P68 'Reducing flood risk' of the Southwark Plan 2022 minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2017).

Permission is subject to the following Pre-Occupation Condition(s)

11. Details of Swift nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 3no. nesting boxes / bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The Swift nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

12. Prior to the commencement of the use hereby granted permission, a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The recommended lighting specification using LED's (at 3 lux) because they have little UV. The spectrum recommended is 80% amber and 20% white with a clear view, no UV, horizontal light spread ideally less than 70° and a timer.

Reason: To ensure compliance with Southwark Local Plan (2022) Policy P60 (Biodiversity) and the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended).

13. Details of bat nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than 1no. nesting box shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open Water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

14. The following measures for the mitigation of impact and enhancement of biodiversity, set out in the Update Preliminary Ecological

Appraisal by Skilled Ecology Consultancy Ltd dated August 2022 will be implemented in full prior to the new development being first brought into use, or in accordance with the timetable detailed in the approved scheme. This includes the implementation of biodiversity net gain; green roof, wildflower meadow, a large new wildlife pond along with other wildlife attracting soft landscaping and bat, bird and bee bricks.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved in accordance with Chapter 15 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2021); Policy G6 (Biodiversity and access to nature) of the London Plan (2021); P56 Protection of amenity, P57 Open space, P58 Open water space, P59 Green infrastructure, P60 Biodiversity, P66 Reducing noise pollution and enhancing soundscapes and P69 Sustainable standards of the Southwark Plan (2022).

Permission is subject to the following Compliance Condition(s)

15. The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with Chapter 12 (Achieving well-designed places) of the National Planning Policy Framework (2021); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design Quality) of the Southwark Plan (2022).

Informatives

Planning Policies

National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework ('NPPF') was published in February 2021 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental. Paragraph 218 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 13 Protecting Green Belt (applies to Metropolitan Open Land)
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2021

On 2 March 2021, the Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D12 Fire safety
- Policy H1 Increasing housing supply
- Policy H2 Small sites
- Policy H4 Affordable Housing
- Policy G3 Metropolitan Open Land
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy G7 Trees and woodlands
- Policy SI 1 Improving air quality
- Policy SI 2 Minimising greenhouse gas emissions
- Policy SI 12 Flood risk management
- Policy SI 13 Sustainable drainage
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking

Southwark Local Plan 2022

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- P1 Social rented and intermediate housing
- P2 New family homes
- P13 Design of places
- P14 Design quality
- P15 Residential design
- P18 Efficient use of land
- P20 Conservation Areas
- P53 Cycling
- P54 Car Parking
- P56 Protection of amenity
- P57 Open Space
- P59 Green infrastructure
- P60 Biodiversity
- P61 Trees
- P62 Reducing waste
- P65 Improving air quality
- P67 Reducing water use
- P68 Reducing flood risk
- P69 Sustainability standards
- P70 Energy

Area based AAP's or SPD's

Of relevance in the consideration of this application are:

- 2015 Technical Update to the Residential Design Standards SPD (2011)
- Sustainable Design and Construction SPD (2008)
- Affordable Housing SPD (2011)
- Heritage SPD (2021)

Relevant planning history

| Reference and Proposal | Status |
|--|--|
| 19/AP/1550 Demolition of existing Grange Cottage and garage and the construction of two storey dwelling with associated boundary adjustment, plus the removal of 5 trees and 5 shrubs and associated landscaping. | GRANTED- Minor Application 20/02/2020 |

Consultation undertaken

Site notice date: 02/11/2022

Press notice date: 03/11/2022

Case officer site visit date: n/a

Neighbour consultation letters sent: 31/10/2022

Internal services consulted

Design and Conservation Team [Formal]

Flood Risk Management & Urban Drainage

Ecology

Community Infrastructure Levy Team

Urban Forester

Statutory and non-statutory organisations

Neighbour and local groups consulted:

The Grange Grange Lane London

Grange House Grange Lane London

Re-consultation:

Consultation responses received**Internal services**

Design and Conservation Team [Formal]

Flood Risk Management & Urban Drainage

Ecology

Community Infrastructure Levy Team

Urban Forester

Statutory and non-statutory organisations**Neighbour and local groups consulted:**

**PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN)
MUNICIPAL YEAR 2022-23**

NOTE: Original held by Constitutional Team all amendments/queries to Beverley Olamijulo: Email Beverley.olamijulo@southwark.gov.uk

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| Councillor Cleo Soanes (Chair) | 1 | Environmental Protection Team | By email |
| Councillor Emily Tester (Vice-chair) | 1 | | |
| Councillor Esme Hicks | 1 | | |
| Councillor Emily Hickson | 1 | Communications | By email |
| Councillor Adam Hood | 1 | Louise Neilan, media manager | By email |
| Councillor Richard Livingstone | 1 | | |
| Councillor Sandra Rhule | 1 | | 11 |
| | | Total: | |
| (Reserves to receive electronic versions only) | | | |
| Councillor Sam Dalton | | Dated: 20 March 2023 | |
| Councillor Sabina Emmanuel | | | |
| Councillor Victoria Mills | | | |
| Councillor Charlie Smith | | | |
| Councillor Victor Chamberlain | | | |
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| Beverley Olamijulo (spare copies) | | | |
| Constitutional Officer, Hub 2 (Second Floor), Tooley Street | 3 | | |
| Philippa Brown / Affie Demetriou | | | By email |
| Alex Gillott /Nagla Stevens, Legal Services, Hub 2 (Second Floor), Tooley Street | 1 | | |