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Item No. 7.4	Classification: OPEN	Date: 1 October 2019	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Council's own development Application 19/AP/1861 for: Full Planning Application Address: GARAGES, BASSANO STREET, LONDON SE22 8RU Proposal: Demolition of existing garage site and construction of 4 new homes for social rent within a short terrace of 2-3 storeys.		
Ward(s) or groups affected:	Goose Green		
From:	Director of Planning		
Application Start Date 25/06/2019 12:29:04		Application Expiry Date 20/08/2019 12:29:04	
Earliest Decision Date 04/08/2019			

RECOMMENDATION

1. Grant planning permission, subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The site is currently occupied by two garage blocks with 7 garages per block (a total of 14 spaces), and is located on the Northern Side of Bassano Street.
3. The site is located within:
 - Sub-Urban Density Zone
 - Air Quality Management Area

The site is partially located within the Lordship Lane District Town Centre.

The site is not listed, nor is it within a conservation area. There are no heritage assets in the immediate vicinity of the site.

4. The surrounding area is predominantly characterised by low density residential housing. The site is adjoined to the west by the Church of God 7th Day Sabbath Keeping Temple.

Details of proposal

5. The proposal calls for the demolition of the existing garages on site and the construction of four new, three-storey, family homes. These units would be social rent.

The units would be of the following specifications:

6. Unit 1 - 3b5p

GIA:129sqm
Kitchen: 9.75sqm
Living/Dining:25.40sqm
Single Bedroom: 10.80sqm
Twin Bedroom: 16.40sqm
Bathroom: 4.30sqm
Double bedroom: 14.60sqm
Storage (total): 7.21sqm
Garden: 42.92sqm

7. Unit 2 - 3b5p

GIA:112sqm
Kitchen: 9.49sqm
Living/Dining: 20.87sqm
Single Bedroom: 10.40sqm
Twin Bedroom: 13.80sqm
Bathroom: 4.13sqm
Double bedroom: 13.60sqm
Storage (total): 4.32sqm
Garden: 25.58sqm

8. Unit 3 - 3b5p

GIA:112sqm
Kitchen: 9.49sqm
Living/Dining: 20.87sqm
Single Bedroom: 10.40sqm
Twin Bedroom: 13.80sqm
Bathroom: 4.13sqm
Double bedroom: 13.60sqm
Storage (total): 4.32sqm
Garden: 22.50sqm

9. Unit 4 - 3b5p

GIA:112sqm
Kitchen: 9.49sqm
Living/Dining: 20.87sqm
Single Bedroom: 10.40sqm
Twin Bedroom: 13.80sqm
Bathroom: 4.13sqm
Double bedroom: 13.60sqm
Storage (total): 4.32sqm
Garden: 20.43sqm

Planning history

10. None of relevance to this application.

Planning history of adjoining sites

11. None of relevance to this application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

12. The main issues to be considered in respect of this application are:
 - a) Principle of development
 - b) Impact of proposed development on amenity of adjoining occupiers and surrounding area
 - c) Impact of adjoining and nearby uses on occupiers and users of proposed development
 - d) Transport issues
 - e) Design issues
 - f) Impact on trees
 - g) Quality of accommodation
 - h) Environmental effects
 - i) Community infrastructure levy (CIL)
 - j) Other matters

Adopted planning policy

National Planning Policy Framework (NPPF)

13. The revised National Planning Policy Framework ('NPPF') was published in February 2019 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.
14. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
15. Chapter 2 Achieving sustainable development
Chapter 5 Delivering a sufficient supply of homes
Chapter 6 Building a strong, competitive economy
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

London Plan 2016

16. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:
Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 3.10 Definition of affordable housing
Policy 3.11 Affordable housing targets
Policy 3.13 Affordable housing thresholds
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.1 Lifetime neighbourhoods
Policy 7.4 Local character

Policy 7.5 Public realm
Policy 7.6 Architecture
Policy 7.14 Improving air quality

Core Strategy 2011

17. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

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

Southwark Plan 2007 (saved policies)

18. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

Policy 3.2 – Protection Of Amenity
Policy 3.6 – Air Quality
Policy 3.8 – Waste Management
Policy 3.11 - Efficient Use Of Land
Policy 3.12 – Quality In Design
Policy 3.13 – Urban Design
Policy 4.2 - Quality Of Residential Accommodation
Policy 4.4 - Affordable Housing
Policy 5.1 - Locating Developments
Policy 5.2 - Transport Impacts
Policy 5.3 – Walking And Cycling
Policy 5.6 - Car Parking

19. Mayor of London Housing SPG (2016)
20. 2015 Technical Update to the Residential Design Standards (2011)

Consultations

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

Consultation replies

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

Summary of consultation responses

23. Fifteen comments have been received regarding this application including 13 objections, 1 in support, and 1 neither supporting nor objecting.

Objections were raised on the following planning issues:

- Design
- Parking strain
- Construction management
- Density
- Air quality
- Bulk, scale, and massing
- Noise
- Access to daylight/sunlight
- Impact on trees
- Impact of neighbouring church
- Sizes of proposed gardens
- Undersized units
- Inappropriate backland development (officer comment- the site is not a backland site)

Several objectors have raised issue with the status of the boundary wall of the site. This is a party wall issue and not a planning matter.

24. Prior to the application, the applicant conducted a consultation process with local residents to explain the proposed development. This included letters to affected residents and garage users, two public drop-in events, and an online questionnaire. All consultation materials were written in plain English and included a named officer and contact details to raise any comments or concerns. The drop-in events were held at the accessible and well-known Dulwich Library. The consultation tools were feedback forms handed out at the events and a short online survey. Throughout the consultation process no information was received to indicate that any additional measures were needed to ensure all affected residents and garage renters were informed and able to have their say.

Principle of development

25. There is no protection afforded to garage spaces within the site or surrounding area in policy terms. Furthermore, the surrounding area is predominantly residential in nature, and the proposal would be in-keeping with the character of the area. Thus, the demolition of the existing garages and provision of residential accommodation would be acceptable in principle.
26. It is noted that the density of the proposal would equate to 506 habitable rooms per hectare. While this is above the 350 habitable rooms per hectare limit for the suburban density zone as per Strategic Policy 5 [Providing New Homes] of the Core Strategy 2011; given this proposal would provide 4 new social rent homes, the public benefit would outweigh the development exceeding the density standards in this instance.
27. Furthermore, both the Core Strategy and Residential Design Standards SPD allow for density standards allow for densities in excess of the density standards in action area cores and opportunity areas when the following tests are met:
- Significantly exceed minimum floorspace standards
 - Provide for bulk storage
 - Include a predominance of dual aspect units in the development
 - Exceed the minimum ceiling height of 2.3 metres required by the Building Regulations

- Have natural light and ventilation in kitchens and bathrooms
- Exceed amenity space standards set out in this SPD
- Meet good sunlight and daylight standards
- Have excellent accessibility within dwellings including meeting Approved Document M of the Building Regulations M4(2) standard for all non wheelchair-user homes
- Minimise corridor lengths by having an increased number of cores
- Minimise noise nuisance in flatted developments by stacking floors so that bedrooms are above bedrooms, lounges are above lounges etc.
- Obtain Secured by Design certification
- Have exceptional environmental performance that exceeds the standards set out in the Sustainable Design and Construction Supplementary Planning Document
- Maximise the potential of the site as demonstrated in the applicant's Design and Access Statement. See the Design and Access Statements Supplementary Planning Document for further guidance
- Make a positive contribution to local context, character and communities, including contributing to the streetscape

While the application site is not in either an action area core or opportunity area, it should be noted it would meet the majority of these tests.

28. In summary, the principle of development is considered acceptable.

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

Daylight/sunlight

29. The daylight sunlight assessment supplied by the applicant has indicated the majority of the surrounding units would experience no significant loss of daylight/sunlight access and where reductions of access would occur these would generally be within the 20% proportional reduction considered acceptable under BRE guidelines.
30. It is noted that one window present at 114 Lordship Lane would see a proportional reduction of 21%, marginally in excess of the 20% guidance. While this marginal loss of daylight/sunlight may be noticeable, it would be to such a minor extent that it would not constitute grounds for refusal. In summary, the proposal would not impact significantly on surrounding properties access to daylight/sunlight and is acceptable in this regard.

Privacy

31. The views front the front of the proposed units to those on the opposite side of Bassano Street would be in excess of 12m and acceptable in line with the Residential Design Standards SPD.
32. To the rear, views towards windows along the front of units within Sage Mews would be oblique and generally in excess of 15m. Given direct views of the units within Sage Mews is approximately 15m, any additional impact on privacy would be negligible and is acceptable. Furthermore, there are no side facing windows at the unit immediately adjacent to the site within Sage Mews.
33. While a side facing window is proposed towards the units along Lordship Lane, this would be opaque glazed and non-opening; therefore this presents no risk to privacy to this side.
34. In summary, any risks to the privacy of surrounding occupiers are negligible and the

proposal is acceptable in these terms.

Loss of outlook/Sense of enclosure

35. As noted above, the views from properties within Sage Mews towards the proposal would be oblique, and as such any impact on outlook would be minimal, given the scale and massing of the proposed development. The proposal would incorporate a sloped design to the rear away from properties on this side, mitigating any sense of enclosure.
36. Towards Lordship Lane, while views from the rear of 112 Lordship Lane would see some impact on outlook and a moderate sense of enclosure, this would be offset by sloped design of the proposal. Given the distance from 114 Lordship Lane to the proposal site, and non-direct views, any impact on outlook or enclosure would be minimal.
37. As such, any impact on outlook or sense of enclosure would not outweigh the positive aspects of the scheme to justify a refusal of planning permission on these grounds.

Overlooking

38. Any overlooking which might be created by the proposal towards the gardens of Sage Mews would both be limited, and similar to views from rear of units along Lordship Lane and would not lead to a significant additional impact on privacy.

Noise

39. The surrounding area is defined largely by terraced residential units with individual rear gardens. Therefore any noise stemming from the use of the proposed gardens would be similar to those of the existing and is considered acceptable in the context of a residential area. Similarly, objections have been raised around the possibility of noise across Bassano Street; given the distance between the proposal and the properties opposite, any impact in terms of noise would be minimal and within an acceptable level in the context of a residential area.

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

40. While the views from Sage Mews towards the rear facing windows of the proposal would fall short of the 21m guidance set out in the Residential Design Standards SPD, as noted previously these views are largely oblique and any direct views from the external area within Sage mews would be upward facing. Thus, risks to future occupants of the proposals privacy would be minimal and acceptable.
41. An objection has raised concerns around the impact on future occupants given the close proximity of the church to the West of the site. As there are already a number of residential units to the immediate West and North of the church, any impact on future residents would be expected to be similar to those already living in the area and acceptable. It is noted that the council's environmental protection team had requested a noise impact assessment as a pre-commencement condition to assess the noise impact from the surrounding area including the church. Given the surrounding area is largely residential and co-exists with the church this is not considered necessary.

Transport issues

Refuse Storage

42. Each unit would include storage space for 3 x 240L refuse bins for a total of 720L of waste storage. This is an acceptable level of provision.

Car Parking

43. No car parking has been provided as part of this application, and would see the loss of up to 14 car parking spaces from the existing garage. A parking survey submitted as part of this application has determined 58 (18%) of the surrounding 315 car parking spaces within the nearby road network are typically available. Hence, any additional strain on the local parking network from the proposal and loss of garage spaces would be accommodated under existing arrangements.

Cycle Parking

44. The scheme has incorporated 2 cycle parking spaces per unit for a total of 6 spaces. While it is unclear as to what the exact type of cycle stands would be provided, the level of provision is adequate. The preferred type of stand would be Sheffield style.

Design issues

45. To the front elevation, the proposal is comprised of two storeys of brick detailing with a third storey clad in a zinc coating, partially set back from the eaves. This setback allows the third storey to achieve a roof-like appearance reducing the visual imposition of the proposal when viewed from the street, and responds positively to the mansard style roof on the property on the opposite side of Bassano Street.
46. Towards the rear, a sloped design is incorporated towards the rear of the proposal, reducing the overall scale and massing of the design and offering an articulation closer to the properties seen within Sage Mews.
47. While there is limited architectural consistency in the area along and around Bassano Street, the proposed design responds well to the range of styles seen in the area and positively incorporates appropriate aspects from the built form of the surrounding area resulting in a positive design which is sensitive to the local context.

Impact on trees

48. A large oak tree under a tree preservation order is present to the rear of the garden of 112 Lordship Lane to the North-East of the site. In order to ensure the development does not adversely impact this tree's root protection zone, a condition is recommended requiring an arboricultural survey and impact assessment to confirm the presence of any roots on site.
49. An ornamental cherry tree is present in the garden adjacent to Eastern boundary of the site at 114 Lordship Lane. This tree is in an extremely poor condition showing signs of ivy covering and fungal growths at the base of the tree, thus the tree is unlikely to survive regardless of the proposed development, though development of the site would require the loss of this tree as per the arboricultural survey provided with this application. Given the poor state of this tree this would be acceptable.
50. Subject to the suggested conditions, any impact on nearby trees would be manageable and acceptable.

Quality of accommodation

51. Each unit would achieve good access to daylight/sunlight, dual aspects, and Gross Internal Areas in excess of those required by the residential design standards SPD.

The room sizes proposed are generous, and the proposal would achieve separate kitchens from their respective living/dining areas as required by the residential design SPD.

52. It is noted that the gardens would fall short of the 50sqm of outdoor amenity space required per house. However, given the constrained nature of the site, and otherwise generous room sizes, this is acceptable on balance. Furthermore, a number of nearby gardens, particularly those along Dudrich Mews also fall short of the 50sqm requirement, reflecting the challenges of in-fill development in a sub-urban context.
53. An objection has noted that the development would not provide two separate living spaces as per the London Housing Design Guide's guidance on units with three or more bedrooms. Given this design guide sets this as a priority 2 requirement, and the units are otherwise relatively spacious, and would meet the guide's requirements for a minimum of 29sqm of combined kitchen/dining/living space for a 5 person home; this is acceptable on balance.
54. Overall, the proposed quality of accommodation would be good and acceptable.

Environmental effects

Air quality

55. An air quality assessment has been included as part of this application which has assessed the suitability of the site for residential accommodation, and the impacts of the proposal on local air quality.
56. This assessment has determined that there are no major risks to the use of the site for residential purposes, and that impacts on air quality stemming from the development of the proposal would be controlled by appropriate mitigation measures to safeguard nearby occupiers amenity.
57. This assessment has been reviewed by the council's environmental protection team who are satisfied with the study.

Land contamination

58. A phase 1 land contamination study has been included with this application. A phase 2 studies has been recommended to monitor on-site contamination and provide suitable mitigation measures if necessary; it is recommended this is secured by condition.

Community Infrastructure Levy (CIL)

59. The proposal is liable for Mayoral and Southwark CIL. The party responsible to pay CIL must submit CIL Form1 (Assumption of Liability) and CIL Form6 (Commencement Notice) at least a day prior to material operations start on site.

Other matters

60. None identified.

Conclusion on planning issues

61. This proposal would provide four good sized family homes of a high standard of design. The proposal would have a generally minimal impact on surrounding residential amenity, and would not adversely effect in the local transport network in significant sense. It is therefore recommended that planning permission is granted.

Community impact statement / Equalities Assessment

62. 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:
63. a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- b) 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
- c) 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.
64. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
65. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
66. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. No matters pertaining to the impact of this development on people with protected characteristics have been raised through the consultation and no impact above in that detailed above in the ‘planning assessment’ is expected.
67. Throughout the consultation process no information was received to indicate that any members of the public falling under the protected characteristics would be affected by the development, and thus no specific mitigation measures are required in this regard.

Human rights implications

68. 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.
69. This application has the legitimate aim of providing new affordable housing. 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/2311-B Application file: 19/AP/1861 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: 0207 525 5840 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Human Rights Considerations

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Glenn Ruane, Planning Officer	
Version	Final	
Dated	18 September 2019	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	19 September 2019	

Consultation undertaken

Site notice date: 11/07/2019

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 12/07/2019

Internal services consulted:

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Highway Development Management

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat 3 York House SE22 8RZ	Flat 1 110 Lordship Lane SE22 8HF
Flat 4 York House SE22 8RZ	3 Sage Mews 110a Lordship Lane SE22 8EZ
Flat 2 York House SE22 8RZ	1 Dudrich Mews Melbourne Grove SE22 8AS
Flat 5 Park House SE22 8RY	5 Sage Mews 110a Lordship Lane SE22 8EZ
Flat 1 York House SE22 8RZ	2 Sage Mews 110a Lordship Lane SE22 8EZ
Church Of God 7th Day Sabbath Keeping Temple Bassano Street SE22 8RU	5 Dudrich Mews Melbourne Grove SE22 8AS
Capitanoio House 116 Lordship Lane SE22 8HD	6 Dudrich Mews Melbourne Grove SE22 8AS
Flat 5 York House SE22 8RZ	4 Dudrich Mews Melbourne Grove SE22 8AS
Flat 3 Kent House SE22 8RX	2 Dudrich Mews Melbourne Grove SE22 8AS
Flat 4 Kent House SE22 8RX	3 Dudrich Mews Melbourne Grove SE22 8AS
Flat 2 Kent House SE22 8RX	21 Bassano Street London SE22 8RU
Flat 2 2 Bassano Street SE22 8RU	22 Bassano Street London SE22 8RU
Flat 1 Kent House SE22 8RX	20 Bassano Street London SE22 8RU
Flat 3 Park House SE22 8RY	19 Bassano Street London SE22 8RU
Flat 4 Park House SE22 8RY	Flat 1 2 Bassano Street SE22 8RU
Flat 2 Park House SE22 8RY	7 Bassano Street London SE22 8RU
Flat 5 Kent House SE22 8RX	9 Bassano Street London SE22 8RU
Flat 1 Park House SE22 8RY	5 Bassano Street London SE22 8RU
1 Sage Mews London SE22 8EZ	23 Bassano Street London SE22 8RU
Flat D 114 Lordship Lane SE22 8HF	3 Bassano Street London SE22 8RU
Ground Floor Flat 112 Lordship Lane SE22 8HF	12 Bassano Street London SE22 8RU
Flat C 114 Lordship Lane SE22 8HF	13 Bassano Street London SE22 8RU
Flat B 114 Lordship Lane SE22 8HF	11 Bassano Street London SE22 8RU
Basement Flat 112 Lordship Lane SE22 8HF	1 Bassano Street London SE22 8RU
5 Sage Mews London SE22 8EZ	10 Bassano Street London SE22 8RU
6 Sage Mews London SE22 8EZ	17 Bassano Street London SE22 8RU
4 Sage Mews London SE22 8EZ	18 Bassano Street London SE22 8RU
2 Sage Mews London SE22 8EZ	16 Bassano Street London SE22 8RU
3 Sage Mews London SE22 8EZ	14 Bassano Street London SE22 8RU
First Floor Flat 112 Lordship Lane SE22 8HF	15 Bassano Street London SE22 8RU
Flat A 114 Lordship Lane SE22 8HF	4 Sydenham Park Road London SE26 4ED
112b Lordship Lane London SE22 8HF	10 Crawthow Grove East Dulwich London SE22 (AA)
7 Sage Mews London SE22 8EZ	133 Crystal Palace Road East Dulwich SE22 9ES
8 Sage Mews London SE22 8EZ	26 Crawthow Grove London SE22 9AB
112a Lordship Lane London SE22 8HF	67 Fellbrigg Road London SE22 9HQ

Flat 1 108 Lordship Lane SE22 8HF
Flat 2 108 Lordship Lane SE22 8HF
4 Sage Mews 110a Lordship Lane SE22 8EZ
Flat A 112a Lordship Lane SE22 8HF
Flat B 112a Lordship Lane SE22 8HF
Flat 3 110 Lordship Lane SE22 8HF
Flat 3 2 Bassano Street SE22 8RU
Flat 2 110 Lordship Lane SE22 8HF
Flat 3 108 Lordship Lane SE22 8HF

Flat 19 Bew Court SE22 8NZ
Unit 1a Industrial Trading Estate SE14 4RW
21b Crystal Palace Road East Dulwich SE22 8BX
96c Coplestone Road Peckham SE15 4AG
40 Linden Grove Peckham SE15 3LF
126 Crystal Palace Road London SE22 9ER
116 Torridon Road Catgotd SE6 1RD
25 Bassano Street London SE22 8RU
Flat3, Park House Bassano Street SE22 8RY

Re-consultation: n/a

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Flat3, Park House Bassano Street SE22 8RY
116 Torridon Road Catgotd SE6 1RD
12 Bassano Street London SE22 8RU
126 Crystal Palace Road London SE22 9ER
18 Bassano Street London SE22 8RU
2 Sage Mews London SE22 8EZ
25 Bassano Street London SE22 8RU
3 Sage Mews London SE22 8EZ
3 Sage Mews London SE22 8EZ
3 Sage Mews London SE22 8EZ
4 Sage Mews 110a Lordship Lane SE22 8EZ
40 Linden Grove Peckham SE15 3LF
5 Bassano Street London SE22 8RU
5 Sage Mews London SE22 8EZ
6 Sage Mews London SE22 8EZ
7 Sage Mews London SE22 8EZ
8 Sage Mews London SE22 8EZ