

Item No. 7.1	Classification: OPEN	Date: 21 July 2015	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 15/AP/0991 for: Full Planning Permission Address: 3A FRIERN ROAD, LONDON SE22 0AU Proposal: Erection of a 6-bedroom two storey dwelling house including landscaping, boundary treatment, and re-siting of vehicular access to front of building; installation of new dropped curb / cross-over.		
Ward(s) or groups affected:	Peckham Rye		
From:	Head of Development Management		
Application Start Date 01/04/2015		Application Expiry Date 27/05/2015	
Earliest Decision Date 24/04/2015			

RECOMMENDATION

1. That this application is referred to Members for consideration due to the number of objections; and that planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The site is located at a sharp corner between Friern Road and Upland Road. The existing site is currently part of the private open space of 3 Friern Road, entirely enclosed by a brick boundary wall with metal railings on top. It is currently used as a paved parking area with a capacity of 6 cars. The remaining space at the far northern corner is used as an additional garden area for 3 Friern Road.
3. The application site comprises a parcel of land measuring 326m². The site is directly accessible from either Friern or Upland Roads. Friern and Upland Roads are predominantly residential streets comprising of 2 terraces houses. At the northern end of the proposal site is a Grade II listed K2 telephone kiosk.
4. The site is located within an air quality management area and urban density as identified by the development plan. The proposal site is not listed nor is it listed; however it is in the setting of a Grade II listed K2 telephone kiosk. The site falls within a medium PTAL rating of 3.

Details of proposal

5. Planning permission is sought for the construction of a 6-bedroom single family dwellinghouse, with 2 off-street parking bays and covered bicycle store for 2 bicycles with easy access from Friern Road.

Ground floor:

Description	Required size	Proposed size
Living / Dining / Kitchen	30m ²	47.34m ²
Bedroom 1	7m ²	14.95m ²
Bedroom 2	7m ²	13.47m ²
En-suite	3.5m ²	3.60m ²
En-suite	3.5m ²	3.60m ²
Terrace		6.37m ²
Amenity Space (Garden)	50m ²	123.82m ²

First floor:

Description	Required size	Proposed size
Bedroom 3	12m ²	18.11m ²
Bedroom 4	7m ²	14.19m ²
Bedroom 5	7m ²	13.69m ²
Bedroom 6	7m ²	16.68m ²
En-suite	3.5m ²	3.60m ²
En-suite	3.5m ²	3.60m ²
En-suite	3.5m ²	3.60m ²
Terrace		5.76m ²
Terrace		6.44m ²
Storage	2.75m ²	5.30m ²

6. The external area application site comprises a parcel of land measuring 326m² with a gross internal floorspace of 199m² over two floors. It comprises of a continuous green strip around the house, providing outdoor amenity with soft landscaping, and cycle and refuse storage proposed fronting Friern Road.

7. Amendments to scheme

- Re-siting of vehicular access to front of building; installation of new dropped curb / cross-over.
- Removal of proposed balcony on Upland Road.

8. **Planning history**

<p>05/AP/2082 Application type: Full Planning Permission (FUL) Erection of ground-floor and first-floor rear extension to dwellinghouse. Decision date 28/11/2005 Decision: Refuse (REF)</p> <p>Reason(s) for refusal:</p> <ul style="list-style-type: none"> • The extension would by reason of excessive size and bulk and the prominence of the rear elevation be out of character with the scale of adjoining properties and have an adverse impact upon the appearance of the streetscene of Upland Road contrary to policies E.2.3 'Aesthetic Control' in the adopted Southwark UDP (1995) and 3.11 'Quality in Design' in the emerging Southwark UDP (February 2005). • The extension would by reason of excessive size and bulk have an adverse effect on the outlook and daylight and result in an unacceptable level of overshadowing to the neighbouring property contrary policies E.3.1 'Protection of Amenity' in the adopted Southwark UDP (1995) and 3.2 'Protection of Amenity' in the emerging Southwark UDP (February 2005).
<p>06/AP/1779 Application type: Full Planning Permission (FUL) Erection of a two storey rear extension and a loft conversion including two separate rear dormer window extensions all to provide additional residential accommodation to dwellinghouse. Decision date 07/11/2006 Decision: Refused (REF)</p> <p>Reason(s) for refusal:</p>

<p>The two storey rear extension, by reason of its height, scale and position, would create a visually dominating form of development which would be out of character with the existing dwelling and the Upland Road streetscene. As such, the proposal is contrary to Policies 3.11 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan 2006 [Modifications Version] and SPG 'Residential Design Standards'; and Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 [UDP] and SPG 5 'Standards, Controls and Guidelines for Residential Development'.</p>
<p>07/AP/0048 Application type: Full Planning Permission (FUL) Erection of a single storey rear extension and construction of two rear dormers (facing Upland Road) to facilitate a loft conversion; rooflights to front elevation; all to provide additional residential accommodation to dwellinghouse. Decision date 29/03/2007 Decision: Granted (GRA)</p>
<p>14/EQ/0072 Application type: Pre-Application Enquiry (ENQ) New build single family house on an enclosed private land Decision date 15/08/2014 Decision: Pre-application enquiry closed (EQC)</p>

Planning history of adjoining sites

9. 71 Upland Road

02/AP/1006 for: Full Planning Permission granted for change of use from single terraced dwelling house into 2 flats.

52 Upland Road

14/AP/1549 for: Full Planning Permission granted for the construction of a part single, part double storey rear extension and a single storey side extension following the demolition of the existing rear extension and lean too garage.

7 Friern Road

11-AP-1767 for: Full Planning Permission granted for the demolition of single storey conservatory; part single storey, part two storey side/rear extension to dwellinghouse, providing additional residential accommodation.

30 Friern Road

05-AP-1709 planning permission granted for the conversion of existing house to form 3 self contained flats and construction of a part single storey part three storey side extension with first floor roof terrace to form two flats and involving raising the ridge of the existing house; installation of new entrance gates onto Upland Road.

12/AP/3324 for Certificate of Lawfulness – proposed granted for planning permission (05-AP-1709) granted for: the conversion of the existing house at 30 Friern road to form 3 self contained flats and the construction of a part single storey part three storey side extension with first floor roof terrace to form two flats; certificate to confirm this permission was lawfully implemented.

50 Friern Road

14/AP/0087 for Certificate of Lawfulness – proposed granted for the conversion of two flats into a single family dwellinghouse.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- a) the design of the scheme and its relationship to the surrounding context
- b) impact on the amenity of adjoining and nearby occupiers

- c) quality of residential accommodation
- d) impact on the local transport network.
- e) impact on the setting of the Grade II listed telephone kiosk;
- f) all other relevant planning material considerations

11. **Planning policy**

National Planning Policy Framework (the Framework)

Section 1 – Sustainable development

Section 4: Promoting sustainable development

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

London Plan July 2011 consolidated with revised early minor alterations October 2013

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.9 Mixed and balanced communities

Policy 3.8 Housing choice

Policy 4.1 Developing London's economy

Policy 4.3 Mixed use development and offices

Policy 5.3 Sustainable design and construction

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.13 Parking

Policy 7.1 Building London's neighbourhoods and communities

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 8.3 Community infrastructure levy

Mayor of London: Housing SPG (2012)

Mayor of London: Accessible London: Achieving an Inclusive Environment (Saved SPG, 2004)

The Mayor of London's Housing SPG (November, 2012)

Core Strategy 2011

Strategic Policy 1 - Sustainable Development

Strategic Policy 2 – Sustainable transport

Strategic Policy 5 – Providing new homes

Strategic Policy 6 – Homes for people on different incomes

Strategic Policy 7 – Family homes

Strategic Policy 12 - Design and Conservation

Strategic Policy 13 - High Environmental Standards

Strategic Policy 14 - Implementation and delivery

12. Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF.

The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Saved policy 3.1 (Environmental Effects)

Saved policy 3.2 (Protection of amenity)

Saved policy 3.7 (Waste reduction)

Saved policy 3.11 (Efficient use of Land)

Saved policy 3.12 (Quality in Design)

Saved policy 3.13 (Urban Design)

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

Saved policy 4.1 Density of residential development

Saved policy 4.2 (Quality of accommodation)

Saved policy 5.2 (Transport impacts)

Saved policy 5.3 (Walking and Cycling)

Residential Design Standards SPD 2011

Dulwich SPD 2013

Summary of consultation replies (32)

13. A total of 32 objections have been received from neighbours for this application, many referencing similar concerns. Common reasons for objection include:
- Size and design of proposed build would be incongruous with the surrounding properties
 - Loss of privacy
 - Loss of daylight / sunlight
 - Impact on parking
 - Materials proposed

Land use

14. The existing use of the site is residential so there are no land use conflicts with planning policy

Environmental impact assessment

15. Not required for a development of this scale and type.

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

16. Saved Policy 3.2 states that development will not be granted where it would cause loss of amenity to present and future occupiers in the surrounding area or on the application site.
17. The proposed development is not considered likely to result in a significant loss of amenity for the occupiers of adjoining sites. The proposed two storey detached dwelling would not generate noise levels which would be inappropriate / excessive and the development would not be overbearing upon or likely to result in overshadowing of any neighbouring rooms or gardens.

Loss of privacy or overlooking:

18. The proposed development is approximately 24.5m away from the properties on Friern Road and 20.8m from those on Upland Road. This complies with section 2.8 'Privacy and security' of the Residential Design Standards 2011 which states that to prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve a minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway.
19. Subsequent to the concerns raised by objectors in regards to loss of privacy to their front rooms the scheme has been amended by removing of the proposed balcony on Upland Road.
20. Given the above, it is not considered that the proposed location of the development would result in any harmful loss of privacy or overlooking.

Loss of daylight/sunlight

21. The dwellings facing the site on Friern Road and Upland Road do not require daylight analysis, as the proposed building (3A Friern Road) falls beneath a 25 degree angle taken from a point 2m above ground level of the neighbouring properties. The BRE regulations states that no further analysis is required as there will be adequate skylight (i.e. sky visibility) available.
22. Based on the site layout and the proposed drawings, it is clearly shown that the existing buildings on Upland Road and Friern Road facing the site will retain access to daylight and sunlight.
23. The recommendation set down in the BRE report, 'Site layout for daylight and sunlight, a guide to good practice' would indicate , for residential properties, that a VSC value of greater than 27% is acceptable.
24. The BRE guide explains that diffuse daylight may be adversely affected if, after a development, the VSC is both less than 27% and less than 0.8 times its former value.
25. The proposed dwelling (3A Friern Road) would not cause loss of daylight and sunlight to any of the neighbouring buildings, the only loss would be for the Vertical Sky Component of the glazed door on the north East elevation of 3 Friern Road; however the Annual Probable Sunlight Hours was not below the recommended level.
26. The existing VSC for the glazed door is 37.52% and the proposed VSC is 10.96% which is below the recommended 27% as set out in the BRE guidance and a significant reduction proportionately. A mitigating factor is that the room served by the door benefits from a window which would not suffer any reduction in the VSC and the room would retain acceptable levels of light.
27. As a result of the site's location and its separation from neighbouring properties, it is considered that the proposed development would not result in a detrimental impact on the amenity of nearby neighbours in regards to loss of daylight / sunlight or the loss of privacy.

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

28. There will be no conflict of use detrimental to amenity such that neighbouring uses cannot co-exist with this development.

Transport issues

29. Car parking
The site is within an area with a Public Transport Accessibility Level of 3 which is moderate. The application site is not within a controlled parking zone. On site parking would be provided for two cars therefore it is not considered that the addition of the one residential unit would have an adverse impact upon parking in the local area.
30. It is proposed to remove the existing cross-over and reinstate the pavement. The proposed new cross-over would comply with the requirements of the Sustainable Transport (Southwark Council, 2010) Supplementary Planning Document and Southwark Streetscape Design Manual (SSDM).
31. Cycle parking
The proposed ground floor plan (4547/3B) indicates that two cycle parking spaces would be provided to the front of the dwelling fronting onto Friern Road. This level of provision would meet the London Plan cycle parking standards and would be supported.
32. Refuse storage
A suitable refuse storage area is shown adjacent to the cycle storage in close proximity to Friern Road. The storage area would provide storage for the following refuse containers: Food & Garden 240L, General waste 240L and Dry recycling 240L.
33. All of the above issues are therefore considered to be satisfactory and in accordance with the relevant Development Plan policies set out above.

Design issues

34. Local Context
The site is located at a sharp corner between Friern and Upland Roads. Mainly two-storey high terrace houses can be found in Friern Road and Upland Road. The proposal is for a contemporary 6-bedroom dwellinghouse, with 2 off-street parking bays and covered bicycle store for 2 bicycles with easy access from Friern Road.
35. The house would be detached, following the building line on Friern Road, and two storeys in height. The surrounding properties mainly consist of two storey developments, and as the proposal are set back from the street. The proposed development will have a similar ridge height than that existing at No. 3 Friern Road; however the roof ridge of the properties down Friern Road steps down in height therefore there are no consistent ridge height within Friern Road.
36. Site Layout and Design
The proposed 6-bedroom single-family house is a 'bottom-up' design. The height of the roofridge is a continuation of 3 Friern Road with the gap between No. 3 and 3a designed to have the same width as the gap between No.5 and 3 echoing the rhythm of the residential block. The dwellings would be appropriately sited on the land, and the dwellings are provided with an acceptable amount of private amenity space. The site is irregularly shaped, however, it appears that the site layout maximises the efficient use of the land.
37. While the design approach is quite different from the traditional Victorian dwellings along this street, it would not appear visually discordant with the surrounding area and the proposal does follow some horizontal elements of the neighbouring dwelling at No. 3, and has similar overall proportions in term of height, width, depth and following the building line of the street.
38. Amendments were sought in relation to the removal of a balcony fronting onto Upland Road and the re-siting of vehicular access to front of building; installation of new

dropped curb / cross-over.

39. The architectural design is considered to be acceptable. Concerns have been raised by a neighbouring resident that the development will result in overdevelopment and that the design of the buildings would result in loss of privacy and overlooking of neighbouring properties and should be refused.
40. Whilst this is noted, given that the height, scale and massing, and the separation between neighbouring buildings and the development is approximately 24.5m away from the properties on Friern Road and 20.8m from those on Upland Road, it is not considered that concerns regarding the architectural design resulting in overlooking would be sufficient grounds for refusing planning permission. Furthermore, the proposed development would equate to 245 habitable rooms per hectare and would therefore comply with this policy.
41. An objection was raised in regards to the extensive use of white render, which is notorious for weathering badly. Both numbers 3 and 5 Friern Road are currently finished in render and the proposal is for a contemporary building. As such it is considered that render is an appropriate material for the proposed development. Furthermore exterior painting is permitted under Class C of Part 2 of Schedule 2 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended) and therefore the council cannot control what colour the dwelling would be painted.
42. A further objection was raised that the triangular footprint of the proposed dwelling would create two incredibly long façades for a two storey dwelling. The elevations have an uncomfortably strong horizontal feeling, which jars with the vertical rhythm of the traditional Victorian houses in the area. As a result of the objection the applicant removed the balcony on Upland Road and thereby reducing the long façade. Number 3 Friern Road is a detached dwelling with a rather large façade fronting the highway therefore it is considered that the contemporary design of the development on Friern Road is acceptable.

Quality of accommodation

43. Saved policy 4.2 requires new residential developments to provide a good standard of accommodation.
44. The overall size and layout of the dwelling would be acceptable as it accords with the Council's minimum room size and floorspace standards. The dwelling would have more than one aspect, would have good natural daylighting, generous floor-to-ceiling heights and would provide plenty of in-built storage space. The proposal would provide approximately 123.8m² private amenity space in the form of a garden for this development.
45. It would therefore provide very generous well-proportioned accommodation of a good standard.

Impact on character and setting of a listed building and/or conservation area

46. The application site is within the setting of a Grade II Listed Building namely; K2 telephone kiosk at junction with Friern Road. It is considered that the proposed development through its careful design and detailing will preserve the special architectural or historic interest of the listed building and its setting.
47. The development is therefore acceptable in terms of design, scale, massing and materials.

Impact on trees

48. The development site is currently a residential property and garden that benefits a large corner plot. The garden edges have young / semi-mature trees, all of which have been subject to repeated reduction pruning. The site previously had 8 Lime Trees which was protected by TPO 64 (1979). These have all been removed over the years; however there are no Council records referring to the removal of these protected trees.
49. The site is not within a conservation area nor are there any protected (TPO) trees on the site therefore it is considered that the proposal would not result in a detrimental impact on the site in regards to trees.

Sustainable development implications

50. None of any particular significance

Other matters

51. CIL
Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
52. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. The Mayoral CIL in Southwark currently is calculated on the basis of £40.02 per sqm and this equates to £7,964.46 and Southwark CIL amount is £39,800.
53. Density
Strategic Policy 5 (Providing New Homes) of the Core Strategy locates the site within the Urban Density Zone which has a density range of 200-700hr/ha.

The density of the proposed development would equate to 245hr/ha.
54. Back-land development
Dulwich supplementary planning document (July 2013) states that back-land development sites are those located predominantly to the rear of existing dwellings separated from the residential dwelling (e.g. not a conservatory or extension to the existing dwelling). The proposal is located at a sharp corner between Friern Road and Upland Road it is therefore not considered that this is a back-land development.
55. In-fill development
Dulwich supplementary planning document (July 2013) states that in-fill development occurs where there is development of sites located between existing property frontages, and where any new buildings should normally continue the lines of existing development to each side. Even though that this proposal is located at a sharp corner between Friern Road and Upland Road it can be assessed as an infill development.
56. The proposed dwelling follows the building line on Friern Road; however as a result of the shape of the application site and the contemporary design it could not follow the

building line at the rear on Upland Road. Furthermore the proposal makes efficient use of the land providing new housing within this residential area.

Conclusion on planning issues

57. On balance the proposed development in terms of design, scale, massing and materials would be suitable for this development within the streetscape. In addition, the proposal will not affect the setting of the listed telephone kiosk which is in close proximity to the application site. The development will have no significant adverse impacts on the amenity of any adjoining occupiers or the surrounding area and will provide high quality accommodation and is acceptable in land use terms.
58. The scheme complies with the relevant saved policies of The Southwark Plan 2007 (July), The Core Strategy 2011 and the NPPF 2012. As such it is recommended that detailed planning permission be granted subject to conditions.

Community impact statement

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

Consultations

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

Consultation replies

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

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 residential 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.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2592-3 Application file: 15/AP/0991 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5451 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Neil Loubser, Planning Officer	
Version	Final	
Dated	8 July 2015	
Key Decision	None	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	No	No
Strategic director, housing and community services	No	No
Director of regeneration	No	No
Date final report sent to Constitutional Team	9 July 2015	

Consultation undertaken

Site notice date: 31/03/2015

Press notice date: n/a

Case officer site visit date: 31/03/2015

Neighbour consultation letters sent: 24/03/2015

Internal services consulted:

Highway Development Management

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

77 Upland Road London SE22 0DB	71a Upland Road London SE22 0DB
75 Upland Road London SE22 0DB	38 Friern Road London SE22 0AX
79 Upland Road London SE22 0DB	36 Friern Road London SE22 0AX
73 Upland Road London SE22 0DB	42 Friern Road London SE22 0AX
46 Friern Road London SE22 0AX	40 Friern Road London SE22 0AX
44 Friern Road London SE22 0AX	5 Friern Road London SE22 0AU
71 Upland Road London SE22 0DB	3 Friern Road London SE22 0AU
69 Upland Road London SE22 0DB	32 Friern Road London SE22 0AX
34b Friern Road London SE22 0AX	55 Upland Road London se22 0da
34a Friern Road London SE22 0AX	2 Friern Road East Dulwich SE22 0AT
Ground Floor Flat 83 Upland Road SE22 0DB	83 Upland Road London SE22 0DB
Ground Floor Flat 81 Upland Road SE22 0DB	13 Friern Rd East Dulwich Se22 0au
48b Friern Road London SE22 0AX	27 Friern Road London SE22 0AU
85 Upland Road London SE22 0DB	38 Friern Rd East Dulwich SE22 0AX
48a Friern Road London SE22 0AX	26 Friern Road SE22 0AT
87 Upland Road London SE22 0DB	12 Friern Road London SE22 0AT
Flat 4 30 Friern Road SE22 0AX	50 Friern Road East Dulwich se220ax
Flat 3 30 Friern Road SE22 0AX	25 Upland Road London SE22 9EF
1 Friern Road London SE22 0AT	52 Upland Road London se22 0db
Flat 5 30 Friern Road SE22 0AX	27 Friern Road East Dulwich SE22 0AU
Flat 2 30 Friern Road SE22 0AX	2 Friern Road East Dulwich SE22 0AT
First Floor Flat 83 Upland Road SE22 0DB	75 Upland Road London SE22 0DB
Upper Flat 81 Upland Road SE22 0DB	52 Upland Road East Dulwich SE22 0DB
Flat 1 30 Friern Road SE22 0AX	69 Upland Road London SE220DB
	36 Friern Road London SE22 0AX

Re-consultation: 15/06/2015

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

26 Friern Road SE22 0AT
Ground Floor Flat 81 Upland Road SE22 0DB
Upper Flat 81 Upland Road SE22 0DB
1 Friern Road London SE22 0AT
12 Friern Road London SE22 0AT
13 Friern Rd East Dulwich Se22 0au
13 Friern Rd East Dulwich Se22 0au
13 Friern Rd East Dulwich Se22 0au
2 Friern Road East Dulwich SE22 0AT
2 Friern Road East Dulwich SE22 0AT
2 Friern Road East Dulwich SE22 0AT
25 Upland Road London SE22 9EF
25 Upland Road London SE22 9EF
27 Friern Road East Dulwich SE22 0AU
27 Friern Road London SE22 0AU
32 Friern Road London SE22 0AX
34a Friern Road London SE22 0AX
36 Friern Road London SE22 0AX
36 Friern Road London SE22 0AX
36 Friern Road London SE22 0AX
36 Friern Road London SE22 0AX
38 Friern Rd East Dulwich SE22 0AX
38 Friern Rd East Dulwich SE22 0AX
38 Friern Road London SE22 0AX
38 Friern Road London SE22 0AX
42 Friern Road London SE22 0AX
44 Friern Road London SE22 0AX
5 Friern Road London SE22 0AU
50 Friern Road East Dulwich se220ax
52 Upland Road East Dulwich SE22 0DB
52 Upland Road London se22 odb
55 Upland Road London se22 oda
69 Upland Road London SE22 0DB
69 Upland Road London SE220DB
71 Upland Road London SE22 0DB
75 Upland Road London SE22 0DB
75 Upland Road London SE22 0DB
77 Upland Road London SE22 0DB
77 Upland Road London SE22 0DB
77 Upland Road London SE22 0DB
83 Upland Road London SE22 0DB
85 Upland Road London SE22 0DB
85 Upland Road London SE22 0DB