

<b>Item No.</b> 3	<b>Classification:</b> OPEN	<b>Date:</b> 14 October 2010	<b>Meeting Name:</b> Dulwich Community Council
<b>Report title:</b>	<b>Development Management planning application:</b> Application 10-AP-1834 for: Listed Building Consent  <b>Address:</b> GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG  <b>Proposal:</b> Single storey extension and internal reconfiguration of part of the building, internal reconfiguration of annexe building into Children's Centre		
<b>Ward(s) or groups affected:</b>	East Dulwich		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 27/06/2010		<b>Application Expiry Date</b> 22/08/2010	

## RECOMMENDATION

- 1 For consideration by Dulwich Community Council as the property is owned by the Council, and objections have been received. In the event of a resolution to approve this application, as the Council is unable to grant itself listed building consent the application will have be referred to the Government Office for London for approval.

## BACKGROUND INFORMATION

### Site location and description

- 2 The application site is Goose Green Primary School; a former Board School (c. 1900). Goose Green Primary School is a primary and nursery school for boys and girls aged 3 - 11. It is situated close to Goose Green, between Grove Vale Road and Tintagel Crescent. The current school role is 380 pupils with 25 full-time and 25 part-time places.
- 3 The site comprises the original site and building developed in 1901 by the School Board for London. The main school building is a Grade II listed 4 storey brick building. A smaller annexe building is located to the west of the site.
- 4 The composition has been undermined by the construction of two 2-storey toilet blocks by the former 'boys' and 'girls' entrances. These additions were constructed prior to the building being listed.
- 5 The main school is a Grade II listed 4 storey brick building. The building, formerly known as the Grove Vale School, is in the Baroque Revival style and is constructed of terracotta, red and black brick with stone dressings. The roof is tiled with a metal cupola.
- 6 The school is accessible from Tintegal Crescent for pedestrians and vehicles. Goose Green Primary School is situated on a tight site, and all the spaces between the

buildings utilised as play areas. The historic and principal elevation of the building is on the north-east side fronting onto Grove Vale. The current main working entrance to the school is at the rear on Tintagel Crescent. Architecturally the rear elevation repeats the scheme on the principal elevation but is less elaborate and grand.

### **Details of proposal**

- 7 The application under consideration here relates to the creation of a new children's centre in the existing annexe building, reconfiguration of part of the listed building and a single storey extension at the rear to accommodate the reception as well as a flue to the west elevation. The application follows a pre-application enquiry LBS Reg: 10-AP-0041. A separate Listed Building Consent application (10-AP1278) has already been approved for the conversion of the school hall on the second floor into two classrooms and a full planning application and listed building application have been approved for the creation of an external playdeck and the creation of new doors to the north elevation (10/AP/0422 & 10/AP/0423).
- 8 The main element of the proposal is the construction of a single storey extension to the south elevation of the building, situated between the two existing 1960's additions. This will accommodate a new reception area and meeting rooms. The extension will have sandblasted glazing as rainscreen cladding, with glazed screens extending to floor level. Timber louvres are proposed for the front elevation. A glazed rooflight is proposed at rooflevel of the extension.
- 9 The overall height of the extension is 3.3 m, with a width of 14.9 m and a depth of approx 3.6 m. The extension will be set forward of the existing 1960's block by 0.3 m. New entrance doors and a high level window are proposed for the existing toilet blocks.
- 10 Internal works include remodelling the existing administration area to install a new kitchen and the creation of a new servery. This involves the removal of internal walls to the west wing of the building to create space for the new food areas.
- 11 In relation to the annexe building, it is proposed to convert this element into a children's centre on the ground and first floor. There will be shared space on the ground floor with an After School and Breakfast Club.
- 12 This will involve internal works which is the removal of practically all of the internal partitioning on the ground floor and the majority of partitioning on the first floor as well as the creation of openings for a new entrance door and windows. as well as works to the external elevations. On the east elevation new timber framed double glazed windows are proposed for the ground floor, as well as the replacement of a number of windows, conversion of an existing door to a window, and the infilling of one of the arches with a render. A small ramp is proposed to provide level access.
- 13 Alterations to the south elevation include a new entrance and a new opening to accommodate a timber double glazed window. This new entrance will enable independent access from Tintagel Crescent outside school hours.
- 14 Works to the north elevation include new timber frame double glazed window into the existing opening.
- 15 5 new flues are proposed at roof level of the annexe building.
- 16 Works to the main building include a new flue for the kitchen extraction, which will be painted matt black. This will be 1.8 m in height and 0.35 m in width. A new air intake

is proposed for the kitchen above the kitchen delivery entrance.

- 17 Internal works to accommodate the new kitchen areas and new internal layout are also proposed and these are described in detail in the listed building consent application.

### **Planning history**

- 18 10/AP/1278 Listed building consent approved for conversion of a school hall on the second floor into two classrooms. Recreation of toilets in storage rooms on first floor mezzanine level.
- 19 10/AP/0423 & 10/AP/0422 Full planning and listed building consent approved for the creation of new external door to north-east elevation to provide level access to new raised deck area in existing external playground

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

- 20 None relevant

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 21 The main issues to be considered in respect of this application are:
- 22 a) the principle of the development in terms of land use and conformity with strategic policies.
- 23 b) the impact on the Grade II listed building and it's setting.

### **Planning policy**

- 24 Southwark Plan 2007 (July)
- 25 Policy 3.16 'Listed buildings'  
Policy 3.17 'Setting of listed buildings, conservation areas and world heritage sites'
- 26 London Plan 2008 consolidated with alterations since 2004  
Policy 4B.11 London's built heritage  
Policy 4B.12 Heritage Conservation  
Policy 4B.13 Historic conservation led regeneration

### Core Strategy

- 27 The Council submitted the draft Core Strategy to the Secretary of State on 26 March 2010 and the Examination in Public hearings took place in July 2010. The Core Strategy policies should be considered as currently having no weight when determining planning applications as they are awaiting the Inspector's report and his finding of soundness. Applications should continue to be determined pending receipt of the Inspector's report primarily in accordance the saved policies in the Southwark Plan 2007 and the London Plan 2008.
- 28 The Inspector's report on the Core Strategy is expected in October 2010. With a recommendation of soundness from the inspector there will be a very high degree of certainty that the Core Strategy will be adopted and that a number of existing

Southwark Plan policies will be replaced. In view of this, on publication of the inspector's report, all core strategy policies should be given significant weight in determining planning applications. Less weight should be given to existing policies which are soon to be replaced. Formal adoption of the core strategy is expected in January 2011.

#### Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 29 PPS 5 Planning for the historic environment

##### **Principle of development**

- 30 The principle of development in this instance is acceptable subject to compliance with relevant policies.

##### **Impact on the grade II listed building and it's setting**

- 31 Consideration is given to the appropriateness of the proposed fabric, geometry and function of the proposal as well as the overall concept for the scheme.
- 32 The design of the new extension has been through a number of changes since the original pre-application submission.
- 33 The rear elevation of Goose Green Primary School continues the scheme on the primary elevation but is simpler and less elaborate. Red brick treated as rusticated blocks across the ground floor, with a black brick plinth anchoring the building. Articulation to the facade is provided by the window ranges and the decorative terracotta and stonework. The existing toilets blocks fail to enhance the rear elevation of this grade II listed building. The 2 storey flat roofed blocks were constructed prior to the statutorily listing of the building. Whilst these toilet blocks interrupt the original composition of the rear elevation, the facade still remains discernible.
- 34 It is considered that the amended scheme proposed here, has sought to take on board advice given at pre-application stage. The proposed infill extension would maintain the symmetry of the facade and proposes openings which line through with those above. The proposed sandblasted glazed extension with the glazed rooflight would maintain a degree of lightness that would not dominate this facade. The timber louvres are considered to be acceptable as these add interest to the extension and also help to maintain privacy to the offices.

#### Proposed Annexe Building

- 35 There is no objection in principle to the proposed conversion of the Annexe building and the amended proposals for this element are considered to be acceptable subject to additional information and detailed drawings being provided by way of condition.
- 36 The windows should reflect the proportions and linearity of the host building. The amended drawings show proposed windows are more vertical in their emphasis. However it should be ensured that these windows are not 'off the peg' and should be bespoke in order to maintain the historic character and appearance of the building, This can be ensured by way of condition.
- 37 Goose Green Primary School is statutorily listed Grade II. The proposed development should have regard to national planning policies, set out in PPS 5 'Planning for the Historic Environment and the following Council planning policies relating to listed buildings:

- 38 Policy 3.17 'Listed buildings of the Southwark Plan (2007) seeks to ensure that new development proposals involving a listed building should preserve the building and its features of special architectural or historic interest. Planning permission for proposals which involve an alteration or extension to a listed building will only be permitted where there is no loss of important historic fabric and that the development is not detrimental to the special architectural or historic interest of the building. The development should relate sensitively to the listed building and respects the period, style, detailing and context of the listed building or later alterations of architectural or historic interest. Existing detailing and important later additional features of the building are preserved, repaired or, if missing, replaced.
- 39 Policy 3.18 'Setting of listed buildings, conservation areas and world heritage sites' of the Southwark Plan (2007) seeks to ensure that new developments should preserve or enhance the immediate or wider setting of a listed building; or important view(s) of a listed building.
- 40 These policies are reinforced by the London Plan Policies 4B.11 'London's built heritage' and 4B.12 'Heritage Conservation', which requires a demonstration that the scheme, protects and enhance London's historic environment. Also that the proposal seeks to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy, both through tourism and the beneficial use of historic assets, and to the well-being of London's people while allowing for London to accommodate growth in a sustainable manner.
- 41 A number of significant alterations and interventions to the plan form of the main school building and the annexe building are proposed. The following paragraphs in the PPS 5 'Planning for the Historic Environment: Historic Environment Practice Guide', are particularly relevant:
- 42 Paragraph 179 *'The fabric will always be an important part of the asset's significance. Retention of as much historic fabric as possible is therefore a fundamental part of any good alteration or conversion, together with the use of appropriate materials and methods of repair. It is not appropriate to sacrifice old work simply to accommodate the new.'*
- 43 Paragraph 180 *'The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting. Where possible it is preferable for new work to be reversible, so that changes can be undone without harm to the fabric. However, reversibility alone does not justify alteration. If alteration is justified on other grounds then reversible alteration is preferable to non-reversible. New openings need to be considered in the context of architectural and historic significance of that part of the asset. Where new work or additions make elements with significance redundant, such as doors or decorative features, there is likely to be less impact on the asset's aesthetic, historic or evidential value if they are left in place.'*
- 44 Paragraph 182 *'The plan form of a building is frequently one of its most important characteristics and internal partitions, staircases (whether decorated or plain, principal or secondary) and other features are likely to form part of its significance. Indeed they may be its most significant feature. Proposal to remove or modify internal arrangements, including the insertion of new opening or extension underground, will be subject to the same considerations of impact on significance (particularly architectural interest as external visible alterations).'*
- 45 Part of the works proposed involves the creation of a kitchen in the main building.

Currently there is no working kitchen and meals are prepared off site and delivered to the school. Whilst the desire for a kitchen on site is accepted, in listed building terms the creation of one can be problematic within the confines of the existing listed building and in this case detailed drawings of proposed interventions will be required by condition.

- 46 It is noted that a flue is required to serve the kitchen. This flue is a much smaller version of that originally proposed. This is considered acceptable, subject to detailed drawings, as it preserves the appearance of this elevation, which is of particular merit due to the decorative plaque bearing the insignia of the London Board School and the words Grove Vale School.
- 47 The drawing implies that the proposed air intake would be cut into the rusticated brick work. A detailed method statement should be submitted in order to ensure that this work is carried out with the minimal impact on the fabric of the listed building.
- 48 PPS 5 Practice Guidance (paragraph 189) states that: *'...new services, both internal and external can have a considerable, and often a cumulative, effect on the appearance of a building and can affect significance. The impact of necessary services can be minimised by avoiding damage to decorative features by carefully routeing and finishing and by use of materials appropriate to the relevant period.'*
- 49 As such the impact of any new services proposed should be minimised in order to ensure that the fabric of the building is preserved.
- 50 With regards the general works proposed to the listed building the Schedule of Works is considered too generic. Where repairs to the historic fabric are proposed little information is provided on methodology and materials. Furthermore, a new manhole and drainage runs are proposed within the listed building, the information provided regarding this work is limited. A more detailed Schedule of Work and information with regarding the drainage works is required in order to ascertain the impact on the listed building and potential loss of historic fabric. This can be done by way of condition.
- 51 PPS 5 - Policy HE9.1 sets out the presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified on the grounds set out in HE9.2 (substantial harm or total loss) or HE9.4 (less than substantial harm). The works do not propose the complete removal of the gallery, but would significantly alter the appearance of this important central space. Therefore it is considered that the proposed works would have a detrimental impact but would not lead to substantial harm or total loss of significance as referred to in Policy HE9.2 and therefore the guidance in Policy HE9.4 is relevant. Policy HE9.4 states *'where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should: (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and (ii) recognise that the greater the harm to the significance of the heritage asset the greater justification will be needed for any loss.'* Whilst the public benefit of the scheme is acknowledged, more detailing is required on the internal works proposed which can be requested by detail method statements required by condition.
- 52 While the concerns of the amenity societies are noted (Council for British Archeology and the Victorian Society, it is considered that the amended drawings deal with the issues raised in the objections subject to additional details being provided by way of condition. No response was received from the above bodies in relation to the amended drawings.

## **Conclusion on planning issues**

- 53 Having regard to the above, the proposal is acceptable subject to detailed conditions and as such the recommendation is to grant listed building consent.

## **Community impact statement**

- 54 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- 55 a) The impact on local people is set out above.

## **Consultations**

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

## **Consultation replies**

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

### Internal

- 58 Design and Conservation: Recommend conditions  
Building Control (verbal): Noted that flue was not required to be carried to eaves level

### Summary of consultation responses

- 59 Council for British Archaeology:
- Object on the grounds that the proposals for the annexe, extension to the main block and the external flue attached to the main block were unacceptable and would cause substantial harm to the Heritage assets and their setting.
  - No objections to the remodelling of the annexe in principle but the proposed new annexe windows were considered inappropriate given their horizontal emphasis which was at odds with the historic architecture
  - alterations to the main building would harm the significance of the listed building in a way that was considered disproportionate to the advantages to the school
  - objection to the extension and also to the proposed external flue
- 60 English Heritage
- Application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.
- 61 The Victorian Society
- Object to proposals which will have a detrimental impact on the external appearance of the listed building.
  - accept the need for a more prominent entrance and administration area and do not object in principle to an extension
  - building across the main facade will add to the clutter of extensions in contrasting styles on what otherwise would be an impressive elevation
  - opportunity should be taken to remove the 1960's extensions by removing them

- and attaching new facilities to either side of the wings
- urge Council to refuse permission

### **Human rights implications**

- 62 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.
- 63 This application has the legitimate aim of providing additional educational accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Strategic Director of Communities, Law & Governance**

- 64 n/a

#### **REASONS FOR LATENESS**

- 65 n/a

#### **REASONS FOR URGENCY**

- 66 n/a



## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2122-D Application file: 10-AP-1834 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone:: 020 7525 5420 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice	Head of Development Management
<b>Report Author</b>	Ronan O'Connor	
<b>Version</b>	Final	
<b>Dated</b>	01/10/10	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Housing	No	No
<b>Date final report sent to</b>	<b>Community Council Team</b>	4 October 2010

## APPENDIX 1

### Consultation undertaken

**Site notice date:** 16/07/10

**Press notice date:** 08/07/10

**Case officer site visit date:** 16/07/10

### **Neighbour consultation letters sent:**

19/07/10

### **Internal services consulted:**

Design and Conservation  
Building Control (verbal consultation)

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

English Heritage  
The Victorian Society  
Council for British Archaeology  
Ancient Monument Society

### **Neighbours and local groups consulted:**

As per Appendix 3

### **Re-consultation:**

02/09/10 Amended Drawing received  
English Heritage  
The Victorian Society  
Council for British Archaeology

### Consultation responses received

#### Internal services

Design and Conservation:

#### Statutory and non-statutory organisations

Council for British Archaeology:

- Object on the grounds that the proposals for the annexe, extension of the main block and the external flue attached to the main block were unacceptable and would cause substantial harm to the Heritage assets and their setting.
- No objections to the remodelling of the annexe in principle but the proposed new annexe windows were considered inappropriate given their horizontal emphasis which was at odds with the historic architecture
- alterations to the main building would harm the significance of the listed building in a way that was considered disproportionate to the advantages to the school
- objection to the extension and also to the proposed external flue

English Heritage

Application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

The Victorian Society

- Object to proposals which will have a detrimental impact on the external appearance of the listed building.
- accept the need for a more prominent entrance and administration area and do not object in principle to an extension
- building across the main facade will add to the clutter of extensions in contrasting styles on what otherwise would be an impressive elevation
- opportunity should be taken to remove the 1960's extensions by removing them and attaching new facilities to either side of the wings
- urge Council to refuse permission

No response to reconsultation.

#### Neighbours and local groups

None to date (01/10/10)

## APPENDIX 3

### Neighbour Consultee List for Application Reg. No. 10-AP-1834

<b>TP No</b>	TP/2122-D	<b>Site</b>	GOOSE GREEN PRIMARY SCHOOL, TINTAGEL CRESCENT, LONDON, SE22 8HG
<b>App. Type</b>	Listed Building Consent		

Date Printed	Address
19/07/2010	111A GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT 122 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 121 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	111B GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT B 97 GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT A 97 GROVE VALE LONDON SE22 8EN
19/07/2010	111C GROVE VALE LONDON SE22 8EN
19/07/2010	FLAT 113 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 112 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 109 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 114 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 117 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 116 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 115 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	94 GROVE VALE LONDON SE22 8DT
19/07/2010	68 GROVE VALE LONDON SE22 8DT
19/07/2010	1 ELSIE ROAD LONDON SE22 8DX
19/07/2010	7 ELSIE ROAD LONDON SE22 8DX
19/07/2010	5 ELSIE ROAD LONDON SE22 8DX
19/07/2010	3 ELSIE ROAD LONDON SE22 8DX
19/07/2010	58 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT C 97 GROVE VALE LONDON SE22 8EN
19/07/2010	66 GROVE VALE LONDON SE22 8DT
19/07/2010	62 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 108 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 81 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 80 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 78 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 82 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 85 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 84 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 83 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 69 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 68 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 67 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 74 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 77 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 76 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 75 BLOCK B 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 100 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 99 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 98 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 101 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 107 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 106 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 105 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 91 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 90 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 89 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 92 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 97 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 96 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	FLAT 93 BLOCK C 72 GROVE VALE LONDON SE22 8DT
19/07/2010	124B EAST DULWICH ROAD LONDON SE22 9AT
19/07/2010	124A EAST DULWICH ROAD LONDON SE22 9AT
19/07/2010	FLAT 3 122 EAST DULWICH ROAD LONDON SE22 9AT
19/07/2010	FIRST FLOOR AND SECOND FLOOR FLAT 85 GROVE VALE LONDON SE22 8EN
19/07/2010	73B GROVE VALE LONDON SE22 8EQ
19/07/2010	73A GROVE VALE LONDON SE22 8EQ
19/07/2010	105 GROVE VALE LONDON SE22 8EN
19/07/2010	115 GROVE VALE LONDON SE22 8EN
19/07/2010	103B GROVE VALE LONDON SE22 8EN

19/07/2010 96 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 2 122 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 FLAT 1 122 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 60B GROVE VALE LONDON SE22 8DT  
19/07/2010 GROUND FLOOR FLAT 77 GROVE VALE LONDON SE22 8EN  
19/07/2010 GROUND FLOOR FLAT 113 GROVE VALE LONDON SE22 8EN  
19/07/2010 GROUND FLOOR FLAT 85 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 94 GROVE VALE LONDON SE22 8DT  
19/07/2010 65-71 GROVE VALE LONDON SE22 8EQ  
19/07/2010 FIRST FLOOR FLAT 101 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 1 83 GROVE VALE LONDON SE22 8EN  
19/07/2010 FIRST FLOOR FLAT 77 GROVE VALE LONDON SE22 8EN  
19/07/2010 FIRST FLOOR AND SECOND FLOOR FLAT 113 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 2 83 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT C GROUND FLOOR 126 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 FLAT B FIRST FLOOR 126 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 FLAT A SECOND FLOOR 126 EAST DULWICH ROAD LONDON SE22 9AT  
19/07/2010 103A GROVE VALE LONDON SE22 8EN  
19/07/2010 89 GROVE VALE LONDON SE22 8EN  
19/07/2010 87 GROVE VALE LONDON SE22 8EN  
19/07/2010 91 GROVE VALE LONDON SE22 8EN  
19/07/2010 95 GROVE VALE LONDON SE22 8EN  
19/07/2010 93 GROVE VALE LONDON SE22 8EN  
19/07/2010 107 GROVE VALE LONDON SE22 8EN  
19/07/2010 103 GROVE VALE LONDON SE22 8EN  
19/07/2010 101 GROVE VALE LONDON SE22 8EN  
19/07/2010 109 GROVE VALE LONDON SE22 8EN  
19/07/2010 111 GROVE VALE LONDON SE22 8EN  
19/07/2010 60A GROVE VALE LONDON SE22 8DT  
19/07/2010 SCHOOL HOUSE GROVE VALE LONDON SE22 8DT  
19/07/2010 8 TINTAGEL CRESCENT LONDON SE22 8HT  
19/07/2010 105B GROVE VALE LONDON SE22 8EN  
19/07/2010 105C GROVE VALE LONDON SE22 8EN  
19/07/2010 105A GROVE VALE LONDON SE22 8EN  
19/07/2010 6A TINTAGEL CRESCENT LONDON SE22 8HT  
19/07/2010 75 GROVE VALE LONDON SE22 8EQ  
19/07/2010 6 TINTAGEL CRESCENT LONDON SE22 8HT  
19/07/2010 81 GROVE VALE LONDON SE22 8EQ  
19/07/2010 79 GROVE VALE LONDON SE22 8EQ  
19/07/2010 FLAT 66 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 2 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 19 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 18 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 2 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 22 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 21 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 20 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 132 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 131 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 130 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 14 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 17 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 16 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 15 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 39 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 38 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 37 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 4 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 46 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 45 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 4 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 28 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 24 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 23 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 29 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 36 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 3 BLOCK B 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 3 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 13 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 102 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 10 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 10 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 103 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 CLUSTER FLAT 11 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 11 BLOCK A 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 104 BLOCK C 72 GROVE VALE LONDON SE22 8DT  
19/07/2010 FLAT 3 83 GROVE VALE LONDON SE22 8EN  
19/07/2010 FLAT 2 96 GROVE VALE LONDON SE22 8DT  
19/07/2010 ROOM 5 101 GROVE VALE LONDON SE22 8EN



