

# **Lambeth Housing Development Pipeline Report**

**2016/17**



**Lambeth**

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## Introduction

Lambeth's annual Housing Development Pipeline Report provides data on changes in the borough's housing supply between 1 April 2016 and 31 March 2017.

Information in this report will be used to monitor the effectiveness of the policies in Lambeth's Local Plan 2015.

The report lists and summarises all new housing that was completed, under construction or had a valid planning permission during the 2016/17 financial year. This includes housing from new build developments, conversion of existing residential dwellings and the change of use to or from commercial floorspace.

Information on housing completions was compiled from various sources including the council's Building Control records, the Council Tax property valuation website, Google Street View, information from developers and site visits.

The information is presented first in a series of summary tables, and then in schedules listing individual sites under the various categories of the development pipeline.

Information about progress in meeting the five year supply of housing land is published separately in the Housing Implementation Strategy.

If you have any questions or require any further information please contact [planningpolicy@lambeth.gov.uk](mailto:planningpolicy@lambeth.gov.uk).

Lambeth Housing Pipeline Report 2016/17, published September 2017.

## Progress in relation to London Plan targets

The monitoring figure for housing supply is set by the London Plan 2016 (consolidated with alterations since 2011). Lambeth has a target to deliver a minimum of 15,594 additional dwellings over the 10 year period 2015 to 2025. The annual monitoring target is therefore 1,559 additional (net) dwellings per year. The London Plan target includes conventional and non-conventional housing supply. Conventional supply comprises additional self-contained dwellings. Non-conventional housing comprises non-self-contained accommodation (such as student and hostel accommodation) and private sector homes brought back into use after being vacant. The overall target of 1,559 per annum is made up of 1,490 units of conventional supply plus non-self-contained units, and 70 vacant properties brought back into use.

In 2016/17, 1,446 net additional dwellings of conventional supply were completed. However, there was a total net loss of 1 unit of non-conventional supply, comprised of 21 non-self-contained units lost, and 20 vacant private sector properties brought back into use. This makes a total for monitoring purposes of 1,445. Table i below shows performance against housing targets for previous years. While 2016/17 has seen a shortfall, Lambeth is expected to comfortably exceed both its five and ten year housing supply targets, as set out in the 2017 Housing Implementation Strategy.

**Table i: Historic Performance against London Plan Target**

	London Plan Target	Conventional	Non-Conventional			Total
		Net Additional Dwellings	Total Non-conventional Supply	Non-Self Contained	Vacants brought back into use	
<b>2007/08</b>	1,100	1,207	288	-	-	1,495
<b>2008/09</b>	1,100	1,095	317	8	309	1,412
<b>2009/10</b>	1,100	1,152	337	-7	344	1,489
<b>2010/11</b>	1,195	1,289	313	0	313	1,602
<b>2011/12</b>	1,195	850	62	-26	88	912
<b>2012/13</b>	1,195	623	102	-14	116	725
<b>2013/14</b>	1,195	853	578	383	195	1,431
<b>2014/15</b>	1,195	1,406	404	310	72	1,788
<b>2015/16</b>	1,559	1,353	1152	1077	75	2,505
<b>2016/17</b>	1,559	1,446	-1	-21	20	1,445

Please note that this report provides detailed information on conventional supply only. Further information about student housing, which is a form of non-self-contained housing, is provided in the Student Housing Assessment 2017.

## **SHLAA Sites**

The London Plan (2016) target is based on the 2013 SHLAA, an assessment of London's housing capacity. This includes named large sites over 0.25 hectares in size. Planning permissions on large sites which were included in the 2013 SHLAA for Lambeth are identified in the schedules at the end of this report (tables 20-25).

## **Prior Approvals for Change of Use to Residential**

In May 2013, permitted development rights were introduced that allow office floorspace (B1a) to change use to residential units (C3) without going through the full planning application process. This right applies to most of Lambeth, except for the area covered by the London Plan Central Activities Zone (CAZ), meaning that most of Bishop's ward and parts of Prince's and Oval wards are exempt.

Since then, several other types of permitted development rights have been introduced, including retail (A1) to residential, storage/distribution (B8) to residential and light industrial (B1c) to residential.

Units arising from this type of development are included in the overall totals for conventional supply. However, as the council considers it important to differentiate this source of supply from the usual planning application process, units have been included in a separate development type category within the summary tables and listed in separate schedules at the end of the report (tables 26-28).

At the end of the 2016/17 financial year, 267 units had been completed through Prior Approvals, 51 were under construction and 188 units were unimplemented.

Please note that this type of development will be referred to as 'Prior Approvals' throughout this report.

## Explanations and abbreviations used

### Net and Gross

- The 'gross' number of units from a housing development is the total number of units created by the development.
- The 'net' figure is the number of housing units created minus any existing units lost due to the development. For example: if a house is converted into three flats the gross number of units is three and the net number is two. Alternatively, if a block of 15 flats was demolished and the site redeveloped for 5 houses, the gross number of units would be 5 and the net figure would be minus 10.
- Where existing housing has been lost through demolition, or the loss of housing to another use, this has been recorded. The overall total figures for additional housing supply (for comparison with the London Plan target) take this into account.

### Wards

The abbreviations used for Borough Ward are:

<b>B</b>	Bishops	<b>HH</b>	Herne Hill	<b>SL</b>	St Leonards
<b>BH</b>	Brixton Hill	<b>KH</b>	Knights Hill	<b>SS</b>	Streatham South
<b>C</b>	Coldharbour	<b>L</b>	Larkhall	<b>SW</b>	Streatham Wells
<b>CC</b>	Clapham Common	<b>O</b>	Oval	<b>T</b>	Thornton
<b>CT</b>	Clapham Town	<b>P</b>	Princes	<b>TH</b>	Tulse Hill
<b>F</b>	Ferndale	<b>S</b>	Stockwell	<b>TP</b>	Thurlow Park
<b>GH</b>	Gipsy Hill	<b>SH</b>	Streatham Hill	<b>V</b>	Vassall



## Commentary

### Completions

- A total of 1,445 net additional dwellings were completed, against a London Plan target of 1,559.
- 1,615 gross units of conventional housing supply were completed, and 1,446 net units. Net completions from conventional supply are the highest since monitoring began in 2006.
- There was an under-delivery on non-conventional elements of housing supply: Non-self-contained dwellings saw a net loss of 21 units and twenty vacant units were brought back into use, the lowest number since monitoring began.
- In terms of conventional supply, Oval and Vassall wards saw the highest levels of completions: This was due to the completion of the final phase of Myatt's Field North estate, as well the Sainsbury's redevelopment in Vauxhall, and St Agnes Place in Kennington. Streatham South and Stockwell wards saw the lowest number of completions.
- Of the gross units completed, 68% were new build and 9% were from the conversion of existing dwellings. The remainder were from a change of use of commercial floorspace, either through standard planning applications or the Prior Approvals process.
- 267 units were completed in Prior Approval developments, representing 17% of the total
- 539 (gross) affordable units were completed. This represents 33% of all the units completed, rising to 55% on schemes with 10 or more units (excluding Prior Approval schemes).
- 503 (gross) new build affordable units were completed, representing 46% of all new build units. 431 (net) new build units were completed, or 43%.
- The high proportion of affordable housing is due to a number of 100% Affordable schemes completing, as well as the final phases of the Myatt's Field North estate redevelopment and the affordable element of the Sainsbury's development in Vauxhall.
- Nearly half (49%) of all completed dwellings had 1 bedroom. Family-sized units with 3 or more bedrooms accounted for 16% of the total.

## **Under Construction**

- A total of 8,032 units of conventional supply were under construction at the end of March 2017, with a net figure of 6,707.
- The wards with the most units under construction are Oval, Thornton and Bishop's, with work underway on the Shell Centre redevelopment and several major schemes in and around Vauxhall, as well as the Clapham Park Estate redevelopment. The wards with the least activity include Clapham Town, Tulse Hill and Streatham South.
- 51 units were under construction in Prior Approval developments at the end of 2016/17, representing 1% of the total.
- 2,048 (gross) affordable units were under construction, representing 27% of the total units from schemes with 10 or more units.

## **Unimplemented Permissions**

- There were 1,816 units of conventional supply with unimplemented permission at the end of March 2017, with a net figure of 1,717.
- 188 units in Prior Approval developments remained unimplemented at the end of 2016/17, representing 6% of the total.
- Oval, Coldharbour and Bishop's wards had the highest number of unimplemented units; Tulse Hill, Stockwell and Thornton wards had among the lowest number.
- There were 431 unimplemented affordable units (gross), 36% of the total units from schemes with 10 or more units.

## **Approvals**

- Permission was granted for 3,567 (gross) units during 2016/17, and 3,383 net units.
- A total of 56 units were approved in Prior Approval developments during 2016/17, representing 2% of the total.
- The wards with the highest number of units approved include Oval, Coldharbour and Streatham Hill and those with the lowest include Thornton, Streatham Wells and Bishop's.
- Permission was granted for 715 affordable units, representing 23% of the total from schemes with 10 or more units.

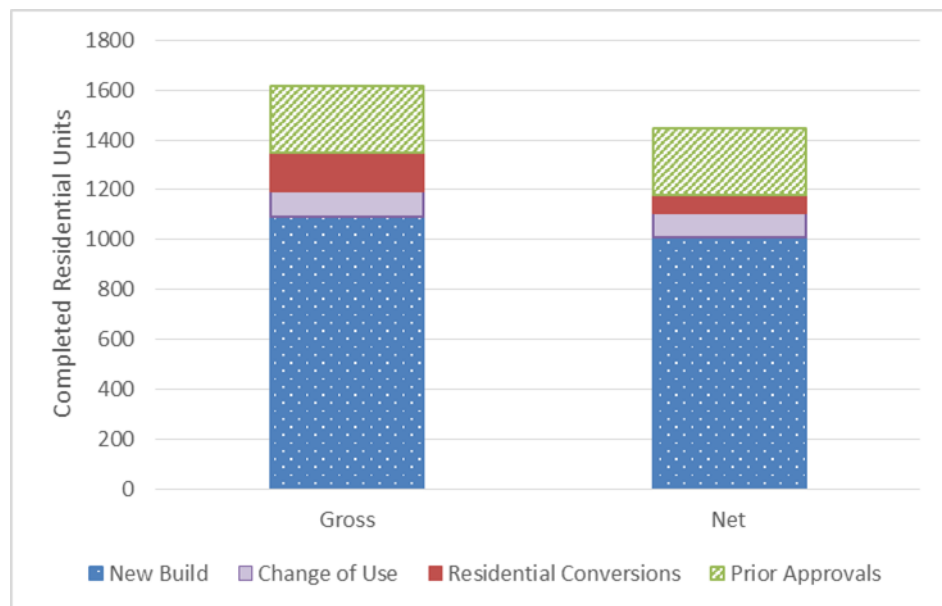
# Development Pipeline Summary

## Section A. Completions

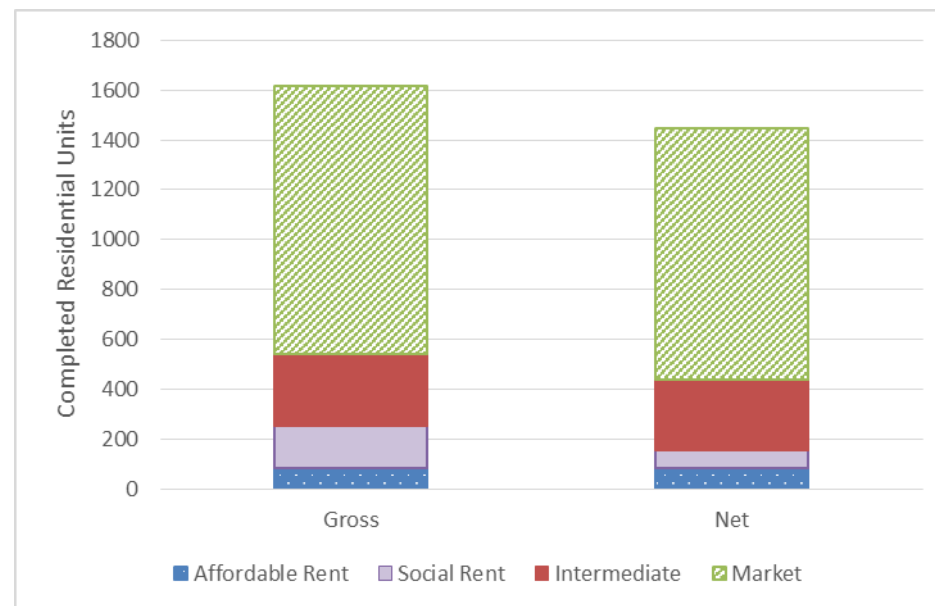
**Table 1.** 2016/17 Completions Summary Table: Development Type

		Development Type				Tenure				Total Gain
		New Build	Change of Use	Residential Conversions	Prior Approvals	Affordable Rent	Social Rent	Intermediate	Market	
Gross	No.	1093	102	153	267	81	173	285	1076	1615
	%	68%	6%	9%	17%	5%	11%	18%	67%	100%
Net	No.	1010	99	70	267	81	73	285	1007	1446
	%	70%	7%	5%	18%	6%	5%	20%	70%	100%

**Chart 1.** 2016/17 Completions by Development Type



**Chart 2.** 2016/17 Completions by Tenure



**Table 2.** Rolling Annual Completions by Development Type

	New Build				Change of use				Residential Conversions				Prior Approvals				Total			
	Gross		Net		Gross		Net		Gross		Net		Gross		Net		Gross		Net	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>2006/07</b>	693	50%	684	61%	114	8%	106	9%	589	42%	337	30%	0	0%	0	0%	1396	100%	1127	100%
<b>2007/08</b>	601	39%	526	44%	329	21%	314	26%	631	40%	367	30%	0	0%	0	0%	1561	100%	1207	100%
<b>2008/09</b>	734	58%	722	66%	171	13%	157	14%	370	29%	216	20%	0	0%	0	0%	1275	100%	1095	100%
<b>2009/10</b>	895	60%	751	65%	168	11%	153	13%	435	29%	248	22%	0	0%	0	0%	1498	100%	1152	100%
<b>2010/11</b>	1191	86%	1185	92%	21	2%	19	1%	176	13%	85	7%	0	0%	0	0%	1388	100%	1289	100%
<b>2011/12</b>	696	62%	623	81%	99	9%	9	1%	336	30%	133	17%	0	0%	0	0%	1131	100%	765	100%
<b>2012/13</b>	590	74%	502	81%	48	6%	46	7%	163	20%	75	12%	0	0%	0	0%	801	100%	623	100%
<b>2013/14</b>	1070	73%	602	71%	109	7%	105	12%	282	19%	144	17%	2	0%	2	0%	1461	100%	853	100%
<b>2014/15</b>	1103	69%	1053	75%	173	11%	167	12%	254	16%	114	8%	72	4%	72	5%	1602	100%	1406	100%
<b>2015/16</b>	1015	59%	752	56%	179	10%	178	13%	168	10%	79	6%	344	20%	344	25%	1706	100%	1353	100%
<b>2016/17</b>	1093	68%	1010	70%	102	6%	99	7%	153	9%	70	5%	267	17%	267	18%	1615	100%	1446	100%
<b>Total</b>	<b>9681</b>	<b>63%</b>	<b>8410</b>	<b>68%</b>	<b>1513</b>	<b>10%</b>	<b>1353</b>	<b>11%</b>	<b>3557</b>	<b>23%</b>	<b>1868</b>	<b>15%</b>	<b>685</b>	<b>4%</b>	<b>685</b>	<b>6%</b>	<b>15434</b>	<b>100%</b>	<b>12316</b>	<b>100%</b>

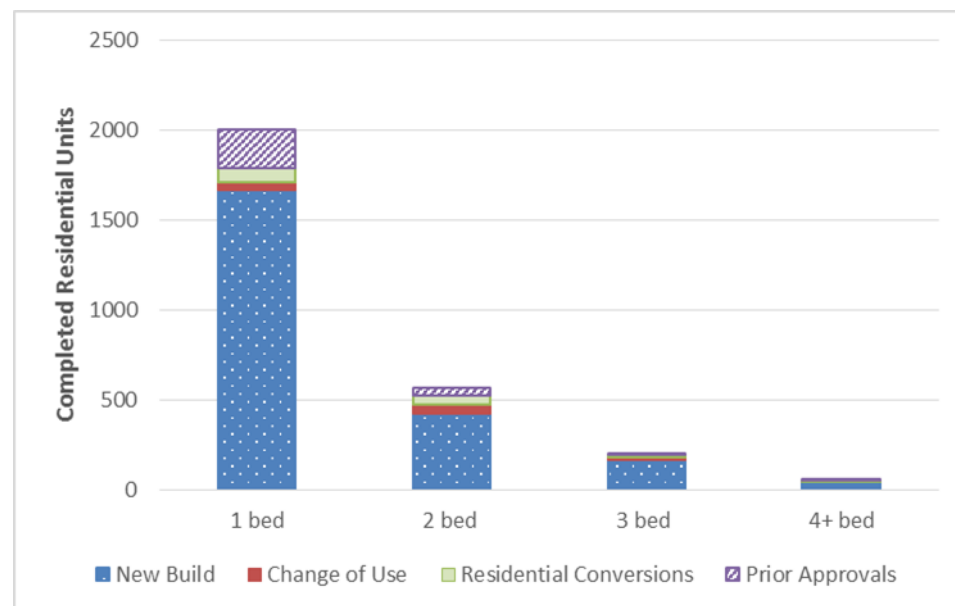
**Table 3.** Rolling Annual Completions by Tenure

	Affordable				Market				Total			
	Gross		Net		Gross		Net		Gross		Net	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
<b>2006/07</b>	223	16%	209	19%	1173	84%	918	81%	1396	100%	1127	100%
<b>2007/08</b>	404	26%	346	29%	1158	74%	861	71%	1562	100%	1207	100%
<b>2008/09</b>	468	44%	567	52%	708	56%	528	48%	1176	100%	1095	100%
<b>2009/10</b>	490	33%	420	36%	1008	67%	732	64%	1498	100%	1152	100%
<b>2010/11</b>	694	50%	694	54%	694	50%	595	46%	1388	100%	1289	100%
<b>2011/12</b>	417	37%	348	41%	714	63%	502	59%	1131	100%	850	100%
<b>2012/13</b>	365	46%	269	43%	436	54%	354	57%	801	100%	623	100%
<b>2013/14</b>	484	33%	99	12%	977	67%	754	88%	1461	100%	853	100%
<b>2014/15</b>	390	24%	354	25%	1212	76%	1052	75%	1602	100%	1406	100%
<b>2015/16</b>	388	23%	141	10%	1318	77%	1212	90%	1706	100%	1353	100%
<b>2016/17</b>	539	33%	439	30%	1076	67%	1006	70%	1615	100%	1446	100%
<b>Total</b>	<b>4862</b>	<b>32%</b>	<b>3886</b>	<b>31%</b>	<b>10474</b>	<b>68%</b>	<b>8514</b>	<b>69%</b>	<b>15336</b>	<b>100%</b>	<b>12401</b>	<b>100%</b>

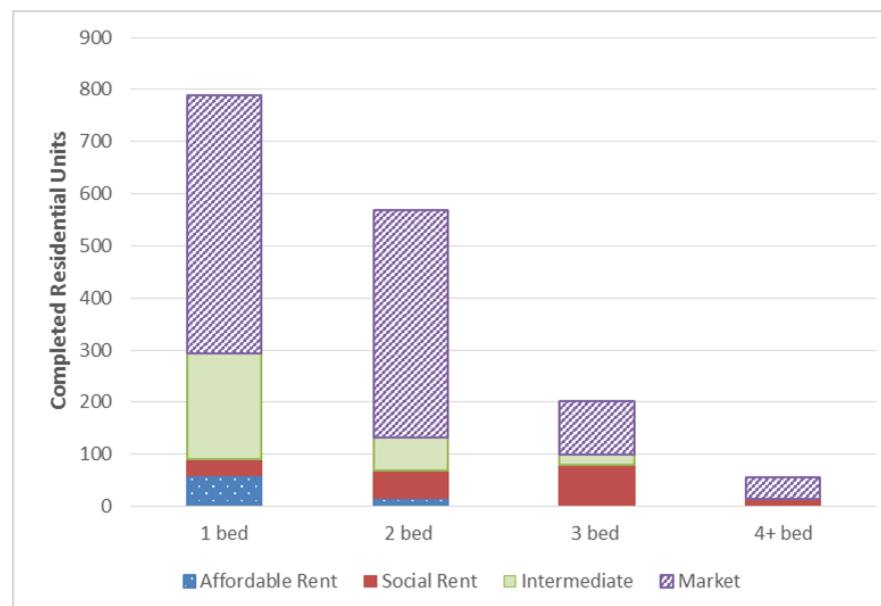
**Table 4: 2016/17 Gross Completions by Unit Size and Development**

	New Build		Change of Use		Residential Conversions		Prior Approvals		Total	
	Number	%	Number	%	Number	%	Number	%	Number	%
1 bed	460	42%	38	37%	81	53%	211	79%	790	49%
2 bed	423	39%	49	48%	49	32%	48	18%	569	35%
3 bed	167	15%	14	14%	13	8%	7	3%	201	12%
4+ bed	43	4%	1	1%	10	7%	1	0%	55	3%
<b>Total</b>	<b>1093</b>	<b>100%</b>	<b>102</b>	<b>100%</b>	<b>153</b>	<b>100%</b>	<b>267</b>	<b>100%</b>	<b>1615</b>	<b>100%</b>

**Chart 3: 2016/17 Gross Completions by Unit Size and Development**



**Chart 4: 2016/17 Gross Completions by Unit Size and Tenure**



**Table 5: 2016/17 Gross Completions by Unit Size and Tenure**

	Affordable Rent		Social Rent		Intermediate		Market		Total	
	Number	%	Number	%	Number	%	Number	%	Number	%
<b>1 bed</b>	61	75%	30	17%	202	71%	497	46%	790	49%
<b>2 bed</b>	17	21%	51	29%	64	22%	437	41%	569	35%
<b>3 bed</b>	3	4%	77	45%	19	7%	102	9%	201	12%
<b>4+ bed</b>	0	0%	15	9%	0	0%	40	4%	55	3%
<b>Total</b>	<b>81</b>	<b>100%</b>	<b>173</b>	<b>100%</b>	<b>285</b>	<b>100%</b>	<b>1076</b>	<b>100%</b>	<b>1615</b>	<b>100%</b>

**Table 6: 2016/17 Completions by Tenure and Development Type**

	New Build		Change of use		Residential Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
<b>Affordable Rent</b>	72	72	9	9	0	0	0	0	81	81
<b>Social Rent</b>	150	78	4	2	19	-7	0	0	173	73
<b>Intermediate</b>	281	281	4	4	0	0	0	0	285	285
<b>Market</b>	590	579	85	84	134	77	267	267	1076	1007
<b>Total</b>	<b>1093</b>	<b>1010</b>	<b>102</b>	<b>99</b>	<b>153</b>	<b>70</b>	<b>267</b>	<b>267</b>	<b>1615</b>	<b>1446</b>

**Table 7. 2016/17 Completions by Development Type and Ward**

Ward	New Build		Change of Use		Residential Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Bishop's	79	78	0	0	0	0	0	0	79	78
Brixton Hill	2	2	2	2	3	1	1	1	8	6
Clapham Common	9	9	20	20	5	1	25	25	59	55
Clapham Town	17	16	3	3	17	6	8	8	45	33
Coldharbour	3	3	7	7	6	4	0	0	16	14
Ferndale	72	72	0	0	2	1	9	9	83	82
Gipsy Hill	17	17	0	0	5	1	13	13	35	31
Herne Hill	9	7	3	3	22	10	1	1	35	21
Knight's Hill	97	31	9	9	10	9	1	1	117	50
Larkhall	19	18	11	11	7	5	8	8	45	42
Oval	302	295	5	4	6	2	47	47	360	348
Prince's	69	69	9	9	10	5	21	21	109	104
St. Leonard's	2	2	5	5	40	11	0	0	47	18
Stockwell	2	2	0	0	2	2	1	1	5	5
Streatham Hill	18	17	6	6	3	2	4	4	31	29
Streatham South	3	2	0	0	1	1	1	1	5	4
Streatham Wells	76	74	0	0	5	3	1	1	82	78
Thornton	0	0	1	1	4	1	0	0	5	2
Thurlow Park	20	19	12	12	1	1	2	2	35	34
Tulse Hill	4	4	0	0	2	2	0	0	6	6
Vassall	273	273	9	7	2	2	124	124	408	406
<b>Total</b>	<b>1093</b>	<b>1010</b>	<b>102</b>	<b>99</b>	<b>153</b>	<b>70</b>	<b>267</b>	<b>267</b>	<b>1615</b>	<b>1446</b>



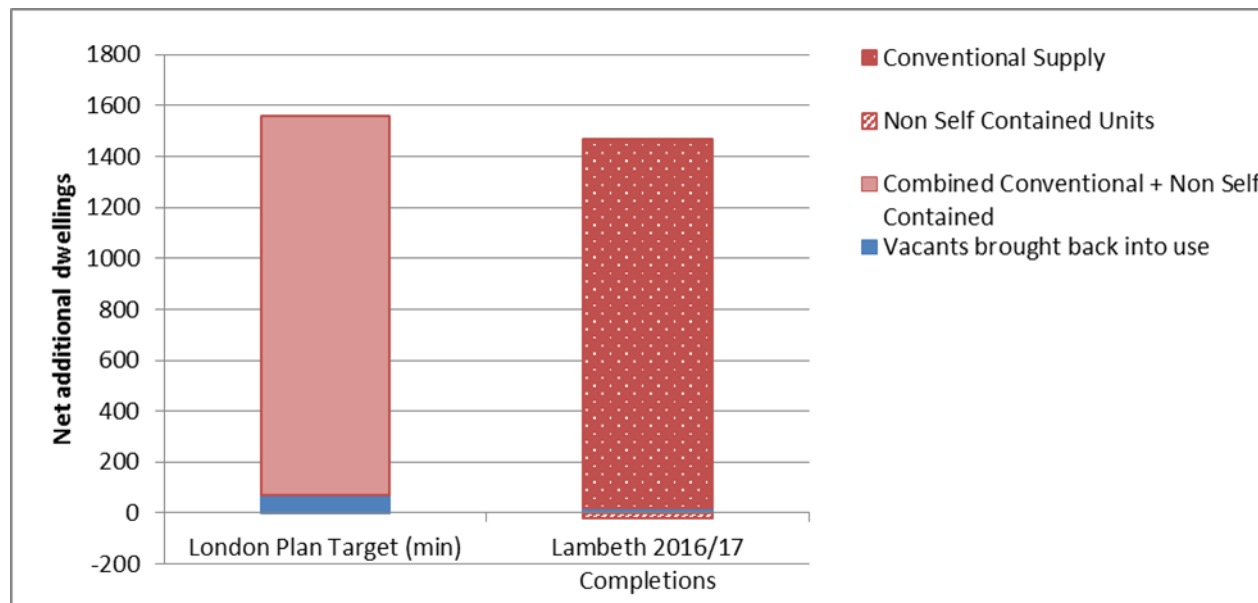
**Table 8. 2016/17 Completions by Tenure and Ward**

Ward	Affordable Rent		Social Rent		Intermediate		Market		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Bishop's	0	0	0	0	70	70	9	8	79	78
Brixton Hill	0	0	0	0	0	0	8	6	8	6
Clapham Common	0	0	0	0	0	0	59	55	59	55
Clapham Town	0	0	0	0	0	0	45	33	45	33
Coldharbour	0	0	0	0	0	0	16	14	16	14
Ferndale	0	0	11	11	30	30	42	41	83	82
Gipsy Hill	0	0	0	0	0	0	35	31	35	31
Herne Hill	0	0	0	0	0	0	35	21	35	21
Knight's Hill	66	66	0	-66	0	0	51	50	117	50
Larkhall	4	4	0	0	4	4	37	34	45	42
Oval	0	0	21	15	61	61	278	272	360	348
Prince's	9	9	2	2	63	63	35	30	109	104
St. Leonard's	0	0	20	-6	0	0	27	24	47	18
Stockwell	0	0	0	0	0	0	5	5	5	5
Streatham Hill	0	0	1	1	0	0	30	28	31	29
Streatham South	0	0	0	0	0	0	5	4	5	4
Streatham Wells	0	0	0	0	56	56	26	22	82	78
Thornton	0	0	0	0	0	0	5	2	5	2
Thurlow Park	2	2	0	0	0	0	33	32	35	34
Tulse Hill	0	0	0	0	0	0	6	6	6	6
Vassall	0	0	118	116	1	1	289	289	408	406
<b>Total</b>	<b>81</b>	<b>81</b>	<b>173</b>	<b>73</b>	<b>285</b>	<b>285</b>	<b>1085</b>	<b>1007</b>	<b>1615</b>	<b>1446</b>

**Table 9.** 2016/17 London Plan Annual Monitoring Performance

London Plan Annual Monitoring Target - Net additional supply (Conventional and Non-Conventional)	Conventional Supply	Non-Conventional Supply		Total Net Additional Supply 2016/17 (Conventional and Non-conventional)
	Net Completions	Non-Self Contained Completions	Vacant Private Sector Properties Returned to Use	
1559	1446	-21	20	1445

**Chart 5.** 2016/17 London Plan Annual Monitoring Performance

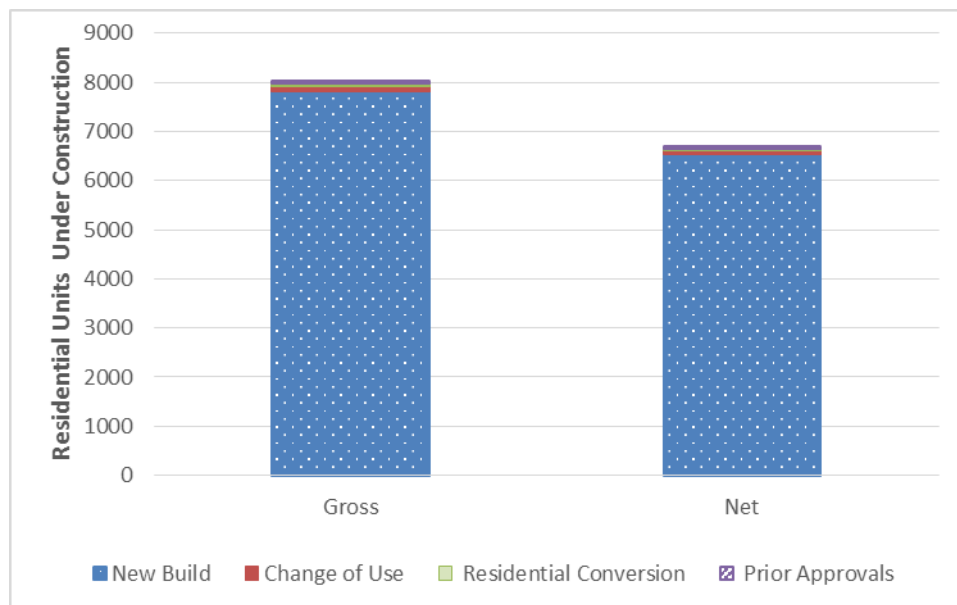


## Section B. Future Supply

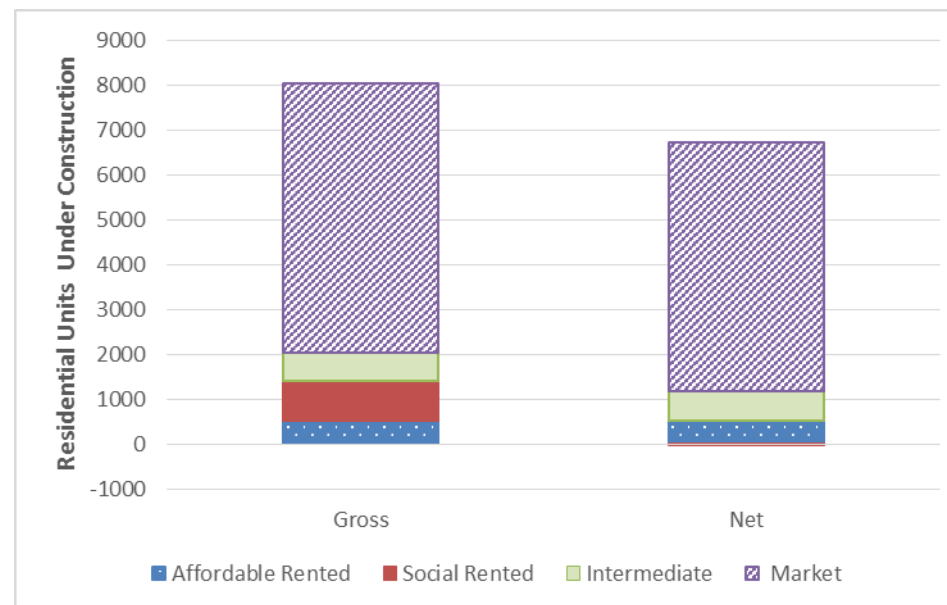
**Table 10.** 2016/17 Units Under Construction Summary Table

		Development Type				Tenure				Total
		New Build	Change of Use	Residential Conversions	Prior Approvals	Affordable Rented	Social Rented	Intermediate	Market	
Gross	No.	7825	90	66	51	517	883	648	5984	8032
	%	97%	1%	1%	1%	6%	11%	8%	75%	100%
Net	No.	6536	89	31	51	517	-19	648	5561	6707
	%	97%	1%	0%	1%	8%	0%	10%	83%	100%

**Chart 6.** 2016/17 Units Under Construction by Development Type



**Chart 7.** 2016/17 Units Under Construction by Tenure



**Table 11.** 2016/17 Units Under Construction by Development Type and Ward

Ward	New Build		Change of use		Residential Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
BISHOP'S	1191	1191	5	5	0	0	0	0	1196	1196
BRIXTON HILL	139	138	26	26	0	0	0	0	165	164
CLAPHAM COMMON	9	8	1	1	6	1	15	15	31	25
CLAPHAM TOWN	3	3	1	1	0	0	0	0	4	4
COLDHARBOUR	468	280	3	3	1	1	32	32	504	316
FERNDALE	188	112	1	1	1	1	0	0	190	114
GIPSY HILL	15	15	0	0	0	0	0	0	15	15
HERNE HILL	10	9	0	0	3	2	0	0	13	11
KNIGHT'S HILL	5	0	0	0	3	-1	0	0	8	-1
LARKHALL	83	82	8	8	13	4	3	3	107	97
OVAL	2809	2808	0	0	4	3	0	0	2813	2811
PRINCE'S	533	533	29	28	1	-1	1	1	564	561
ST. LEONARD'S	13	10	0	0	5	4	0	0	18	14
STOCKWELL	17	12	0	0	9	7	0	0	26	19
STREATHAM HILL	277	267	0	0	1	1	0	0	278	268
STREATHAM SOUTH	0	0	1	1	0	0	0	0	1	1
STREATHAM WELLS	10	10	0	0	4	-1	0	0	14	9
THORNTON	1996	999	0	0	1	1	0	0	1997	1000
THURLOW PARK	52	52	10	10	10	7	0	0	72	69
TULSE HILL	7	7	0	0	0	0	0	0	7	7
VASSALL	0	0	5	5	4	2	0	0	9	7
<b>Total</b>	<b>7825</b>	<b>6536</b>	<b>90</b>	<b>89</b>	<b>66</b>	<b>31</b>	<b>51</b>	<b>51</b>	<b>8032</b>	<b>6707</b>

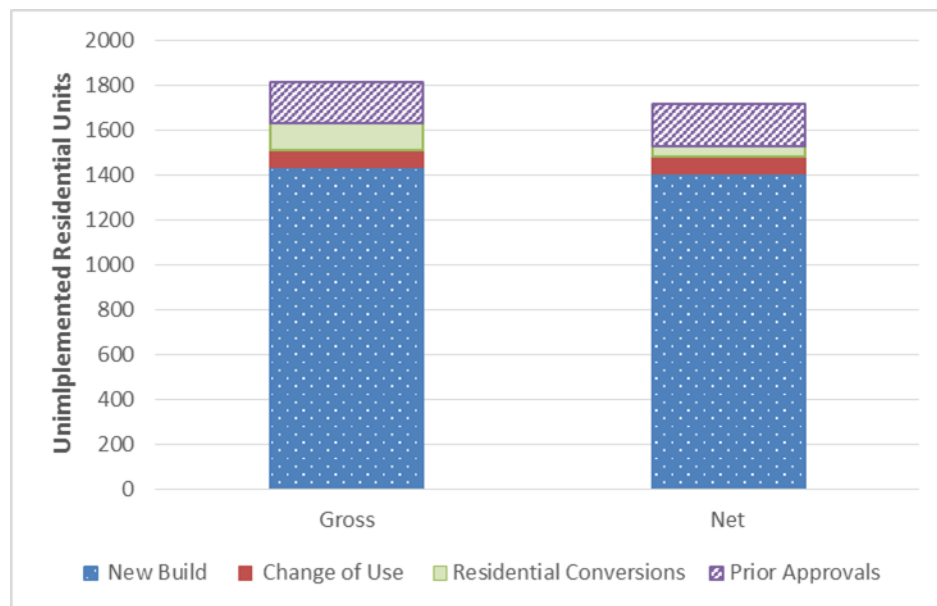
**Table 12.** 2016/17 Units Under Construction by Tenure and Ward

Ward	Affordable Rent		Social rent		Intermediate		Market		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
BISHOP'S	60	60	0	0	52	52	1084	1084	1196	1196
BRIXTON HILL	0	0	34	34	14	14	117	116	165	164
CLAPHAM COMMON	0	0	0	0	0	0	31	25	31	25
CLAPHAM TOWN	0	0	0	0	0	0	4	4	4	4
COLDHARBOUR	157	157	22	-165	147	147	178	177	504	316
FERNDALE	0	0	81	81	0	0	109	33	190	114
GIPSY HILL	0	0	0	0	0	0	15	15	15	15
HERNE HILL	0	0	0	0	0	0	13	11	13	11
KNIGHT'S HILL	0	0	0	0	0	0	8	-1	8	-1
LARKHALL	0	0	20	20	8	8	79	69	107	97
OVAL	162	162	77	77	232	232	2342	2340	2813	2811
PRINCE'S	48	48	70	70	54	54	392	389	564	561
ST. LEONARD'S	0	0	0	0	0	0	18	14	18	14
STOCKWELL	0	0	0	0	0	0	26	19	26	19
STREATHAM HILL	37	37	0	0	4	4	237	227	278	268
STREATHAM SOUTH	0	0	0	0	0	0	1	1	1	1
STREATHAM WELLS	0	0	0	0	0	0	14	9	14	9
THORNTON	53	53	563	-152	129	129	1252	970	1997	1000
THURLOW PARK	0	0	16	16	8	8	48	45	72	69
TULSE HILL	0	0	0	0	0	0	7	7	7	7
VASSALL	0	0	0	0	0	0	9	7	9	7
<b>Total</b>	<b>517</b>	<b>517</b>	<b>883</b>	<b>-19</b>	<b>648</b>	<b>648</b>	<b>5984</b>	<b>5561</b>	<b>8032</b>	<b>6707</b>

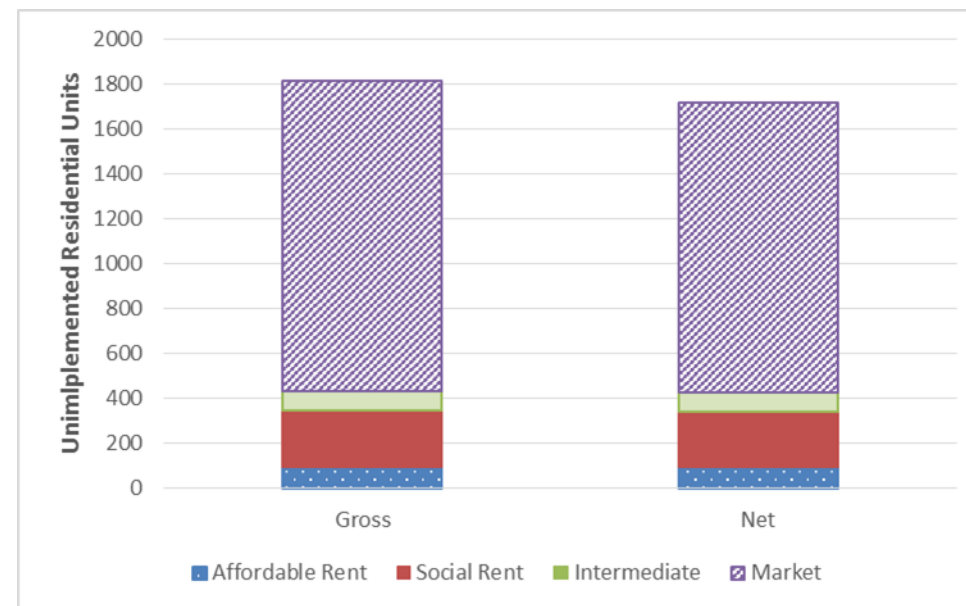
**Table 13.** 2016/17 Unimplemented Permissions Summary Table

		Development Type				Tenure				Total
		New Build	Change of Use	Residential Conversions	Prior Approvals	Affordable Rented	Social Rented	Intermediate	Market	
Gross	No.	1435	76	117	188	93	253	85	1385	1816
	%	79%	4%	6%	10%	5%	14%	5%	76%	100%
Net	No.	1409	73	47	188	93	250	85	1289	1717
	%	82%	4%	3%	11%	5%	15%	5%	75%	100%

**Chart 8.** 2016/17 Unimplemented Units by Development Type



**Chart 9.** 2016/17 Unimplemented Units by Tenure



**Table 14.** 2016/17 Unimplemented Units by Development Type and Ward

Ward	New Build		Change of Use		Residential Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
BISHOP'S	162	162	16	16	8	2	0	0	186	180
BRIXTON HILL	141	141	2	2	2	2	2	2	147	147
CLAPHAM COMMON	18	13	0	0	6	2	25	25	49	40
CLAPHAM TOWN	12	11	7	5	4	3	49	49	72	68
COLDHARBOUR	429	429	3	3	2	2	3	3	437	437
FERNDALE	9	9	1	0	0	0	18	18	28	27
GIPSY HILL	18	18	0	0	10	4	7	7	35	29
HERNE HILL	146	145	6	6	13	3	0	0	165	154
KNIGHT'S HILL	32	28	3	3	1	-1	2	2	38	32
LARKHALL	103	95	4	4	9	5	9	9	125	113
OVAL	229	228	0	0	2	1	3	3	234	232
PRINCE'S	13	13	12	12	0	0	15	15	40	40
ST. LEONARD'S	12	11	7	7	16	5	28	28	63	51
STOCKWELL	9	9	0	0	1	-1	0	0	10	8
STREATHAM HILL	21	20	0	0	7	6	0	0	28	26
STREATHAM SOUTH	20	20	0	0	9	5	3	3	32	28
STREATHAM WELLS	12	10	4	4	3	1	3	3	22	18
THORNTON	0	0	0	0	3	1	2	2	5	3
THURLOW PARK	17	16	7	7	18	7	18	18	60	48
TULSE HILL	13	12	2	2	0	0	0	0	15	14
VASSALL	19	19	2	2	3	0	1	1	25	22
<b>Total</b>	<b>1435</b>	<b>1409</b>	<b>76</b>	<b>73</b>	<b>117</b>	<b>47</b>	<b>188</b>	<b>188</b>	<b>1816</b>	<b>1717</b>

**Table 15.** 2016/17 Unimplemented Units by Tenure and Ward

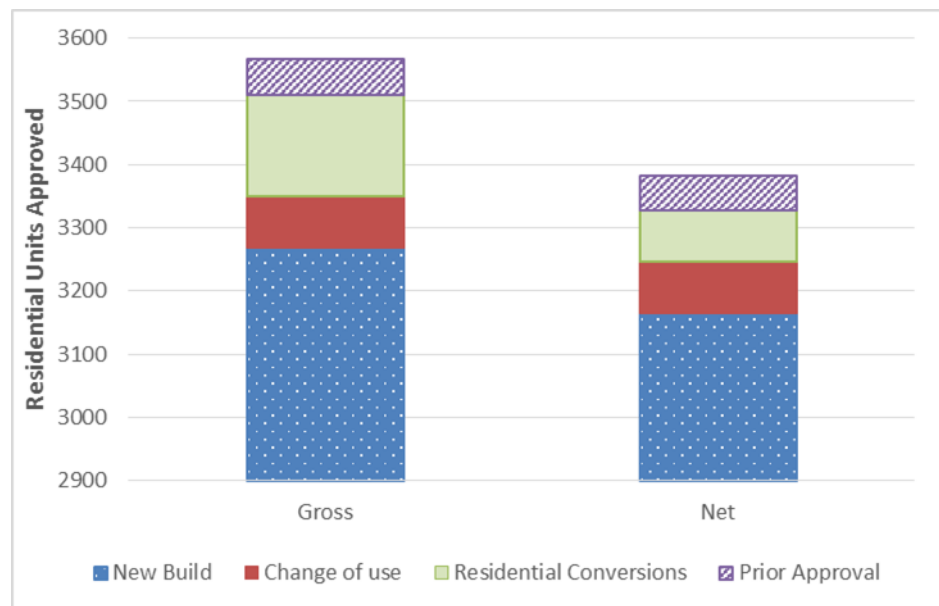
Ward	Affordable Rent		Social Rent		Intermediate		Market		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
BISHOP'S	23	23	0	0	12	12	151	145	186	180
BRIXTON HILL	15	15	21	21	16	16	95	95	147	147
CLAPHAM COMMON	0	0	0	0	0	0	49	40	49	40
CLAPHAM TOWN	0	0	0	0	0	0	72	68	72	68
COLDHARBOUR	35	35	140	140	14	14	248	248	437	437
FERNDALE	0	0	1	0	0	0	27	27	28	27
GIPSY HILL	0	0	0	0	0	0	35	29	35	29
HERNE HILL	0	0	35	35	15	15	115	104	165	154
KNIGHT'S HILL	4	4	0	0	0	0	34	28	38	32
LARKHALL	0	0	55	55	0	0	70	58	125	113
OVAL	16	16	0	0	28	28	190	188	234	232
PRINCE'S	0	0	0	0	0	0	40	40	40	40
ST. LEONARD'S	0	0	0	0	0	0	63	51	63	51
STOCKWELL	0	0	0	0	0	0	10	8	10	8
STREATHAM HILL	0	0	0	0	0	0	28	26	28	26
STREATHAM SOUTH	0	0	0	0	0	0	32	28	32	28
STREATHAM WELLS	0	0	0	0	0	0	22	18	22	18
THORNTON	0	0	0	0	0	0	5	3	5	3
THURLOW PARK	0	0	0	0	0	0	60	48	60	48
TULSE HILL	0	0	0	0	0	0	15	14	15	14
VASSALL	0	0	1	-1	0	0	24	23	25	22
<b>Total</b>	<b>93</b>	<b>93</b>	<b>253</b>	<b>250</b>	<b>85</b>	<b>85</b>	<b>1385</b>	<b>1289</b>	<b>1816</b>	<b>1717</b>



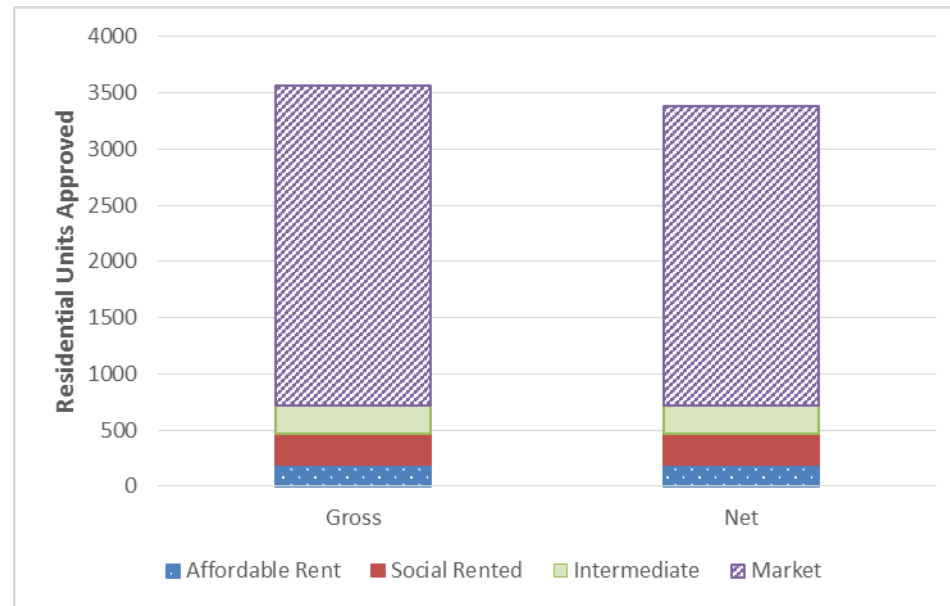
**Table 16.** 2016/17 Approvals Summary Table

		Development Type				Tenure				Total
		New Build	Change of Use	Residential Conversions	Prior Approvals	Affordable Rented	Social Rented	Intermediate	Market	
Gross	No.	3268	81	162	56	192	275	248	2852	3567
	%	92%	2%	5%	2%	5%	8%	7%	80%	100%
Net	No.	3166	81	80	56	192	273	248	2670	3383
	%	94%	2%	2%	2%	6%	8%	7%	79%	100%

**Chart 10.** 2016/17 Approved Units by Development Type



**Chart 11.** 2016/17 Approved Units by Tenure



**Table 17. 2016/17 Rolling Annual Approvals by Development Type**

	New Build				Change of Use				Residential Conversions				Prior Approvals				Totals			
	Gross		Net		Gross		Net		Gross		Net		Gross		Net		Gross		Net	
<b>2006/07</b>	5631	82%	3768	81%	496	7%	475	10%	720	11%	416	9%	0	0%	0	0%	6847	100%	4659	100%
<b>2007/08</b>	1375	58%	1217	63%	274	12%	264	14%	732	31%	446	23%	0	0%	0	0%	2384	100%	1927	100%
<b>2008/09</b>	2942	82%	1902	81%	229	6%	217	9%	398	11%	219	9%	0	0%	0	0%	3569	100%	2338	100%
<b>2009/10</b>	462	62%	455	72%	58	8%	55	9%	229	31%	123	19%	0	0%	0	0%	749	100%	633	100%
<b>2010/11</b>	1973	83%	1610	87%	100	4%	89	5%	303	13%	159	9%	0	0%	0	0%	2376	100%	1858	100%
<b>2011/12</b>	1242	79%	836	85%	88	6%	79	8%	237	15%	67	7%	0	0%	0	0%	1567	100%	982	100%
<b>2012/13</b>	976	71%	876	81%	107	8%	106	10%	287	21%	100	9%	0	0%	0	0%	1370	100%	1082	100%
<b>2013/14</b>	2528	78%	2261	80%	208	6%	208	7%	252	8%	107	4%	264	8%	264	9%	3252	100%	2840	100%
<b>2014/15</b>	4377	83%	4298	84%	163	3%	157	3%	233	4%	131	3%	503	10%	503	10%	5276	100%	5089	100%
<b>2015/16</b>	1938	78%	1721	78%	154	6%	152	7%	124	5%	55	2%	279	11%	279	13%	2495	100%	2207	100%
<b>2016/17</b>	3268	92%	3166	94%	81	2%	81	2%	162	5%	80	2%	56	2%	56	2%	3567	100%	3383	100%
<b>Total</b>	<b>26712</b>	<b>80%</b>	<b>22110</b>	<b>82%</b>	<b>1958</b>	<b>6%</b>	<b>1883</b>	<b>7%</b>	<b>3677</b>	<b>11%</b>	<b>1903</b>	<b>7%</b>	<b>1102</b>	<b>3%</b>	<b>1102</b>	<b>4%</b>	<b>33452</b>	<b>100%</b>	<b>26998</b>	<b>100%</b>

**Table 18.** 2016/17 Approved Units by Development Type and Ward

Ward	New Build		Change of Use		Residential Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
BISHOP'S	6	6	0	0	5	2	0	0	11	8
BRIXTON HILL	8	8	2	2	5	3	2	2	17	15
CLAPHAM COMMON	6	6	1	1	11	2	14	14	32	23
CLAPHAM TOWN	15	15	2	2	10	4	1	1	28	22
COLDHARBOUR	425	425	1	1	4	3	0	0	430	429
FERNDALE	180	104	1	1	0	0	3	3	184	108
GIPSY HILL	13	13	0	0	8	3	5	5	26	21
HERNE HILL	16	15	3	3	16	5	1	1	36	24
KNIGHT'S HILL	29	20	3	3	9	7	1	1	42	31
LARKHALL	179	178	9	9	22	11	6	6	216	204
OVAL	1859	1859	4	4	4	2	0	0	1867	1865
PRINCE'S	196	196	46	46	4	2	0	0	246	244
ST. LEONARD'S	4	4	0	0	28	18	14	14	46	36
STOCKWELL	16	14	0	0	2	2	1	1	19	17
STREATHAM HILL	273	262	0	0	3	2	0	0	276	264
STREATHAM SOUTH	11	10	0	0	8	5	3	3	22	18
STREATHAM WELLS	1	1	3	3	5	-1	3	3	12	6
THORNTON	0	0	1	1	6	2	1	1	8	4
THURLOW PARK	5	4	0	0	7	5	1	1	13	10
TULSE HILL	14	14	0	0	2	2	0	0	16	16
VASSALL	12	12	5	5	3	1	0	0	20	18
<b>Total</b>	<b>3268</b>	<b>3166</b>	<b>81</b>	<b>81</b>	<b>162</b>	<b>80</b>	<b>56</b>	<b>56</b>	<b>3567</b>	<b>3383</b>

**Table 19.** 2016/17 Approved Units by Tenure and Ward

Ward	Affordable Rent		Social Rent		Intermediate		Market		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
BISHOP'S	0	0	0	0	0	0	11	8	11	8
BRIXTON HILL	0	0	0	0	0	0	17	15	17	15
CLAPHAM COMMON	0	0	0	0	0	0	32	23	32	23
CLAPHAM TOWN	0	0	0	0	0	0	28	22	28	22
COLDHARBOUR	32	32	131	131	20	20	247	246	430	429
FERNDALE	0	0	81	81	0	0	103	27	184	108
GIPSY HILL	0	0	0	0	0	0	26	21	26	21
HERNE HILL	0	0	0	0	0	0	36	24	36	24
KNIGHT'S HILL	4	4	0	0	0	0	38	27	42	31
LARKHALL	0	0	61	61	8	8	147	135	216	204
OVAl	110	110	0	0	198	198	1559	1557	1867	1865
PRINCE'S	9	9	0	0	18	18	219	217	246	244
ST. LEONARD'S	0	0	1	1	0	0	45	35	46	36
STOCKWELL	0	0	0	0	0	0	19	17	19	17
STREATHAM HILL	37	37	0	0	4	4	235	223	276	264
STREATHAM SOUTH	0	0	0	0	0	0	22	18	22	18
STREATHAM WELLS	0	0	0	0	0	0	12	6	12	6
THORNTON	0	0	0	0	0	0	8	4	8	4
THURLOW PARK	0	0	0	0	0	0	13	10	13	10
TULSE HILL	0	0	0	0	0	0	16	16	16	16
VASSALL	0	0	1	-1	0	0	19	19	20	18
<b>Total</b>	<b>192</b>	<b>192</b>	<b>275</b>	<b>273</b>	<b>248</b>	<b>248</b>	<b>2852</b>	<b>2670</b>	<b>3567</b>	<b>3383</b>

**Table 20. 2016/17 Completed Developments**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
15 Abbeville Road, SW4 9LA	Change of use of the existing building underpass and construction of an infill extension to provide a 2 bed self contained flat.	CC	15/00682/FUL	1	0	1	1
95 Acre Lane, SW2 5TU	Conversion of existing office space at first and second floor level to provide 2 self contained flats.	BH	13/03615/FUL	2	0	2	2
Acre House, 10-16 Acre Lane, SW2 5SG	Roof extension to create a fourth floor to provide 3 self-contained residential units.	F	14/04979/FUL	3	0	3	3
56-58 Akerman Road, SW9 6SN	Conversion of existing hostel to provide 4 self contained residential units at 56 Akerman Road, erection of 3 x 3-storey houses on land adjoining 56 Akerman Road.	V	11/00251/RG3	2	7	9	7
Myatts Field North Housing Estate, Akerman Road, SW9	Redvelopment to include the erection of 808 new homes ranging from one to six storeys in height, new 1000sqm community centre (Use Class D1) and new 435sqm retail unit (Use Class A1).	V	10/01014/OUT	154	112	266	266
20 Ambleside Avenue, SW16	Erection of a single dwelling house.	SL	13/03124/FUL	1	0	1	1
Land bounded by Barrhill Road, Blairderry Road and Ardwell Road, SW2	Change of use of from commercial units (Use Class A2/ B1) to provide six residential units (Use Class C3)	SH	15/04224/FUL	6	0	6	6
17-23 Balham Hill, SW12 9DY	Erection of a mansard roof extension with roof terraces to provide an additional 2 self contained units.	CC	11/00154/FUL	2	0	2	2
55 Barnwell Road, SW2 1PN	Retention of the property as 2x 1 bedroom flats.	HH	16/06688/FUL	2	0	2	2
34-36 Bedford Road, SW4 7HJ	Mixed use development, comprising an office building (B1 use) of 936sqm at ground floor level and 40 residential units.	F	12/02865/FUL	24	16	40	40

**Table 20.** 2016/17 Completed Developments

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
3 Bowling Green Street, SE11 5AF	Change of use of the ground floor unit from Use Class A2 to provide a 3 bedroom flat.	O	14/06493/FUL	1	0	1	1
441-447 Brixton Road, SW9 8HE	Retention of ground and first floor retail unit, with the change of use of the second, third and fourth floor levels to provide 7 self contained units.	C	14/02517/FUL	7	0	7	7
Rear of 244 Brixton Road, SW9 6AH	Demolition of existing vacant garage/store, and erection of two storey dwelling house.	V	13/04289/FUL	1	0	1	1
89 Broxholm Road, SE27 0BJ	Conversion of a single dwelling house to provide 2 self-contained flats.	KH	10/00701/FUL	2	0	2	1
50 Cavendish Road, SW12 0DG	Conversion of existing second floor level to provide a 1 bedroom studio flat.	CC	15/00018/FUL	1	0	1	1
207 Cavendish Road, SW12 0BP	Conversion of existing house together with the erection of a two storey extension to the east elevation to provide 2no 3 bedroom family dwellings.	T	14/03850/FUL	2	0	2	1
281 Cavendish Road, SW12 0PH	Change of use of ground floor shop unit to a self-contained flat.	T	16/03578/LDCE	1	0	1	1
281 Cavendish Road, SW12 0PH	Use of the building at rear known as 281B as a self-contained residential dwelling.	T	16/03579/LDCE	1	0	1	1
5 Cedars Mews, SW4 0QD	Conversion of two flats to two semi-detached houses.	CT	16/00851/FUL	2	0	2	0

**Table 20.** 2016/17 Completed Developments

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
5 Cedars Mews, SW4 0QD	Erection of a single storey ground floor rear extension with the conversion of two flats to two semi-detached houses.	CT	16/00851/FUL	2	0	2	0
Land rear of Dacres House, 191 Cedars Road, SW4 0PT	Use of an outbuilding located to the rear of Dacres House as a self-contained residential dwelling.	CT	16/03852/LDCE	1	0	1	1
1-66 Cheviot Gardens, SE27 0SU	Redvelopment to provide 66 sheltered housing units and 18 private housing units (C3 use class).	KH	12/03809/FUL	18	66	84	18
Land adjacent to 1 Cheviot Road, SE27 0LF	Demolition of existing garage to the side of 1 Cheviot Road and the erection of a 2-storey detached house.	KH	12/00249/FUL	1	0	1	1
Garage Block, China Walk Estate, SE11	Demolition of existing garage block and erection of a part four, part five, storey building to provide a residential development of 31 residential flats.	B	14/04767/FUL	0	31	31	31
21 Clapham High Street, SW4 7TR	Extension to the property and change of use at ground floor to create a total of 3 flats.	F	16/05211/LDCE	3	0	3	3
158, 160 and 162 Clapham Park Road, SW4 7DE	Extension and alterations to provide 4 x 1 bed flats, 1 x 2 bed flat and 1 x 4 bed flat.	CC	15/04245/FUL	6	0	6	2
Land between 14 and 16 Clapham Park Terrace, SW2 5EA	Demolition of existing garage and erection of a three storey single dwelling house.	BH	12/04239/FUL	1	0	1	1

**Table 20. 2016/17 Completed Developments**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Land between 14 and 16 Clapham Park Terrace, SW2 5EA	Demolition of existing garage and erection of a three storey single dwelling house.	BH	12/04239/FUL	1	0	1	1
159 Clapham Road, SW9 0PU	Change of use from offices (B1) to residential (C3) and conversion of building into 3 x 2 bed residential units.	V	15/01399/FUL	3	0	3	3
7 Claylands Place, SW8 1NL	Demolition of an existing single storey storage facility and the erection of a 3 storey building to provide 2 self-contained flats	O	10/04190/FUL	2	0	2	2
3 Clitheroe Road, SW9 9DY	Single dwelling conversion into 3 flats.	L	16/01316/LDCE	3	0	3	2
441 Coldharbour Lane, SW9 8LN	Erection of a mansard roof extension to include 2 self contained flats and the retention of the existing cafe (Use Class A3) at ground floor level.	C	12/00201/FUL	2	0	2	1
139a Coldharbour Lane, SE5 9NU	Conversion of existing single dwelling house into three self contained flats comprising of 1 x 2 bed flat and 2 x 1 bed flats.	HH	13/05488/FUL	3	0	3	2
202-204 Coldharbour Lane, SW9 8SA	Conversion and extension of existing building to provide 7 self contained flats .	HH	07/04824/FUL	7	0	7	3
Grosvenor Mansions and Princess Mansions, 268-272 Coldharbour Lane, SW9 8SE	Erection of a mansard roof extension at fourth floor level to provide 3 self contained units.	C	13/05907/FUL	3	0	3	3
Corben Mews, SW8 4TA	Erection of an additional floor to create 2 x two bedroom units with private balconies.	L	16/03500/FUL	2	0	2	2
Courland Grove Baptist Chapel, SW8 2PX	Redevelopment to provide replacement community hall (Use Class D1) and 6 residential units to the first and second floors (Use Class C3).	L	12/01821/FUL	6	0	6	6



**Table 20.** 2016/17 Completed Developments

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
4 Cowthorpe Road, SW8 4RB	Use of the property as two self-contained flats.	S	16/01971/LDCE	2	0	2	2
MHT House, Crescent Lane, SW4 9RS	Redevelopment to create a total of 18 residential units.	CC	14/06885/FUL	18	0	18	18
The Beehive, 6 Crossford Street, SW9 9HQ	Erection of a side/rear extension and mansard-type roof extension and internal alteration to the existing pub to provide ancillary residential accommodation and 2 self	L	14/00715/FUL	2	0	2	2
96 Dalzell Road, SW9 9UP	Conversion of dwelling into 2 self contained units.	F	14/06347/FUL	2	0	2	1
96 Downton Avenue, SW2 3TS	Conversion of single dwelling into three self-contained flats (1 studio flat, 1 x 1 bed flat, 1 x 3 bed flat) .	SH	15/02770/FUL	3	0	3	2
35 Drewstead Road, SW16 1LY	Conversion of single dwelling house into 4 self contained flats.	SL	14/05498/FUL	4	0	4	3
53 Drewstead Road, SW16 1AA	Use as six self contained flats.	SL	16/04367/LDCE	6	0	6	6
55 Drewstead Road, SW16 1AA	Use as six flats.	SL	16/04144/LDCE	6	0	6	6
39 Dulwich Road, SE24 0NJ	De-conversion of two existing maisonettes into a single dwellinghouse.	HH	16/03779/FUL	1	0	1	-1
4 Effra Parade, SW2 1PS	Conversion of upper floor maisonette into 1st floor maisonette and a second & third floor maisonette.	HH	13/05748/FUL	2	0	2	1
6a Electric Avenue, SW9 8JX	Use as 4 self contained flats.	C	16/01021/LDCE	4	0	4	3
Garages Rear Of 98 Etherstone Road, SW16 2RA	Demolition of the existing garages and the erection of a two storey terrace of 4 three bedroom dwelling houses.	SW	14/04586/FUL	4	0	4	4

**Table 20. 2016/17 Completed Developments**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
11 Fernwood Avenue, SW16 1RD	Conversion of Flat 2 into 2no self-contained residential units.	SL	15/06851/FUL	2	0	2	1
The Robin Hood and Little John, 123 Flaxman Road, SE5 9EA	Demolition of the existing public house and erection of a 5 storey building to provide retail floorspace at ground floor level, and 7 self contained flats.	HH	13/00143/FUL	7	0	7	7
232 Gipsy Road, SE27 9RB	Use of the upper floors as 3 self-contained flats.	GH	17/00160/LDCE	3	0	3	3
9-11 Gleneldon Road, SW16 2AU	Conversion of ground floor vacant unit to form 2 self contained flats (use Class C3).	SL	12/04527/FUL	2	0	2	2
59 Grantham Road, SW9 9ED	Conversion of single dwelling to provide 2 self contained flats.	L	14/06474/FUL	2	0	2	1
The Hope, 7 Heather Close, SW8 3BS	Change of use and extension of upper floors to provide nine residential units; reconfiguration of the existing ground floor public house.	CT	14/04587/FUL	9	0	9	8
9 Helix Gardens, SW2 2JJ	Use of existing property as two self contained units.	TH	16/03133/LDCE	2	0	2	2
54 Hill House Road, SW16 2AQ	Conversion of existing single dwelling house to provide 3 self-contained units.	SW	15/04136/FUL	3	0	3	2
14 Hitherfield Road, SW16 2LN	Conversion of first/second floor maisonette to 2 no. self contained flats.	SW	15/00272/FUL	2	0	2	1
26 Holmewood Gardens, SW2	Erection of a 2 storey single family dwelling house.	BH	13/01494/FUL	1	0	1	1
59 Josephine Walk, SW2 2JZ	Roof extension to create 4 self contained units.	TH	15/07044/FUL	4	0	4	4

**Table 20.** 2016/17 Completed Developments

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Car Park Adjacent to 8 Juxon Street, SE11	Erection of a building to provide 39 intermediate Pocket residential units.	B	14/04769/FUL	0	39	39	39
309 Kennington Road, SE11 4QE	Conversion of existing dwelling into four self-contained flats.	P	15/07335/FUL	4	0	4	3
340 Kennington Road, SE11 4LD	Extension and change of use of upper floors of the building to 3 self-contained flats (1x3 bedroom, 1x1bed-room, 1xstudio flat).	O	14/02731/FUL	3	0	3	3
79 Kingswood Road, SW2 4JN	Use of property as 2 self-contained flats	BH	16/01832/LDCE	2	0	2	2
216 Lambeth Road, SE1 7JY	Demolition of the existing student accommodation block and No. 216 Lambeth Road for the redevelopment of the site to provide a 59-bedroom 'Ronald McDonald House' (Use Class C2) .	B	14/03703/FUL	0	0	0	-1
83a Landor Road, SW9 9RT	Demolition of existing two storey building and construction of new residential building of four flats.	L	14/06851/FUL	4	0	4	4
73a Larkhall Rise, SW4 6HT	Redevelopment to provide six apartments with ground and lower ground B1(a) commercial unit.	CT	15/01230/FUL	6	0	6	6
115 Leigham Court Road, SW16 2NT	Erection of five three storey townhouses on existing vacant site.	SW	15/00488/FUL	5	0	5	5
Belenoyd Court Estate, Leigham Court Road, SW16	Residential development of 32 new 100% intermediate affordable Pocket flats.	SW	14/03642/RG4	0	32	32	32

**Table 20. 2016/17 Completed Developments**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Land rear of 132 Leigham Court Road, SW16 2RL	Erection of a 5 storey (plus basement) building to provide 19 self contained flats and the erection of 5 x two storey houses.	SW	12/00784/FUL	0	24	24	24
96 Lollard Street, SE11 6PX	Conversion into 2 self contained flats.	P	16/04810/LDCE	2	0	2	2
30 Luxor Street, SE5 9QN	Use of the basement as a self-contained flat.	HH	16/01856/LDCE	1	0	1	1
15 Mackay Road, SW4 0NB	Use as two self contained flats (ground & first floor).	CT	16/03299/LDCE	2	0	2	2
82 Meadow Road, SW8 1PP	Conversion of single house to 5 self-contained flats.	O	15/04206/FUL	5	0	5	4
Garages rear of 18-38 Meadow Road, SW8 1QB	Demolition of existing garages, and erection of 8 residential units.	O	12/03973/FUL	8	0	8	8
4a Milford Mews, SW16 2UA	Demolition of existing dwelling and erection of three single dwelling houses.	SW	12/02556/FUL	3	0	3	2
20 Milkwood Road, SE24 OHH	Use of 1st and 2nd floors as two self contained flats	HH	16/01275/LDCE	2	0	2	0
142 Newington Butts, SE11 4RN	Conversion of existing dwelling into 3 self contained residential units.	P	14/06999/FUL	3	0	3	-1
130-138 Newington Butts, SE11	Demolition of existing building and redevelopment of the	P	12/00054/FUL	0	65	65	65
94-96 Norwood High Street, SE27 9NW	Use as 8 self contained flats.	KH	16/02768/LDCE	8	0	8	8
531 Norwood Road, SE27 9DL	Loft conversion to provide studio flat	TP	17/00338/LDCE	1	0	1	1
First & second floors, 348-352 Norwood Road, SE27 9AA	Change of use from private members snooker club and ancillary offices (Use Class D2) to residential units (Use Class C3) to provide 9 residential units.	KH	14/00782/FUL	9	0	9	9

**Table 20. 2016/17 Completed Developments**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
West Norwood Fire Station, 445 Norwood Road, SE27 9DG	Change of use of fire station at ground floor for nursery with residential upper floors (12 units); the construction of four storey building to the rear for residential (10 units).	TP	14/04865/FUL	20	2	22	22
5 Oakdale Road, SW16 2HW	Demolition of existing house and the erection of a three-storey building to provide 8 x self-contained flats.	SW	10/03914/FUL	8	0	8	7
152 Old South Lambeth Road, SW8 1XX	Conversion and extension of existing restaurant and ancillary accommodation to provide replacement restaurant and 19 bed apart-hotel.	O	12/04522/FUL	0	0	0	-1
9-11 Old Town, SW4 0JT	Change of use of upper floors to create four self-contained residential units.	CT	14/06889/FUL	4	0	4	3
1 Palace Road, SW2 3DY	Redevelopment to provide a healthcare centre, pharmacy and 14 residential dwellings (comprising 13 apartments and a 4 bedroom townhouse).	SH	13/01520/VOC	17	1	18	17
17-21 Palfrey Place, SW8 1PB	Change of use of the existing building (Use Class B2) into 4 self contained residential units.	O	13/03229/FUL	4	0	4	4
69-71 Palfrey Place, SW8 1AR	Demolition of existing building and erection of a part two, part three storey building to provide six self contained flats.	O	13/04710/VOC	6	0	6	6
Land rear of 19 and 21 Park Hall Road, SE21 8EH	Erection of a 2 storey single dwelling house, at ground and lower ground floor level.	TP	14/00864/FUL	1	0	1	1
20 Parkthorne Road, SW12 0JW	Conversion into single dwelling.	T	16/01458/FUL	1	0	1	-1

**Table 20. 2016/17 Completed Developments**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Land adjacent to 67 Paulet Road, SE5 9HW	Erection of a building to provide three self-contained units.	V	12/01114/FUL	3	0	3	3
19-21 Paulet Street, SE5 9HP	Use as 2 self contained flats.	V	16/01104/LDCE	2	0	2	2
4 Pegasus Place, SE11 5SD	Extension to create a self contained studio flat.	O	15/01845/FUL	1	0	1	1
1 Pyrmont Grove, SE27 0BG	Demolition of garage and erection of 2 dwelling houses.	KH	13/05529/FUL	2	0	2	2
82 Railton Road, SE24 0LD	Redevelopment to provide 8 residential and two commercial units.	HH	12/04161/FUL	8	0	8	6
17 Richborne Terrace, SW8 1AS	De-conversion two flats to a single dwelling house.	O	15/04891/FUL	1	0	1	-1
Adjacent to 2 Rockhampton Close, SE27 0NG	Extension of building to provide a self-contained flat.	KH	11/03914/FUL	1	0	1	1
44 Rosendale Road, SE21 8DP	Conversion of two existing dwellings at basement and ground floors into a single dwelling.	GH	15/07147/FUL	1	0	1	-1
65 Sandmere Road, SW4 7PT	Demolition of existing garage and erection of a single storey dwelling house.	F	13/05941/FUL	1	0	1	1
8 Silk Mews, SE11 4BA	Use of the upper floor as a self-contained flat.	P	16/05900/LDCE	1	0	1	1
101 South Croxted Road, SE21 8BA	Conversion of 2 self-contained flats into a single dwelling.	GH	15/06633/FUL	1	0	1	-1

**Table 20.** 2016/17 Completed Developments

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Stamford Buildings, South Lambeth Road, SW8 1UY	Erection of a mansard roof extension to provide 2 self contained flats.	S	15/03188/FUL	2	0	2	2
31a Spenser Road, SE24 0NS	Conversion from 2 x flats to single dwelling-house.	HH	15/00559/FUL	1	0	1	-1
Land at St Agnes Place, SE11	Redevelopment to provide 58 residential units.	O	11/00391/RG4	28	30	58	52
9 St Alphonsus Road, SW4 7BA	Demolition of existing scaffold storage yard and associated structures, and replacement with 6 townhouses.	CC	13/03987/FUL	6	0	6	6
15 St George Wharf, SW8 2FD	Conversion of two existing flats into a single flat	O	16/01291/FUL	1	0	1	-1
3 St Gothard Road, SE27 9QR	Erection of a single dwelling house.	GH	14/04231/OUT	1	0	1	1
57 Stockport Road, SW16 5XE	Erection of a two storey single dwelling house.	SS	14/03139/FUL	1	0	1	1
47 Strathbrook Road, SW16 3AT	Loft conversion to provide new flat	SS	16/03171/FUL	2	0	2	1
292 Streatham High Road, SW16 6HG	Change of Use from offices to residential to create 3 self-contained flats.	SL	13/01077/FUL	3	0	3	3
534 Streatham High Rd, SW16	Use of the ground floor as a self-contained flat.	SS	16/05934/LDCE	1	0	1	1
176a Streatham High Road, SW16 1BJ	Conversion of existing unit into 3 self-contained flats.	SL	15/06987/FUL	3	0	3	2
38 Sudbourne Road, SW2 5AH	Conversion of existng units into a single dwelling.	BH	16/02017/FUL	1	0	1	-1
19 The Chase, SW4 ONP	De-conversion of two flats into a single dwelling.	CT	15/00104/FUL	1	0	1	-1
48 The Chase, SW4 ONH	De-conversion of basement flat.	CT	16/00030/FUL	1	0	1	-1
51 The Chase, SW4 ONP	De-conversion of two flats to provide a single unit.	CT	16/01372/FUL	1	0	1	-1

**Table 20. 2016/17 Completed Developments**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
5 The Pavement, SW4 0HY	Re-configuration and extension provide six flats.	CT	15/05558/FUL	6	0	6	5
1b Thessaly Road, SW8 4HR	Change of use from artists' studios to one residential unit.	L	15/04949/FUL	1	0	1	1
99 Thurlow Park Road, SE21 8JL	Demolition of existing dwelling and construction of 8 Maisonettes and 1 apartment.	TP	13/01277/FUL	9	0	9	8
2-16 (Evens) Tinworth Street, SE11 5EL	Variation of original mixed use scheme, replacing some student accommodation with 9 affordable residential units.	P	16/00323/VOC	0	9	9	9
90 Tyers Street, SE11 5HS	Erection of a building to provide art gallery with work-live unit and 3 self contained flats.	P	11/03491/FUL	4	0	4	4
51 Union Grove, SW8 2QJ	Change of use from police station to residential to provide 20 dwellings.	L	14/00987/FUL	0	8	8	8
8 Vauxhall Grove, SW8 1TD	Change of use to part residential, part B&B use.	O	16/02403/FUL	1	0	1	1
256 Wandsworth Road, SW8 2JS	Erection of a 4 storey building to provide 8 self-contained flats and additional retail and office space.	L	16/04097/VOC	9	0	9	8
705 Wandsworth Road, SW8 3JF	Change of use of ground floor from retail use to residential, and amalgamation of ground floor and first floor to create one single dwelling.	CT	15/06105/FUL	1	0	1	1
642 Wandsworth Road, SW8	Extensions to create 3 self contained flats	CT	13/04062/FUL	3	0	3	2
Sainsburys, 62 Wandsworth Road, SW8 2LF	Part of mixed use scheme involving replacement retail store, childrens tutoring facility, flexible retail, office floorspace and a total of 645 residential units.	O	14/05064/VOC	170	0	170	170



**Table 20. 2016/17 Completed Developments**


Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Sainsburys, 62 Wandsworth Road, SW8 2LF	Part of mixed use scheme involving replacement retail store, childrens tutoring facility, flexible retail, office floorspace and a total of 645 residential units.	O	15/05379/VOC	0	52	52	52
152-158 Waterloo Road, SE1	Redevelopment of the site to provide a mixed use development comprising 9 residential units, replacement office and retail floorspace.	B	13/02618/FUL	9	0	9	9
25-31 Westow Hill, SE19 1TQ	Erection of three storeys above the existing ground floor level to enable the creation of 7 self-contained flats.	GH	12/03571/FUL	7	0	7	7
Land north of land rear of 77-79 Westow Hill, SE19 1TX	Redevelopment to provide 9 flats and office space.	GH	15/02672/FUL	9	0	9	9
St Giles House, 11 Woodbourne Avenue, SW16 1UP	Reconfiguration of sheltered housing to meet Lifetime Homes standards, resulting in the reduction in number of units.	SL	12/03190/FUL	0	19	19	-7
St Giles House, 11 Woodbourne Avenue, SW16 1UP	Conversion of plant machinery/lift shaft at third floor level to provide an additional 2 bed self contained flat.	SL	16/03334/FUL	0	1	1	1
110 -113 Woodvale Walk, SE27 0EY	Demolition of the existing parade of shops and erection of 9 self-contained flats and a new retail shop unit.	KH	13/03432/FUL	9	0	9	9
10 Wynne Road, SW9 0BB	Demolition of the existing vacant office building and the erection of a new 4 storey building to provide 25 x one-bedroom flats.	F	13/05251/RG4	0	25	25	25

**Table 21. 2015/16 Completed Developments - Affordable**

Address	Development Description	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable*
56-58 Akerman Road, SW9 6SN	Conversion of existing hostel to provide 4 self-contained residential units and erection of 3 houses on adjoining vacant land.	V	11/00251/RG3	0	7	0	7	5
Myatts Field North Housing Estate, Akerman Road, SW9	Redvelopment to include 808 new homes, new community centre and new 435sqm retail unit.	V	10/01014/OUT	0	111	1	112	112
34-36 Bedford Road, SW4 7HJ	Mixed use development, comprising of an office use at ground floor level and 40 residential units.	F	12/02865/FUL	0	11	5	16	16
1-66 Cheviot Gardens, SE27 0SU	Redvelopment to provide 66 sheltered housing units and 18 private housing units.	KH	12/03809/FUL	66	0	0	66	0
Garage Block, China Walk Estate, SE11	Demolition of existing garage block and erection of a part four, part five, storey building to provide a residential development of 31 flats.	B	14/04767/FUL	0	0	31	31	31
Car Park Adjacent to 8 Juxon Street, SE11	Erection of a building to provide 39 intermediate Pocket units.	B	14/04769/FUL	0	0	39	39	39

**Table 21. 2015/16 Completed Developments - Affordable**


Address	Development Description	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable*
Belenoyd Court Estate, Leigham Court Road, SW16	Residential development of 32 new Intermediate Pocket flats.	SW	14/03642/RG4	0	0	32	32	32
Land rear of 132 Leigham Court Road, SW16 2RL	Erection of a 5 storey building to provide 19 self contained flats plus 5 x two storey houses.	SW	12/00784/FUL	0	0	24	24	24
130-138 Newington Butts, SE11 4QU	Redevelopment of the site to provide 73 residential units, together with 480 sqm of retail floorspace.	P	12/00054/FUL	0	2	63	65	65
West Norwood Fire Station, 445 Norwood Road, SE27 9DG	Change of use of existing fire station to nursery with 12 residential units above; erection of building to the rear for 10 residential units.	TP	14/04865/FUL	2	0	0	2	2
1 Palace Road, SW2 3DY	Redevelopment of the site to provide a healthcare centre, a pharmacy and 14 residential dwellings (13 flats and a 4 bedroom townhouse).	SH	13/01520/VOC	0	1	0	1	1
Land at St Agnes Place, SE11	Redevelopment to provide 58 residential units.	O	11/00391/RG4	0	21	9	30	24

 SHLAA 2013 Large Site

\* net number of affordable units, ie the number of new affordable units minus any existing affordable units on the site

**Table 21. 2015/16 Completed Developments - Affordable**

Address	Development Description	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable*
2-16 (Evens) Tinworth Street, SE11 5EL	Variation of original mixed use scheme, replacing some student accommodation with 9 affordable residential units.	P	16/00323/VOC	9	0	0	9	9
51 Union Grove, SW8 2QJ	Change of use from police station to residential to provide 20 dwellings.	L	14/00987/FUL	4	0	4	8	8
Sainsburys, 62 Wandsworth Road, SW8 2LF	Part of mixed use scheme involving replacement retail store, childrens tutoring facility, flexible retail, office floorspace and a total of 645 residential units.	O	15/05379/VOC	0	0	52	52	52
St Giles House, 11 Woodbourne Avenue, SW16 1UP	Reconfiguration of sheltered housing to meet Lifetime Homes standards, resulting in the reduction	SL	12/03190/FUL	0	19	0	19	-7
	Conversion of plant machinery to provide an additional self-contained flat.	SL	16/03334/FUL	0	1	0	1	1
10 Wynne Road, SW9 0BB	Demolition of the existing vacant office building and the erection of a new 4 storey building to provide 25 x one-bedroom flats.	F	13/05251/RG4	0	0	25	25	25

 SHLAA 2013 Large Site

\* net number of affordable units, ie the number of new affordable units minus any existing affordable units on the site

**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
33-35 Abbeville Road, SW4 9LA	Change of use of vacant restaurant storage spaces into a one bed residential unit.	CC	16/04501/FUL	1	0	1	1
166 Acre Lane, SW2 5UL	Extension and part conversion of the ground floor to provide one self contained dwelling.	F	15/01023/FUL	1	0	1	1
168 Acre Lane, SW2 5UL	Change of use of rear part of ground floor beauty salon to provide a self-contained flat (Class C3).	F	15/00254/FUL	1	0	1	1
Sandhurst Court, Acre Lane, SW2 5TX	Roof extension to provide 9 self contained flats (8 x 2 bedroom and 1 x 3 bedroom).	BH	11/02205/FUL	9	0	9	9
22-29 Albert Embankment, SE1 7TJ	Mixed-use development comprising flexible A1/A3/B1 uses and 186 residential units.	P	16/04713/VOC	168	18	186	186
Hampton House, 20 Albert Embankment, SE1 7TJ	Residential-led mixed use development comprising cafe/restaurants, office (B1) and 253 residential units.	P	13/03582/VOC	168	84	252	252
Wah Kwong House, 10 Albert Embankment, SE1 7SP	Change of use of dwelling on the 13th floor to provide 6 hotel suites (Class C1).	P	15/05922/FUL	0	0	0	-1
Westminster Tower, 3 Albert Embankment, SE1 7SP	Conversion of existing building to provide office space at lower levels, 34 residential units above.	P	15/03470/VOC	28	0	28	28
33 Ambleside Avenue, SW16 1QE	Conversion of a single dwelling house into 5 self-contained flats.	SL	15/03039/FUL	5	0	5	4
John Company Public House, 262 Amesbury Avenue, SW2 3BL	Redevelopment to provide flexible retail use at ground floor 9 residential units above.	SH	10/02581/FUL	9	0	9	9
Land On The Corner Of Avenue Park Road, SE21 1NW	Redevelopment to provide 42 residential units and office floorspace.	TP	14/06834/VOC	18	24	42	42
2 Barrington Road, SW9 7EB	Demolition of existing three storey building and redevelopment to provide 104 residential units.	C	14/01020/FUL	73	31	104	104
20-22 Beardell Street, SE19 1TP	Erection of a 5 storey building comprising 2 commercial units and 9 apartments.	GH	16/06145/VOC	8	0	8	8

**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Thrayle House, Benedict Road, SW9 0XU	Redevelopment to provide 177 homes, flexible retail (A1/A2) and community space.	F	15/04500/FUL	96	81	177	101
69-71 Bondway, SW8 1SQ	Redevelopment to provide a mixed use scheme comprising ground floor commercial units (flexible A1/A2/A3/A4), office floorspace and 450 residential units.	O	14/00601/FUL	360	90	450	450
Clapham Park Precinct H1236, 8-28 Bourke Close, SW4 8ER	Demolition of existing three storey blocks and erection of 20 residential houses.	T	14/00052/FUL	20	0	20	-1
Between 51 And 53 Brading Road, SW2 2AP	Redevelopment of the site involving the erection of four 3 storey houses and two 2 storey houses.	TH	11/01894/FUL	6	0	6	6
124-128 Brixton Hill, SW2	Erection of linked buildings comprising of 10 commercial units (B1) and 8 residential units.	BH	15/02555/FUL	8	0	8	8
'The Triangle Site', Land West Of Brixton Hill, SW2	Redevelopment to provide residential units, office floorspace, cycle hub and ground floor retail/café.	BH	15/02276/FUL	72	48	120	119
164 Brixton Road, SW9 6AU	Internal alterations to create one additional flat at ground floor and self-contain the 2nd floor flat.	V	14/04322/FUL	4	0	4	2
168a-168b Brixton Street, SW9 6AU	Conversion of existing hostel into 5 self-contained flats.	V	16/01781/FUL	5	0	5	5
Car Park, Cambria Road, SE5 9AB	The erection of two double storey, three bedroom dwellinghouses.	HH	14/02994/FUL	2	0	2	2
62 Cavendish Road, SW12 0DG	Conversion of the existing property to provide 3 x 2 bedroom self-contained flats.	CC	16/02189/FUL	3	0	3	2
Orchard Primary School, Christchurch Road, SW2 3ET	Erection of 7 new dwelling houses.	BH	13/04830/FUL	7	0	7	7

**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Land Between 2 and 4, Clapham Common North Side, SW4 0QW	Re-development of the existing site to provide a 3-storey dwelling house.	CT	13/05489/FUL	1	0	1	1
330-340 Clapham Road, SW4 9AJ	Mixed use scheme providing office, retail and café, together with 79 residential units.	L	13/03248/FUL	51	28	79	78
381-383 Clapham Road, SW9 9BT	Refurbishment of the existing properties to provide 10 self-contained flats.	L	15/04901/FUL	10	0	10	3
79-81 Clapham Road, SW9 0HY	Demolition of the existing building and erection of a 4 storey residential building comprising 14 flats.	O	15/03035/FUL	14	0	14	14
Kelly's Pub, 124 Clapham Road, SW9 0LA	Change of use to provide 9 self contained flats on upper floors and retention of public house.	S	11/02222/FUL	9	0	9	8
Rear Of 69 Clapham Road, SW9 0HY	Demolition of outbuilding and erection of a new single storey residential dwelling.	O	14/06352/FUL	1	0	1	1
Land Rear Of 52 Clarence Avenue, SW4 8JF	Erection of five, three storey buildings including basement, to provide five residential units.	CC	14/05245/FUL	5	0	5	5
374 Coldharbour Lane, SW9 8PL	Redevelopment to provide office space, 13 residential units and cafe/restaurant unit within retained façade	C	15/01252/FUL	13	0	13	12
Plot 220-224 Coldharbour Lane, SW9 8SA	Mixed-use development providing a ground floor commercial unit and 7 self contained flats on the upper floors.	C	14/02703/FUL	7	0	7	7
39-40 Cornwall Road, SE1 8TJ	Erection of new building comprising five self-contained residential units.	B	13/06086/FUL	5	0	5	5

**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
32 Crescent Grove, SW4 7AH	Conversion of existing House in Multiple Occupation (HMO) into two single family dwelling houses.	CC	16/01448/FUL	2	0	2	-2
Land adj 132 Crimsworth Road, SW8 4RL	Erection of a part two/part three storey, two bedroom dwelling.	S	15/05579/FUL	1	0	1	1
The Beehive, 6 Crossford Street, SW9 9HQ	Extension/alteration to existing pub to provide ancillary accommodation and 2 self contained flats.	L	14/00715/FUL	1	0	1	0
13-19 Croxted Road, SE21 8SZ	Redevelopment to provide flexible retail and a GP surgery at ground/first floor, with 9 flats above.	TP	12/04235/FUL	9	0	9	9
4 Dalton Street, SE27 9HS	Extension to provide a self contained flat.	TP	13/03251/FUL	1	0	1	1
41 Darlington Road, SE27 0UD	Erection of a mansard roof extension to provide a new 2-bed self contained flat.	KH	15/05387/FUL	1	0	1	-4
Land Bounded By Doon Street & Upper Ground, SE1	Redevelopment of site to provide a sports centre, retail/restaurant/bar floorspace, and 236 residential units.	B	11/00996/FUL	236	0	236	236
Plot 135 Dulwich Road, SE24 0NG	Erection of a new two storey building comprising of two self contained flats and one maisonette.	HH	14/00762/FUL	3	0	3	3
45 Electric Avenue, SW9 8JP	Conversion of the upper floors to form a self contained flat (Use class C3).	C	15/04494/FUL	1	0	1	1
Elm Park Hotel, 76 Elm Park, SW2 2UB	Extension to provide additional public house ancillary residential accommodation at ground floor, and a self contained flat above.	TH	14/05112/FUL	1	0	1	1



**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
240-246 and 248-250 Ferndale Road, SW9	Extension and alteration to Toplin House to provide café/ bar, flexible retail and office space. Purpose-built replacement post office and residential block providing 11 units.	F	15/03127/FUL	11	0	11	11
26 Fontaine Road, SW16 3PA	Change of use/extension of existing garage to provide one-bed self contained residential unit.	SS	13/05546/FUL	1	0	1	1
Thorold House, Forster Road, SW2 4NL	Clapham Park Estate Precinct J3—erection of a new building to provide 21 affordable residential units.	T	13/05029/FUL	0	21	21	21
207-209 Gipsy Road, SE27 9QY	Erection of new building to provide retail or office at ground floor level and seven residential flats above.	GH	14/04718/FUL	7	0	7	7
86-88 Gresham Road, SW9 7NP	Redevelopment of site to provide 71 residential units and office floorspace (Use Class B1).	C	15/07105/FUL	52	19	71	71
5 Gubyon Avenue, SE24 0DU	Demolition of existing garage and the erection of a two storey detached building.	HH	16/04059/FUL	2	0	2	2
37 Hinton Road, SE24 0HR	Demolition of existing derelict building and the erection of 3, three-storey town houses.	HH	10/02787/FUL	3	0	3	2
Holmes House, 10 Holmes Terrace, SE1 8BL	Extension at roof level to provide 4 residential units.	B	14/03560/FUL	4	0	4	4
Garages To The Rear Of 90 Idmiston Road, SE27 4HQ	Demolition of the existing garages and erection of one bedroom single storey dwelling house.	TP	15/04972/FUL	1	0	1	1
34 Kennington Lane, SE11 4LS	Change of use of existing launderette to residential use (C3) to form a 2 bedroom self contained flat.	P	14/00477/FUL	1	0	1	1
Land Between 91 & 97 Kennington Lane, SE11 4HQ	Demolition of existing garages and construction of 3 storey building including 6 residential units.	P	16/00888/FUL	6	0	6	6
70 Kings Avenue, SW4 8BH	Redevelopment to provide 7 self contained flats and 2 semi detached dwelling houses.	T	14/00362/FUL	9	0	9	8

**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
78a Kings Avenue, SW4 8BH	Redevelopment to provide 7 self-contained flats and 2 three bedroom dwelling houses.	T	14/00338/FUL	9	0	9	8
Viney Court, 78 Kings Avenue, SW4 8BH	Erection of four three storey dwellings to the rear of 78 Kings Avenue.	T	14/06388/FUL	5	0	5	5
Land At Clarence Avenue, Poynders Road, Atkins Road,	Precinct B4 of Clapham Park redevelopment	T	13/00778/DET	0	73	73	59
276 Knights Hill, SE27 0QP	Erection of four 3 bedroom houses.	KH	12/01343/FUL	4	0	4	4
34 Lamberhurst Road, SE27 0SE	De-conversion of 2 self contained flats to a single family dwellinghouse.	KH	15/01176/FUL	1	0	1	-1
1 Lambeth High Street, SE1 7JN	Redevelopment to provide 69 residential units and office/retail use at ground floor.	B	14/02104/FUL	55	14	69	69
214 Lambeth Road, SE1 7JY	Conversion of the existing building from student accommodation to a single family dwelling.	B	15/03900/FUL	1	0	1	1
18 Landor Road, SW9 9PP	Change of use and alteration of existing building into one bedroom flat.	L	13/03265/FUL	1	0	1	1
Nursery School, 10 Lollard Street, SE11 6UP	Redevelopment of the site to provide replacement day nursery and 89 residential units.	P	14/00509/FUL	19	70	89	89
Phase 3, Loughborough Park Estate Loughborough Park Road, SW9 8NL	Phase 3 of Loughborough Park Estate redevelopment. Demolition of remaining original blocks and creation of 276 residential units and replacement community centre.	C	15/01281/FUL	0	276	276	89
2a Mandrell Road, SW2 5DL	Demolition of existing warehouse buildings and erection of two terraces of 4 bed dwellings.	BH	13/03322/FUL	8	0	8	8
Land To The West Of 2a Mandrell Road, SW2	Demolition of existing office building and erection of two terraces of 4 bed dwellings.	BH	14/04201/FUL	8	0	8	8

**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
12 Methley Street, SE11 4AJ	Conversion of existing two flats into single dwelling.	P	16/03664/FUL	1	0	1	-1
Land to the rear of Minehead Road, SW16 2AW	Erection of a 2 storey, plus basement dwelling house fronting onto Hillhouse Road.	SW	14/00036/FUL	1	0	1	1
20 Norwood High Street, SE27 9NR	Erection of a mansard roof extension to provide a self contained flat.	KH	13/04293/FUL	1	0	1	1
144 Norwood Road, SE24 9AY	Change of use to provide 2 self contained flats (Use Class C3) and a B1 office unit.	TP	12/01270/FUL	2	0	2	2
327 Norwood Road, SE24 9AH	Change of use to provide eight self contained flats.	TP	13/05244/FUL	8	0	8	8
64 Offley Road, SW9 0LS	Erection building to provide office and financial/ professional floorpspace and 4 residential units.	O	15/02355/FUL	4	0	4	4
3 Palace Road, SW2 3DY	Erection of building to create 9 apartments.	SH	15/03794/FUL	9	0	9	9
104 Palace Road, SW2 3JZ	Enlargement of existing basement to create a self contained flat.	SH	13/01165/FUL	1	0	1	1
113 Park Hill, SW4 9NX	Demolition of existing single storey dwelling and erection of a new 2 storey single storey dwelling house.	CC	14/02178/FUL	1	0	1	0
10 Pascal Street, SW8 4SH	A mixed use development providing 332 residential units, office, assembly & leisure and flexible retail.	O	15/06216/FUL	248	84	332	332
Clapham Park Estate, Poynders Road, SW2	Redevelopment of Clapham Park Estate, involving construction of up to 2,422 residential units, an elderly extra care facility, community hub, retail and employment floorspace, library, creches, nurseries, a new primary school, a community hall, gym, youth centre, health centre, elderly support facility and a sports hall.	T	06/03680/OUT	1143	582	1725	835
Flats 35 To 74 Muller Road, SW4 8BY	Precinct B6 of Clapham Park redevelopment	T	13/00808/DET	59	32	91	29

**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Land At Clarence Avenue Poynders Road, SW2	Precinct B2 of Clapham Park redevelopment.	T	13/05061/DET	0	37	37	31
Land Adjacent To 14 Prescott Place, SW4	Demolition of existing shed for the erection of a new 1x 2bed dwelling involving.	CT	15/06720/FUL	1	0	1	1
3-5 Radbourne Road, SW12 0EA	Demolition of existing buildings; erection of a two storey residential building comprising 6 residential units.	T	14/04088/FUL	6	0	6	4
3 Richborne Terrace, SW8 1AS	Redevelopment to provide three new residential mews houses with 48 sqm office (Class B1) floorspace.	O	14/01050/FUL	3	0	3	2
29 Richborne Terrace, SW8 1AS	Conversion of a single dwelling house into 4 self contained flats.	O	05/02449/FUL	4	0	4	3
34 Rita Road, SW8 1JU	Change of use of existing building to office at ground floor, and extension at first floor level to create 1 self contained flat. Erection of a three storey maisonette at 34 Rita Road.	O	13/00317/FUL	2	0	2	2
12 Rodenhurst Road, SW4 8AR	Redevelopment of site to provide 2 three-storey semi detached dwelling houses.	CC	11/01763/FUL	2	0	2	2
Plot Adjacent To 8 Rozel Road, SW4 0EP	Change of use from single storey garage to provide one single family dwelling house (use class C3).	CT	13/04068/FUL	1	0	1	1
14 Rydal Road, SW16 1QN	Demolition of existing building and erection of a new building to provide 5 x self-contained flats.	SL	10/02508/FUL	5	0	5	4
57 Shakespeare Road, SE24 0LA	Conversion of the existing property into 3 self-contained residential units.	HH	14/06478/FUL	3	0	3	2
117-119 South Lambeth Road, SW8 1XA	Extension and reconfiguration of the existing 2 dwellings to form a total of 3 dwellings.	S	15/05711/FUL	3	0	3	1

**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Keybridge House, 80 South Lambeth Road, SW8 1RG	Redevelopment of site to provide 470 dwellings, office floorspace, flexible retail space and a primary school.	O	16/05036/VOC	422	48	470	470
10 Southville, SW8 2PP	Erection of a third floor mansard roof extension to provide 4 self contained units.	L	15/02479/FUL	4	0	4	4
55 Stockwell Green, SW9 9HU	Change of use from takeaway at ground floor and conversion of existing units above to create 3 self-contained units.	L	12/03375/FUL	3	0	3	2
14-15 Stockwell Green, SW9 9JF	Change of use at first floor from office to 6 work-live units and 347 sqm of student accommodation.	L	16/04309/VOC	6	0	6	6
Rear Of 122 Stonhouse Street, SW4	Change of use of the existing workshop (Class B2) to a single dwelling house (Class C3).	CT	15/05070/FUL	1	0	1	1
19 Streatham Common North, SW16 3HJ	Alterations and extension to convert two existing studio flats into one 2-bed flat and one studio flat.	SW	16/01803/FUL	5	0	5	0
Wentworth House And 142-170 Streatham Hill, SW2	Redevelopment to provide 259 residential units, retail space, theatre and community facility.	SH	15/07307/VOC	218	41	259	249
Land On Thorncliffe Road, SW2	Demolition of the existing garages and redevelopment of the site to provide five houses.	BH	15/00387/FUL	5	0	5	5
27 Thurlstone Road, SE27 OPE	De-conversion of two self contained flats into a single dwelling house.	KH	15/03712/FUL	1	0	1	-1
103 Thurlow Park Road, SE21 8JL	Conversion of the existing property to provide 9 self contained units.	TP	15/04617/FUL	9	0	9	6

**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Land Bounded By Wandsworth Road To The West, Parry Street To The North, SW8	Redevelopment to provide a mixed-use scheme comprising 520 dwellings, 22,732sqm office floorspace, flexible retail, hotel, replacement homeless hostel, 454 student bed spaces, multi-screen cinema, gym and community building.	O	15/05619/VOC	454	124	578	578
51 And 53 Tooting Bec Gardens, SW16 1RF	Demolition of the existing buildings and erection of a five storey building to provide 8 self contained flats.	SL	15/02576/FUL	8	0	8	6
143-161 Wandsworth Road, SW8 2LY	Redevelopment to provide mixed-use scheme comprising commercial units, office floorspace & 239 residential units.	O	09/04322/FUL	180	59	239	239
184-186 Wandsworth Road, SW8 2JU	Redevelopment to provide six self contained flats and a retail commercial unit (Use Class A1).	S	16/01759/FUL	7	0	7	5
196-198 Wandsworth Road, SW8 2JU	Erection of a mansard roof extension and alterations to provide 6 self contained units.	S	12/00475/FUL	6	0	6	4
7 To 93 Wandsworth Road, SW8 1SJ	Erection of two towers providing 291 residential units, food & drink uses, office floorspace, a hotel, and community facilities/assembly & leisure.	O	13/01644/VOC	225	66	291	291
Sainsburys, 62 Wandsworth Road, SW8 2LF	Part of mixed-use scheme involving retail store, office floorspace and a total of 645 residential units.	O	15/05379/VOC	425	0	425	425
198 Weir Road, SW12 0NW	Partial change of use and extension of existing dry cleaners to provide a self-contained flat.	T	16/01854/FUL	1	0	1	1
50 Well Close, SW16 2AH	Redevelopment providing replacement retail shop at ground floor and 8 self-contained flats above.	SW	13/00591/FUL	8	0	8	8

**Table 22. 2016/17 Developments Under Construction**

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
17 Welmar Mews, SW4 7DD	Change of use of second floor pilates studio (Class D2) to provide two self-contained residential flats.	CC	16/00573/FUL	2	0	2	2
123 Westminster Bridge Road, SE1 7HR	Change of use from office to four self contained flats (Use class C3).	B	15/02171/FUL	4	0	4	4
Shell Centre, 2-4 York Road, SE1 7NA	Mixed-use development providing offices, 877 residential units, retail (A1-A5), leisure (D2) and community/leisure uses (D1/D2).	B	12/04708/FUL	779	98	877	877

**Table 23. 2016/17 Developments Under Construction - Affordable**

Address	Development Description	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable*
22-29 Albert Embankment, SE1 7TJ	Mixed-use development comprising flexible A1/A3/B1 uses and 186 residential units.	P	16/04713/VOC	0	18	0	18	18
Hampton House, 20 Albert Embankment, SE1 7TJ	Mixed use development comprising cafe/restaurants, office (B1) and 253 residential units.	P	13/03582/VOC	0	36	0	84	84
Land On The Corner Of Avenue Park Road, SE21 1NW	Redevelopment to provide new building comprising 42 residential units office floorspace.	TP	14/06834/VOC	16	8	16	24	24
2 Barrington Road, SW9 7EB	Demolition of existing three storey building and redevelopment to provide 104 residential units.	C	14/01020/FUL	9	8	9	31	31
Thrayle House, Benedict Road, SW9 0XU	Redevelopment for mixed use development comprising 177 homes and flexible retail (Class A1/A2) and community space.	F	15/04500/FUL	81	0	81	81	81
69-71 Bondway, SW8 1SQ	Mixed use scheme comprising ground floor commercial units (flexible A1/A2/A3/A4), office floorspace and 450 residential units.	O	14/00601/FUL	0	38	0	90	90
'The Triangle Site', Land West Of Brixton Hill, SW2	Redevelopment of site, to provide residential units, office floorspace, cycle hub and ground floor retail/café.	BH	15/02276/FUL	34	14	34	48	48

\* net number of affordable units, ie the number of new affordable units minus any existing affordable units on the site



**Table 23. 2016/17 Developments Under Construction - Affordable**


Address	Development Description	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable*
Canterbury Hotel, 8 Canterbury Crescent, SW9 7QD	Redevelopment to provide 31 residential dwellings and 162sqm of Public House/ Restaurant (use class A4/A3)	C	13/03273/FUL	0	2	0	5	5
330-340 Clapham Road, SW4 9AJ	Redevelopment of to provide a mixed use scheme incorporating office, retail and café, and 79 residential units	L	13/03248/FUL	20	8	20	28	28
Thorold House, Forster Road, SW2 4NL	Clapham Park Precinct J3: Demolition of existing building and erection of a 5 storey building to provide 21 affordable residential units.	T	13/05029/FUL	0	0	0	21	21
86-88 Gresham Road, SW9 7NP	Redevelopment of site to provide 71 residential units and office floorspace (Use Class B1).	C	15/07105/FUL	13	6	13	19	19
Land At Clarence Avenue, Poynders Road, Atkins Road, King's Avenue, SW2	Precinct B4 of Clapham Park redevelopment	T	13/00778/DET	73	0	73	73	59
1 Lambeth High Street, SE1 7JN	Demolition of existing building; redevelopment to provide 69 residential units & office/retail use at ground floor.	B	14/02104/FUL	0	6	0	14	14
Nursery School, 10 Lollard Street, SE11 6UP	Redevelopment of the site to provide replacement day nursery and 89 residential units.	P	14/00509/FUL	70	0	70	70	70

\* net number of affordable units, ie the number of new affordable units minus any existing affordable units on the site

**Table 23. 2016/17 Developments Under Construction - Affordable**

Address	Development Description	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable*
Loughborough Park Estate, Loughborough Park Road, SW9 8NL	Loughborough Park Estate redevelopment, Phase 3. Provides 276 residential units and replacement community centre.	C	15/01281/FUL	0	133	0	276	276
10 Pascal Street, SW8 4SH	A mixed use development providing 332 residential units, office, assembly & leisure and flexible retail.	O	15/06216/FUL	0	84	0	84	84
Clapham Park Estate, Poynders Road, SW2	Redevelopment of Clapham Park Estate, involving refurbishment of up to 960 residential units and construction of up to 2,422 residential units, an elderly extra care facility, community hub, retail and employment floorspace, library, creches, nurseries, a new primary school, a community hall, gym, youth centre, health centre, elderly support facility and a sports hall.	T	06/03680/OUT	453	129	453	582	582
Precinct B6, Land At Clarence Avenue (Poynders Road, SW2)	Precinct B6 of Clapham Park redevelopment	T	13/00808/DET	0	0	0	32	-30
Precinct B2, Land At Clarence Avenue Poynders Road, SW2	Precinct B2 of Clapham Park redevelopment	T	13/05061/DET	37	0	37	37	31
Keybridge House, 80 South Lambeth Road, SW8 1RG	Redevelopment of site to provide 470 dwellings, office floorspace, flexible retail space and a primary school.	O	16/05036/VOC	0	13	0	48	48

\* net number of affordable units, ie the number of new affordable units minus any existing affordable units on the site

 SHLAA 2013 Large Site

**Table 23. 2016/17 Developments Under Construction - Affordable**

Address	Development Description	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable*
Wentworth House And 142-170 Streatham Hill, SW2	Redevelopment to provide 259 residential units, 1,253 sqm retail space, theatre and community facility.	SH	15/07307/VOC	0	4	0	41	41
Land Bounded By Wandsworth Road To The West, Parry Street To The North, SW8	Redevelopment to provide a mixed-use scheme comprising 520 dwellings, 22,732sqm office floorspace, flexible retail, hotel, replacement homeless hostel, 454 student bed spaces, multi-screen cinema, gym and community building.	O	15/05619/VOC	0	49	0	124	124
143-161 Wandsworth Road, SW8 2LY	Redevelopment to provide mixed-use scheme comprising commercial units, office floorspace & 239 residential units.	O	09/04322/FUL	35	24	35	59	59
7 To 93 Wandsworth Road, SW8 1SJ	Erection of two towers providing 291 residential units, food & drink uses, office floorspace, a hotel, and community facilities/assembly & leisure.	O	13/01644/VOC	42	24	42	66	66
Shell Centre, 2-4 York Road, SE1 7NA	Mixed-use development providing offices, 877 residential units, retail (A1-A5), leisure (D2) and community/leisure uses (D1/D2).	B	12/04708/FUL	0	46	0	98	98

\* net number of affordable units, ie the number of new affordable units minus any existing affordable units on the site

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Rear Of 173-175 Abbeville Road, SW4 9JJ	Demolition of existing buildings and erection of a one storey building providing 2 self-contained units.	CC	14/04042/FUL	2	0	2	2
40 Ambleside Avenue, SW16 1QP	Excavation of the existing basement to provide 2 self-contained flats at basement level.	SL	16/02854/FUL	6	0	6	2
41 Auckland Hill, SE27 9PF	Conversion of existing maisonette to create 2 self contained apartments.	GH	14/03671/FUL	2	0	2	1
16 Beardell Street, SE19 1TP	Demolition of existing garage and erection of a 3 storey building to provide 4 self-contained flats.	GH	16/02466/OUT	4	0	4	4
11a Bedford Road, SW4 7SH	Erection of a roof extension to provide an additional one bed self-contained residential unit.	L	14/05721/FUL	1	0	1	-5
6 Bicknell Road, SE5 9AU	Deconversion of two flats into single dwelling house.	HH	16/00109/FUL	1	0	1	-1
Between 51 And 53 Brading Road, SW2 2AP	Demolition of existing garages and involving the erection of 2no. three storey houses including basements.	TH	15/04513/FUL	2	0	2	2
2 Bramah Road, SW9 6FG	Conversion of two flats (Flats 14 &15) into a single dwelling.	V	16/02649/FUL	0	1	1	-1
70 Brayburne Avenue, SW4 6AA	Conversion of the existing property to provide 2 self contained flats.	CT	16/02263/FUL	2	0	2	1
225 Brixton Hill, SW2 1NP	Conversion of existing single family dwelling to provide 2 self-contained flats.	BH	16/05524/FUL	2	0	2	2
Garages Rear Of New Park Court, Brixton Hill, SW2	Demolition of existing garages and erection of three new two-bedroom dwellinghouses.	BH	14/06825/FUL	3	0	3	3
Olive Morris House, 18 Brixton Hill, SW2 1RD	Demolition of existing council offices and erection of a part 6/part 7 storey building providing 74 residential units.	BH	15/02264/FUL	44	30	74	74

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
16 Brixton Road, SW9 6BU	Rear extension to existing office/residential building and conversion to a Studio Flat and 1 Bed Flat	O	15/05876/FUL	2	0	2	1
254 Brixton Road, SW9 6AQ	Conversion of rear of commercial unit on ground floor into residential.	V	14/06759/FUL	1	0	1	1
304 Brixton Road, SW9 6AE	Erection of a new building providing artists studios (B1c) at basement/ground floor with 2 flats above.	F	13/05968/FUL	2	0	2	2
355 Brixton Road, SW9 7DA	Conversion of the existing basement to a self contained 1 bedroom flat.	C	14/02834/FUL	1	0	1	1
377 Brixton Road, SW9 7DE	Erection of a four storey building to provide retail (A1) at ground floor and four self-contained units above.	C	14/01509/FUL	4	0	4	4
230-234 Brixton Road, SW9 6AH	Extension to provide 6 self contained together with alterations to the existing day nursery and studio flat.	V	16/06170/FUL	6	0	6	6
373 - 375 Brixton Road, SW9 7DE	Erection of a roof extension to provide an additional self-contained residential unit.	C	15/07232/FUL	1	0	1	1
Glenshaw Mansions, Brixton Road, SW9 0DS	Erection of a roof extension to provide 5 self-contained flats.	V	15/07354/FUL	5	0	5	5
Plot rear of 112 Brixton Road, SW9 6BE	Demolition of the existing single storey garage and the construction of a two storey dwelling.	V	16/06118/FUL	1	0	1	1
72 Brixton Water Lane, SW2 1QB	Erection of a mansard roof extension to provide an additional self contained unit.	HH	15/03593/FUL	1	0	1	1
112 Broxholm Road, SE27 0BT	Outline application for a single residential unit development.	KH	14/03070/OUT	1	0	1	1
2 Buckliegh Road, SW16 5SA	Conversion of the existing flat 4 at first and second floor level to provide 2 self-contained flats.	SS	16/03548/FUL	2	0	2	1
Land Adjoining 56 Canmore Gardens, SW16 5BD	Erection of a 2 storey semi-detached dwelling house together with the creation of two parking spaces.	SS	14/06882/FUL	1	0	1	1

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
1 Carpenter's Place, SW4 7TD	Redevelopment to provide a mixed-use building with office floorspace (B1) at basement/ground floor and 8 residential units above.	CT	16/05221/FUL	8	0	8	8
2 Carpenter's Place, SW4 7TD	Erection of a mansard roof extension to provide an additional 3-bed self contained flat.	CT	16/02493/FUL	1	0	1	1
62 Cavendish Road, SW12 0DG	Excavation of the existing basement to provide 1x1 bedroom residential unit.	CC	16/03915/FUL	1	0	1	1
90 Cavendish Road, SW12 0DF	Conversion of a single dwelling to provide four self-contained flats.	CC	16/00963/FUL	4	0	4	3
124 Cavendish Road, SW12 0DE	Excavation and extension to create a 2 bedroom lower ground (basement) flat.	CC	14/05107/FUL	1	0	1	1
Plot Before 6 Cawnpore Street, SE19 1PF	Erection of a two storey single family dwelling house with associated refuse and cycle storage.	GH	16/03046/FUL	1	0	1	1
1a Chale Road, SW2 4JB	Demolition of existing buildings and erection of a single storey 2 bedroom dwelling.	BH	15/02828/FUL	1	0	1	1
154 Clapham Park Road, SW4 7DE	Erection of new fourth floor (mansard roof) to provide two additional residential units.	CC	15/00096/FUL	2	0	2	2
151 Clapham Road, SW9 0PU	Demolition of the single storey building to rear and erection of a 3 bed detached townhouse.	V	15/03324/FUL	1	0	1	1
347 Clapham Road, SW9 9BT	Conversion of existing building into 4 self-contained flats.	L	16/05402/FUL	4	0	4	4
371 Clapham Road, SW9 9BT	Conversion/extension of front building to provide two flats; erection of building at rear to provide 3 units.	L	14/03677/FUL	5	0	5	4
219-225 Clapham Road, SW9 9BE	Erection of a mansard roof extension to create 3 self contained flats	L	15/03760/FUL	3	0	3	3

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
363-365 Clapham Road, SW9 9BT	Conversion and redevelopment of existing buildings to provide three self-contained flats.	L	16/01229/FUL	28	0	28	28
14 Pinewood Court, Clarence Avenue, SW4 8LB	Conversion of existing 1x four bedroom flat into 2x two bedroom flats with associated alterations.	T	16/03794/FUL	2	0	2	1
Clevedon Court, Clive Road, SE21 8BT	Erection of four storey side extension to provide four self contained flats.	GH	15/01965/FUL	4	0	4	4
414 - 416 Coldharbour Lane, SW9 8LF	Change of use from existing nightclub/bar to retail at ground floor use with three self-contained flats above.	C	15/03548/FUL	3	0	3	3
419-423 Coldharbour Lane, SW9 8LH	Redevelopment to provide two retail units and eight self-contained flats.	C	16/00411/FUL	8	0	8	8
86-88 Coldharbour Lane, SE5 9PU	Change of use of the rear of lower ground and ground floor to provide two flats (Use Class C3).	HH	15/06578/FUL	2	0	2	2
Kingdom Hall Rear Of 197 Coldharbour Lane, SE5 9PA	Conversion of ancillary parts of Place of Worship (Use Class D1) to provide a new residential unit at basement level; construction of a new Place of Worship accessed from Padfield Road.	HH	15/07316/FUL	1	0	1	1
8 Conyers Road, SW16 6LT	Demolition of existing house, erection of a 4 storey building (plus basement) to provide 8 self contained flats.	SL	14/03733/FUL	8	0	8	7
139 Crescent Lane, SW4 8EA	Change of use of existing ground floor/basement from retail to residential use comprising 2 x 1 bedroom units.	BH	15/07326/FUL	2	0	2	2
137 - 139 Crescent Lane, SW4 8EA	Erection of an additional storey (4th floor) at roof level to provide a two bedroom penthouse flat.	BH	16/03801/FUL	1	0	1	1
143 Crownstone Road, SW2 1NB	Demolition of existing two storey live/work unit and the erection of a three storey residential building.	TH	14/01651/OUT	1	0	1	0
124 Dalberg Road, SW2 1AP	Redevelopment to provide one office unit (B1a) and 6 residential flats.	HH	15/04244/FUL	6	0	6	6

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
28 Dalton Street, SE27 9HS	Redevelopment to provide a retail unit (Use Class A1) at ground floor and 4 self-contained residential units.	TP	15/04618/FUL	4	0	4	4
1 Deepdene Road, SE5 8EG	Erection of a three storey dwelling house.	HH	16/02683/FUL	1	0	1	1
13 Deepdene Road, SE5 8EG	Demolition of existing bungalow and erection of a two storey building plus basement to provide 2 x 3 bed units.	HH	16/07139/FUL	2	0	2	1
4 Deerdale Road, SE24 0AW	Conversion of existing residential unit to provide two self-contained flats at first and second floors.	HH	16/01684/FUL	2	0	2	1
The Lodge, Denmark Road, SE5 9LB	Erection of a single storey extension at second floor level to create one self contained flat.	V	14/03540/FUL	1	0	1	1
1A Dorset Road, SW8 1EF	Erection of two single storey dwellings including basement level.	O	16/01076/FUL	2	0	2	2
17 Dulwich Road, SE24 0NT	Conversion of the existing 2 flats into 1 single dwelling house.	HH	16/03656/FUL	1	0	1	-1
43 Dulwich Road, SE24 0NJ	Conversion of the ground and lower ground floor flat into two self-contained flats.	HH	14/06823/FUL	2	0	2	1
44 Durand Gardens, SW9 0PP	Conversion of existing residential unit at first and second floor levels into 2 self-contained units.	V	14/06846/FUL	2	0	2	1
21 Ellison Road, SW16 5BX	Conversion of existing single dwelling house to provide three self contained flats.	SS	16/01589/FUL	3	0	3	2
68 Elm Park, SW2 2UB	Creation of 2 self-contained flats at first and second floor level.	TH	14/03185/FUL	2	0	2	2
76 Elms Road, SW4 9EW	De-conversion of the existing 3 self contained flats into a single dwelling house.	CC	16/03331/FUL	1	0	1	-2
Station Garage, 1 Estreham Road, SW16 5NT	Construction of a residential mews of 5 dwellings.	SL	15/00486/FUL	5	0	5	5



**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
1 Fairmile Avenue, SW16 6AG	Conversion of existing dwelling into 2 self contained dwellings.	SL	16/01815/FUL	2	0	2	2
Rear Of 2 To 14 Fairmount Road, SW2	Demolition of existing garages and the erection of 2 x two storey residential dwelling houses.	TH	14/03215/FUL	2	0	2	2
Land Rear Of 7 To 29 Farm Avenue, SW16 2UT	Demolition of existing garage and erection of two dwellinghouses.	SW	14/05911/FUL	2	0	2	2
48 And 36 Ferndene Road And Sunset Road, SE5 8EA	Conversion of the two existing dwellings into a single dwelling house.	HH	17/00343/FUL	1	0	1	1
Land Adjoining 55 Fitzalan Street, SE11 6QT	Erection of a two storey single dwelling house.	B	16/02473/FUL	1	0	1	1
17 Fiveways Road, SW9 7LU	Partial excavation at basement level to provide a new 2-bedroom self-contained flat.	C	15/01945/FUL	1	0	1	1
10 Gauden Close, SW4 6LS	Demolition of existing single dwelling house, and erection of a new four bedroom dwelling.	L	15/01866/FUL	1	0	1	0
242 Gipsy Road, SE27 9RB	Conversion of a maisonette into one 2-bed self contained flat and 1 studio apartment.	GH	13/04180/FUL	2	0	2	1
36 Gleneagle Road, SW16 6AF	Conversion of existing basement into self contained 1 bedroom flat.	SL	15/06670/FUL	1	0	1	1
79 Glennie Road, SE27 0LX	Demolition of the existing garage and the erection of 2 two storey terraced houses with basement.	KH	16/01587/FUL	2	0	2	2
114 Greyhound Lane, SW16 5RN	Extension to commercial unit and conversion of existing dwelling into 2 flats (1 x 1 bed and 1 x 2 beds).	SS	15/06000/FUL	2	0	2	1
34 Groveway, SW9 0AR	Redevelopment of existing HMO building to provide 5 self-contained residential units.	V	14/03200/FUL	5	0	5	5
1 Guildersfield Road, SW16 5LS	Demolition of the existing dwelling and outbuildings and the erection of 4 x 4 bed family dwelling houses.	SS	16/03591/FUL	4	0	4	4

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Precinct M5, Aspinall House, Hayes Court, SW2	Precinct M5 of Clapham Park redevelopment: construction of 16 town houses.	SH	13/05680/REM	16	0	16	16
The Pineapple, 53 Hercules Road, SE1 7DZ	Change of use of basement/ground floor from public house (A4) to restaurant (A3), with extension of building to create six residential units above.	B	14/02217/FUL	6	0	6	6
30 Herne Hill, SE24 9QS	Change of use from C4 House of Multiple Occupation to provide a single dwelling.	HH	16/01579/LDCP	1	0	1	0
Higgs Industrial Estate, Herne Hill Road, SE24 0AU	Mixed-use redevelopment to provide B1/B2 floorspace and 124 residential units.	HH	15/01062/FUL	74	50	124	124
41 Herne Place, SE24 0EN	Conversion of existing offices (Use Class B1) to provide a 3 bedroomed single family dwelling.	HH	17/00074/FUL	1	0	1	1
Bible Truth Church Of God, Hetherington Road, SW4 7NU	Redevelopment to provide a church (D1) and 7 self contained flats (C3 use class).	F	14/01718/FUL	7	0	7	7
Unit 1, Higgs Industrial Estate, SE24 0AU	Refurbishment and extension of existing building to create a block providing D1 use and five residential flats.	HH	15/01024/FUL	5	0	5	5
40 Hill House Road, SW16 2AQ	Conversion of existing garage to provide a 2 bedroom self-contained dwelling.	SW	15/04837/FUL	1	0	1	1
26 Hillside Road, SW2 3HW	Conversion of the existing 4 bedroom flat on the upper floors to provide 2 self-contained units.	SH	16/06103/FUL	2	0	2	1
London Ambulance Station, 117-123 Hubert Grove, SW9 9NZ	Demolition of existing buildings; erection of two residential buildings containing nine units in total.	L	15/02913/FUL	9	0	9	9
31 Iveley Road, SW4 0EN	Alterations to the existing basement to create a self contained flat.	CT	15/06142/FUL	1	0	1	1
80 Jeffreys Road, SW4 6QE	Erection of a two storey roof extension to provide an additional 5 self-contained flats with balconies.	S	16/01615/FUL	5	0	5	5

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Garage Block, Jeffrey's Walk, SW4 6QE	Demolition of existing garage block with the erection of 3 three storey houses.	S	16/02546/FUL	3	0	3	3
365 Kennington Lane, SE11 5QY	Conversion of existing single dwelling into two self-contained units.	O	16/06120/FUL	2	0	2	1
The Old Red Lion, 42 Kennington Park Road, SE11 4RS	Extension to provide additional space for existing public house, with 2 self-contained flats on the upper floors.	P	13/01133/FUL	2	0	2	2
20 Killyon Road, SW8 2X	Conversion of a maisonette into two self contained flats.	L	16/04366/FUL	2	0	2	1
Avenue House, Kings Avenue, SW4 8BE	Erection of rear dormers to the fourth floor to create two self-contained flats.	CC	16/03713/FUL	2	0	2	2
130 Knight's Hill, SE27 OST	Change of use of existing GP surgery and erection of new building on car park to create 7 self-contained flats.	KH	16/04821/FUL	7	0	7	7
276 Knight's Hill, SE27 OQP	Erection of a roof level extension to create a second floor to facilitate two additional self-contained flats.	KH	15/02299/FUL	2	0	2	2
73-79 Knolly's Road, SW16 2JP	Demolition of existing building, replacement with block comprising 19 residential units and 3 terraced houses.	KH	15/02701/FUL	18	4	22	18
Land adjacent To 172 Knolly's Road, SW16 2JS	Erection of a four storey dwelling.	KH	15/07292/FUL	1	0	1	1
Fenwick Housing Estate, SW9 9NN	Demolition of existing buildings to provide 55 social rented units and replacement community hall (D1).	L	15/05297/RG4	0	55	55	55
131 Landor Road, SW9 9JD	Change of use of the ground floor from Dry Cleaners (A1 use) to a 1-bedroom residential unit (C3 use).	L	16/03701/FUL	1	0	1	1
10 Leake Street, SE1 7NN	Conversion of existing office building to provide 23 self-contained units and new office floorspace.	B	14/04268/FUL	0	23	23	23
Manor Court, Leigham Avenue, SW16 2DS	Conversion of existing four bedroom flat into 2 one bedroom flats. (Flat 3)	SW	14/06957/FUL	2	0	2	1

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Bavina House, 47 Leigham Court Road, SW16 2NF	Conversion of the existing single family dwelling house into 8 self-contained flats.	SW	15/06632/FUL	8	0	8	7
13-19 Leigham Vale, SW16 2JH	Change of use of retail units to create three residential apartments.	SW	16/04996/FUL	3	0	3	3
Garage Block, Lingham Street, SW9 9HN	Demolition of the existing garage block and erection of a two-storey block to provide 3 x 2-bedroom houses.	L	16/02547/FUL	3	0	3	3
13 Lower Marsh, SE1 7RJ	Erection of an additional storey to provide a two-bedroom flat.	B	16/02230/FUL	1	0	1	1
141 Lower Marsh, SE1 7AE	Erection of a roof extension to create an additional one bedroom self contained flat	B	15/00127/FUL	1	0	1	1
112-113 Lower Marsh, SE1 7AE	Erection of a first floor extension to provide a self contained 2-bedroom flat	B	15/03786/FUL	1	0	1	1
22 - 25 Lower Marsh, SE1 7RJ	Redevelopment to provide a 40 room hotel, ground floor restaurant/cafe & retail unit and 3 self-contained flats.	B	15/03409/FUL	3	0	3	0
83-84 Lower Marsh, SE1 7AB	Redevelopment of existing residential building to provide one additional flat.	B	15/06162/FUL	4	0	4	1
131 Lyham Road, SW2 5PY	Redevelopment of the site comprising the erection of 4 self contained dwelling houses.	BH	13/05672/FUL	4	0	4	4
The Livity School, Mandrell Road, SW2 5DW	Demolition of existing buildings and the erection of 3 storey development to provide 43 residential units.	BH	12/03539/RG4	21	22	43	43
32 Monkton Street, SE11 4TX	Change of use from office (Use Class B1) to residential (Use Class C3) to provide three units.	P	15/03181/FUL	3	0	3	3
32 Monkton Street, SE11 4TX	Change of use of ground floor from storage/warehouse to provide a two-bedroom residential unit.	P	15/03595/FUL	1	0	1	1
104 Natal Road, SW16 6HZ	Conversion of single house into two dwellinghouses.	SL	16/02655/FUL	2	0	2	1

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
199 New Park Road, SW2 4HP	Excavation to provide a lower ground floor level to create 4 x 2 bedroom apartments.	SH	16/02410/FUL	4	0	4	4
23-25 New Park Road, SW2 4DU	Redevelopment to provide a retail unit at ground floor and 5 residential units above.	BH	16/06896/FUL	5	0	5	5
23-29 New Park Road, SW2 4DU	Construction of a building comprising ground floor retail unit (A1) and 8 flats above, plus a detached house.	BH	15/04756/FUL	9	0	9	9
22 Northlands Street, SE5 9PL	Conversion of the existing property to provide 3 self-contained flats.	HH	15/03552/FUL	3	0	3	3
377 Norwood Road, SE27 9BN	Erection of mansard roof extension and conversion of the existing flat into 3 self-contained units.	TP	16/02680/FUL	3	0	3	2
21-24 William Brown Court, Norwood Road, SE27 9DD	Extension of 21-24 to provide 8 additional residential units.	TP	15/00233/FUL	10	0	10	6
373-375 Norwood Road, SE27 9BQ	Erection of a mansard roof extension to provide a 2 bedroom self-contained flat.	TP	16/04805/FUL	1	0	1	1
69 - 71 Palfrey Place, SW8 1AR	Demolition of existing building; erection of a part 2/part 3 storey building providing six self-contained flats.	O	14/03129/FUL	6	0	6	6
3 Park Hill, SW4 9NS	Erection of side and rear extensions to provide 4 additional flats.	CC	15/03792/FUL	9	0	9	4
121 Park Hill, SW4 9NX	Erection of 2 x 2-bed single storey houses with basement level, and renovation of existing property.	CC	16/03922/FUL	2	0	2	2
Plot adj to 2 Penford Street, SE5 9JA	Erection of a single storey 2-bed dwelling.	V	14/05390/FUL	1	0	1	1
7-10 Penrith Place, SE27 0AQ	Conversion of existing properties to provide 3 additional self contained units.	TP	14/02943/FUL	7	0	7	3
3 Prescott Place, SW4 6BS	Demolition of existing garages and erection of a new building to provide 2 self-contained residential units.	CT	14/02368/FUL	2	0	2	2

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
120 Railton Road, SE24 OJX	De-conversion of 2 self contained flats at first floor level to provide a single unit.	HH	15/06018/FUL	2	0	2	0
128 Railton Road, SE24 OJX	Erection of additional level to the building to provide 2x one bedroom flats.	HH	15/04810/FUL	2	0	2	2
141-149 Railton Road, SE24 OLT	Redevelopment of existing clinic (D1) providing erection of 5 new three storey houses.	HH	15/04741/OUT	5	0	5	5
7 Riggindale Road, SW16 1QL	Conversion of three self-contained flats into a single dwelling house.	SL	16/05724/FUL	1	0	1	-2
25 Robson Road, SE27 9LA	Demolition of an existing bungalow and erection of three 2-storey terraced houses with associated works.	TP	16/02597/FUL	3	0	3	2
7 Rommany Road, SE27 9PY	Conversion of existing property to provide two 1 bedroom flats at first, second and third floor levels.	GH	14/06049/FUL	2	0	2	1
23 Rosendale Road, SE21 8DS	Conversion of the single dwelling house to provide 3 self contained flats.	GH	16/05002/FUL	3	0	3	2
105 Rosendale Road, SE21 8EZ	Change of use of existing rear storage building fronting Charles Nex Mews to form 1 self-contained dwelling.	TP	14/01338/FUL	1	0	1	1
112 Rosendale Road, SE21 8LF	Conversion of a single dwelling into 1 studio flat, a 1 Bedroom flat and a 2-storey maisonette.	TP	15/02199/FUL	3	0	3	2
168 Rosendale Road, SE21 8LG	De-conversion of existing two self-contained units into one single dwelling house.	TP	16/06762/FUL	1	0	1	1
103a Rosendale Road, SE21 8EZ	Change of use of existing GP Surgery to create a retail unit (A1) plus 4 self-contained residential units.	TP	15/03561/FUL	4	0	4	4
107a Rosendale Road, SE21 8EZ	Change of use of existing storage building fronting Charles Nex Mews to form 1x 1-bedroom dwelling.	TP	16/06395/FUL	1	0	1	1
7a Rozel Road, SW4 0EY	Demolition of existing dwelling and erection of replacement 2 bedroom dwelling.	CT	15/02169/FUL	1	0	1	0

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
Matlock House, Rushcroft Road, SW2 1LB	Conversion of the existing roof space to create 1x 1-bedroom self-contained flat.	C	15/00985/FUL	1	0	1	1
108 Salter's Hill, SE19 1EA	Extension of existing building to create a new 2 bed single dwelling house.	GH	15/01415/FUL	1	0	1	1
7 Shrubbery Road, SW16 2AS	Erection of a three-storey extension above the existing ground-floor shop to provide a self-contained flat.	SL	16/06093/FUL	1	0	1	1
37 Shrubbery Road, SW16 2AS	Conversion of four bedroom self-contained maisonette into two self contained flats at first and second floors.	SL	14/02679/FUL	2	0	2	1
16-22 Somerleyton Road, SW9 8ND	Redevelopment to provide a mixed-use scheme comprising 74 residential units, nursery, retail (A1), gym changing facilities (D2) and flexible A1/A2/B1/D1 spaces.	C	15/07308/FUL	44	30	74	74
Land Bound By Somerleyton Road, Coldharbour Lane and Railway, SW9	Residential-led, mixed use scheme comprising 304 new dwellings and non-residential uses including a theatre, employment, retail and community uses.	C	15/05282/RG3	152	152	304	304
43 South Croxted Road, SE21 8AZ	De-conversion of two flats into a single family dwelling house.	GH	15/02069/FUL	1	0	1	-1
18 St Faith's Road, SE21 8JD	Conversion of the first floor flat into two self contained flats.	TP	15/05751/FUL	2	0	2	1
104 St Julian's Farm Road, SE27 ORR	De-conversion of existing two flats to provide a single dwelling house.	KH	16/06932/FUL	1	0	1	-1
43 St Stephen's Terrace, SW8 1DL	Erection of roof extension to provide a self-contained 2 bedroom flat.	S	15/05496/FUL	1	0	1	1
4 St. Michael's Road, SW9 0SL	Deconversion of two existing self-contained units to provide a single family dwellinghouse.	S	14/00697/FUL	1	0	1	-1

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
3 Station Rise, SE27 9BW	Change of use at first & second floors, with extension and basement excavation, providing two residential	TP	14/06738/FUL	2	0	2	2
82-90 Stockwell Road, SW9 9JQ	Proposed conversion of existing live/work space, to form 2 self-contained flats.	L	14/02238/FUL	2	0	2	1
Thornicroft House And Addington House, Stockwell Road, SW9	Reconfiguration including conversion of an existing flat into estate housing office, and a meeting room into a 2 bed flat.	F	15/01608/RG3	0	1	1	0
12 Streatham Common South, SW16 3BT	Demolition of existing garages and construction of two dwellinghouses at ground and basement level.	SS	15/02317/FUL	2	0	2	2
401 Streatham High Road, SW16 3PF	Mixed-use scheme comprising flexible A1/A2 at ground floor level with 8 self-contained flats above.	SS	14/02704/FUL	8	0	8	8
576 Streatham High Road, SW16 3QQ	Conversion and extension of 3-bed flat above launderette into 2 flats (1x 1-bed, 1x 2-bed).	SS	16/06507/FUL	2	0	2	1
202-204 Streatham High Road, SW16 1BB	Change of use of first floor from A1 retail to two self-contained flats (C3 Use Class).	SL	15/04737/LDCP	2	0	2	1
237 - 237b Streatham High Road, SW16 6EN	Conversion of basement and part ground floor to provide a single self-contained flat.	SL	15/02285/FUL	1	0	1	1
237 - 237b Streatham High Road, SW16 6EN	Change of use from a 4-bed maisonette (Class C3) to a House in Multiple Occupation (HMO) (Class C4).	SL	15/06271/FUL	1	0	1	0
436 And 438 Streatham High Road, SW16 3PX	Demolition of ancillary storage building and erection of two storey residential development comprising 4 flats.	SS	15/04777/FUL	4	0	4	4
Commonside Court, Streatham High Road, SW16 6ET	Erection of a two storey dwelling house with associated parking and landscaping	SL	15/02919/FUL	1	0	1	1
Land Rear Of 668 Streatham High Road, SW16 3QL	Demolition of the existing building and the erection of a 2 storey dwellinghouse.	SS	16/06109/FUL	1	0	1	1



**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
103a Streatham Hill, SW16	Conversion of upper floors and the creation of 4 self-contained flats at first, second and third floor level.	SH	13/03312/FUL	4	0	4	4
Wavertree Court, Streatham Hill, SW2 4TL	Conversion of basement storage into a self-contained flat.	SH	16/06362/FUL	1	0	1	1
2a - 2b Sunnyhill Road, SW16 2UH	Change of use from a HMO to one self-contained three-bedroom residential unit.	SW	16/03567/FUL	1	0	1	0
15 Sunset Road, SE5 8EA	Conversion of the existing dwelling house to provide 2 self-contained flats.	HH	15/07035/FUL	2	0	2	1
124-126 The Cut, SE1 8LN	Erection of 5 storey building to provide a shop (A1) at ground floor/basement and 4 self-contained flats above.	B	16/05063/FUL	4	0	4	4
17 The Pavement, SW4 0HY	Conversion of derelict buildings, rear part of shop and basement area to form 2 bedroom flat.	CT	15/01127/FUL	1	0	1	1
26a And 26b The Pavement, SW4 0JA	Change of use, reconfiguration and extension to provide a café at ground floor/basement and three flats above.	CT	13/04314/FUL	3	0	3	1
69 Thornbury Road, SW2 4DB	Redevelopment of the site for a two-storey residential building.	BH	16/05733/FUL	1	0	1	1
3-5 Turnchapel Mews, SW4 0PX	Conversion of offices (Class B1) and an existing residential property to three 5-bedroom residential dwellings.	CT	14/02534/FUL	3	0	3	3
73 Union Road, SW4 6JF	Conversion of two self-contained flats into a single dwelling house	L	16/02693/FUL	1	0	1	-1
136 Upper Tulse Hill, SW2 2RR	Erection of a two storey building to provide 8 flats (Use Class C3).	TH	16/05260/FUL	8	0	8	8
16 Vauxhall Street, SE11 5LG	Conversion of existing public house and garages to provide 9 self-contained flats	P	16/06964/FUL	9	0	9	9
79 Vauxhall Walk, SE11 5HX	Erection of a mansard roof extension to provide four self contained flats (use class C3).	P	16/01058/FUL	4	0	4	4

**Table 24.** 2016/17 Unimplemented Planning Permissions

Address	Development Description	Ward	Reference	Market Units	Affordable Units	Gross Units	Net Units
75 Venn Street, SW4 0BD	Erection of a mansard roof to provide for an additional 1x bedroom residential unit.	CT	14/00704/FUL	1	0	1	1
The Lord Raglan Public House, 392 Wandsworth Road, SW8 4TW	Change of use from former public house (Class Use A4) to a two bedroom flat (Class Use C3).	L	15/02504/FUL	1	0	1	1
9 Wavertree Road, SW2 3SJ	Excavation to provide a basement level to create a 3-bed flat.	SH	16/05241/FUL	1	0	1	0
136 Weir Road, SW12 0ND	Loft conversion to provide additional self-contained flat.	T	16/05610/FUL	1	0	1	0
138 Wellfield Road, SW16 2BU	Excavation of existing basement to create a one bedroom self-contained flat.	SW	15/05308/FUL	2	0	2	1
Land Rear Of 77 To 79 Westow Hill, SE19 1TX	Erection of a part two/part three storey building to provide 8 self-contained residential units.	GH	15/03071/FUL	8	0	8	8
1-8 Wigton Place, SE11 4AN	Redevelopment to provide a mews comprising 6 x two storey houses with basements.	P	14/04219/FUL	6	0	6	6
52 Woodfield Avenue, SW16 1LG	Demolition of existing garage and erection of a two storey (inc basement) dwelling house.	SL	16/03523/FUL	1	0	1	1
58 Woodfield Avenue, SW16 1LG	Extension and conversion of part of existing house to create a new 2-bedroom dwellinghouse.	SL	16/00294/FUL	1	0	1	1
12-20 Wyvil Road, SW8 2TG	Residential-led mixed use scheme providing 219 residential units, with flexible retail and employment floorspace.	O	14/03701/FUL	175	44	219	219
Elizabeth House, 39 York Road, SE1 7NQ	Demolition of all buildings, including footbridge over York Road; redevelopment to provide two new buildings comprising B1 offices, 142 residential units and flexible retail (A1- A5) at ground floor.	B	12/01327/FUL	130	12	142	142

**Table 25. 2016/17 Unimplemented Developments - Affordable**

Address	Development Description	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable*
2 Bramah Road, SW9 6FG	Conversion of two flats (Flats 14 &15) into a single dwelling.	V	16/02649/FUL	0	1	0	1	-1
Olive Morris House, 18 Brixton Hill, SW2 1RD	Demolition of existing offices and erection of a part 6/part 7 storey building providing 74 residential units.	BH	15/02264/FUL	0	21	9	30	30
8 Canterbury Crescent, SW9 7QD	Demolition of existing public house, redevelopment to provide 37 residential units and flexible commercial use.	C	15/07141/FUL	4	0	3	7	7
Higgs Industrial Estate, Herne Hill Road, SE24 0AU	Mixed-use redevelopment providing comprising B1/B2 floorspace and 124 residential units (62 Affordable).	HH	15/01062/FUL	0	35	15	50	50
73-79 Knolly's Road, SW16 2JP	Demolition of existing building, replacement with block comprising 19 residential units and 3 terraced houses.	KH	15/02701/FUL	4	0	0	4	4
Fenwick Housing Estate, SW9 9NN	Demolition of existing buildings to provide 55 social rented units and replacement community hall (D1).	L	15/05297/RG4	0	55	0	55	55
10 Leake Street, SE1 7NN	Conversion of existing office building to provide 23 self-contained residential units and new office floorspace.	B	14/04268/FUL	23	0	0	23	23
The Livity School, Mandrell Road, SW2 5DW	Demolition of existing buildings and the erection of 3 storey development to provide 43 residential units.	BH	12/03539/RG4	15		7	22	22
16-22 Somerleyton Road, SW9 8ND	Redevelopment to provide a mixed-use scheme comprising 74 residential units, nursery, retail (A1), gym changing facilities (D2) and flexible A1/A2/B1/D1 spaces.	C	15/07308/FUL	0	19	11	30	30


 SHLAA 2013 Large Site

\* net number of affordable units, ie the number of new affordable units minus any existing affordable units on the site

**Table 25. 2016/17 Unimplemented Developments - Affordable**

Address	Development Description	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable*
Land bounded by Somerleyton Road, Coldharbour Lane and Railway, SW9	Residential-led, mixed use scheme comprising 304 new dwellings and non-residential uses including a theatre, employment, retail and community uses.	C	15/05282/RG3	31	121	0	152	152
Thornicroft House and Addington House, Stockwell Road, SW9	Reconfiguration including conversion of an existing flat into estate housing office, and a meeting room into a 2 bed flat.	F	15/01608/RG3	0	1	0	1	0
12-20 Wyvil Road, SW8 2TG	Residential-led mixed use scheme providing 219 residential units, with flexible retail & employment floor-space.	O	14/03701/FUL	16	0	28	44	44
Elizabeth House, 39 York Road, SE1 7NQ	Demolition of all buildings, including footbridge over York Road, and redevelopment to provide two new buildings comprising B1 offices, 142 residential units and flexible retail (A1- A5) at ground floor.	B	12/01327/FUL	0	0	12	12	12

\* net number of affordable units, ie the number of new affordable units minus any existing affordable units on the site

 SHLAA 2013 Large Site

**Table 26. 2016/17 Completed Prior Approvals**

Address	Prior Approval Type	Ward	Reference	Total Residential Units
94 - 96 Acre Lane, SW2 5QN	Retail to Residential	F	15/03567/P3M	1
Rear of ground floor, 95 Acre Lane, SW2 5TU	Office to Residential	BH	14/04115/P3JPA	1
14 The Stableyard, Broomgrove Road, SW9 9TL	Office to Residential	F	16/00935/P3O	3
First Floor, 155-157a Clapham High Street, SW4 7SY	Office to Residential	CT	13/04611/P3JPA	4
164 Clapham Park Road, SW4 7DE	Office to Residential	CC	15/05172/P3O	2
Unit 16, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	16/02198/P3O	2
Unit 19, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	15/04243/P3O	1
Unit 27, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	15/03659/P3O	2
88 Clapham Road, SW9 0JJ	Office to Residential	O	14/01025/P3JPA	2
Block A, The Freemans Printworks T-Building, 139 Clapham Road, SW9 0HP	Office to Residential	V	15/04679/P3O	100
Ground Floor, 88 Clapham Road, SW9 0JJ	Office to Residential	O	14/04074/P3JPA	1
15 Claylands Place, SW8 1NL	Office to Residential	O	14/04188/P3JPA	1
15 Corben Mews, SW8 4TA	Office to Residential	L	15/03865/P3O	2
1 Cranfield Close, SE27 9JT	Office to Residential	GH	15/06119/P3O	12
Crescent House, MHT House, Crescent Lane, SW4 9RS	Office to Residential	CC	14/06809/P3JPA	18

**Table 26. 2016/17 Completed Prior Approvals**

Address	Prior Approval Type	Ward	Reference	Total Residential Units
28 Farm Avenue, SW16 2UT	Office to Residential	SW	15/00677/P3JPA	1
2a & 2b Fentiman Road, SW8 1BF	Office to Residential	O	13/04407/P3JPA	4
106 Greyhound Land, SW16 5RW	Retail to Residential	SS	16/03643/P3M	1
119 - 123 Hackford Road, SW9 0QT	Office to Residential	V	15/02007/P3JPA	24
3 Harbour Road, SE5 9PD	Warehouse to Residential	HH	16/04948/P3P	1
405 Kennington Road, SE11 4PT	Office to Residential	P	14/04513/P3JPA	20
122 Landor Road, SW9 9JB	Retail to Residential	L	15/03699/P3M	1
Park Place, 10-12 Lawn Lane, SW8 1UD	Office to Residential	O	14/03428/P3JPA	39
Rear Of 118 Norwood High Street, SE27 9NH	Office to Residential	KH	13/02762/P3JPA	1
264a Norwood Road, SE27 9AJ	Office to Residential	TP	16/05197/P3O	1
17 Prescott Place, SW4 6BS	Office to Residential	CT	14/05291/P3JPA	4
1, Dryden Court, Renfrew Road, Dryden Court, SE11 4NH	Retail to Residential	P	15/02002/P3IAPA	1
12 Southville, SW8 2PP	Office to Residential	L	15/02205/P3JPA	2
Ground Floor, 10 Station Rise, SE27 9BW	Office to Residential	TP	14/00386/P3JPA	1
135 - 143 Stockwell Road, SW9 9TN	Office to Residential	F	14/04969/P3JPA	5

**Table 26.** 2016/17 Completed Prior Approvals

Address	Prior Approval Type	Ward	Reference	Total Residential Units
43a Tierney Road, SW2 4QH	Office to Residential	SH	14/06429/P3JPA	4
Rear buildings, 55 Union Grove, SW8 2QJ	Office to Residential	L	16/07001/P3O	3
349a Wandsworth Road, SW8 2JH	Office to Residential	S	16/01175/P3O	1
Lower Ground, 77 Westow Hill, SE19 1TX	Office to Residential	GH	14/03775/P3JPA	1

**Table 27. 2016/17 Under Construction Prior Approvals**

Address	Prior Approval Type	Ward	Reference	Total Residential Units
379-381 Brixton Road, SW9 7DE	Office to Residential	C	15/06989/P3O	27
409-411 Brixton Road, SW9 7DG	Office to Residential	C	14/02496/P3JPA	1
150 Clapham Park Road, SW4 7DE	Office to Residential	CC	14/03432/P3JPA	1
158 Clapham Park Road, SW4 7DE	Retail to Residential	CC	16/02563/P3M	1
215-217 Coldharbour Lane, SW9 8RU	Office to Residential	C	14/01036/P3JPA	2
215-217 Coldharbour Lane, SW9 8RU	Office to Residential	C	14/03809/P3JPA	2
116-118 Landor Road, SW9 9NT	Office to Residential	L	15/03305/P3O	3
Dryden Court, Renfrew Road, SE11 4NH	Retail to Residential	P	15/00590/P3IAPA	1
15a Welmar Mews, SW4 7DD	Office to Residential	CC	14/03481/P3JPA	8
16 Welmar Mews, SW4 7DD	Office to Residential	CC	14/03478/P3JPA	3
17B Welmar Mews, SW4 7DD	Office to Residential	CC	16/00571/P3O	2



**Table 28. 2016/17 Unimplemented Prior Approvals**

Address	Prior Approval Type	Ward	Reference	Total Residential Units
14 Bowden Street, SE11 4DS	Office to Residential	P	14/00732/P3JPA	4
18 Bowden Street, SE11 4DS	Office to Residential	P	15/04754/P3O	3
Part Of 2nd Floor (Unit 8 & 9), Piano House, 9 Brighton Terrace, SW9 8DJ	Office to Residential	F	14/02053/P3JPA	4
Part Of 5th, Piano House, 9 Brighton Terrace, SW9 8DJ	Office to Residential	F	14/02060/P3JPA	2
Part Of First Floor, Piano House, 9 Brighton Terrace, SW9 8DJ	Office to Residential	F	14/04736/P3JPA	4
Part Of Fourth Floor, Piano House, 9 Brighton Terrace, SW9 8DJ	Office to Residential	F	14/04737/P3JPA	4
Part Of Third Floor, Piano House, 9 Brighton Terrace, SW9 8DJ	Office to Residential	F	14/04735/P3JPA	4
276-278 Brixton Hill, SW2 1HP	Office to Residential	BH	16/01661/P3O	2
413a Brixton Road, SW9 7DG	Office to Residential	C	15/05607/P3O	3
First Floor, 230 - 234 Brixton Road, SW9 6AH	Office to Residential	V	15/03307/P3O	1
9 Bromell's Road, SW4 0BN	Office to Residential	CT	14/05711/P3JPA	5
Ground Floor, 32 Bromell's Road, SW4 0BG	Office to Residential	CT	15/05074/P3O	1
Ground Floor, 36 Bromell's Road, SW4 0BG	Office to Residential	CT	15/05073/P3O	2
277 Cavendish Road, SW12 0PH	Retail to Residential	T	15/04671/P3M	1
154 Clapham Park Road, SW4 7DE	Office to Residential	CC	16/05776/P3O	4

**Table 28. 2016/17 Unimplemented Prior Approvals**

Address	Prior Approval Type	Ward	Reference	Total Residential Units
Unit 1, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	15/01109/P3JPA	1
Unit 12, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	15/06153/P3O	2
Unit 18, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	16/04752/P3O	1
Unit 20, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	16/05248/P3O	1
Unit 21, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	15/03658/P3O	2
Unit 22, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	15/05772/P3O	1
Unit 24, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	16/00488/P3O	1
Unit 28, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	15/03660/P3O	2
Unit 6, 88 Clapham Park Road, SW4 7BX	Office to Residential	CC	15/01111/P3JPA	1
Ground Floor, 38 Clapham Road, SW9 0JQ	Office to Residential	O	14/02176/P3JPA	1
1-2 Cresset Street, SW4 6BP	Retail to Residential	CT	15/06134/P3M	1
7a Dryden Court, SE11 4NH	Office to Residential	P	16/00319/P3O	7
102 Greyhound Land, SW16 5RW	Retail to Residential	SS	16/04010/P3M	1
122 Greyhound Land, SW16 5RN	Warehouse to Residential	SS	16/03301/P3P	1
95a Hambalt Road, SW4 9EQ	Office to Residential	CC	14/05200/P3JPA	1

**Table 28. 2016/17 Unimplemented Prior Approvals**

Address	Prior Approval Type	Ward	Reference	Total Residential Units
169 Hamilton Road, SE27 9SW	Office to Residential	GH	16/01593/P3O	1
Part Ground Floor, 276 Knight's Hill, SE27 0QP	Retail to Residential	KH	16/05896/P3M	1
13-19 Leigham Vale And, SW16	Retail to Residential	SW	16/05053/P3M	3
36 Mitcham Lane, SW16 6NW	Warehouse to Residential	SL	16/04448/P3P	11
1a Montford Place, SE11 5DE	Office to Residential	O	15/03700/P3O	1
1c Montford Place, SE11 5DE	Office to Residential	O	15/03353/P3O	1
3 Mount Ephraim Road, SW16 1NQ	Office to Residential	SL	16/00605/P3O	1
51 Norwood High Street, SE27 9JS	Office to Residential	GH	15/03050/P3O	2
248 - 250 Norwood Road, SE27 9AW	Office to Residential	TP	14/05269/P3JPA	16
362 Norwood Road, SE27 9AA	Retail to Residential	KH	15/05762/P3M	1
Rear Of 515 - 519 Norwood Road, SE27	Retail to Residential	TP	15/04162/P3M	2
7 Old Town, SW4 0JT	Office to Residential	CT	16/05893/P3O	19
Ground And 1st Floors, Maritime House, Old Town, SW4 0JW	Office to Residential	CT	14/03674/P3JPA	16
Part Of Ground Floor, Maritime House, Old Town, SW4 0JW	Office to Residential	CT	14/02531/P3JPA	3
9 Park Hill, SW4 9NS	Office to Residential	CC	16/04694/P3O	3

**Table 28. 2016/17 Unimplemented Prior Approvals**

Address	Prior Approval Type	Ward	Reference	Total Residential Units
Unit 3a, 9 Park Hill, SW4 9NS	Office to Residential	CC	15/02885/P3JPA	1
Unit 6, 9 Park Hill, SW4 9NS	Office to Residential	CC	14/03486/P3JPA	4
Ground Floor, 6-12 Paxton Place, SE27 9SS	Office to Residential	GH	16/04553/P3O	4
61 Shrubbery Road, SW16 2AS	Warehouse to Residential	SL	16/04643/P3P	3
8 Silk Mews, SE11 4BA	Office to Residential	P	15/00028/P3JPA	1
Estra House, Station Approach, SW16 6HW	Office to Residential	SL	15/05314/P3O	12
204 Streatham High Road, SW16 1BB	Retail to Residential	SL	15/06702/P3M	1
Rear Of Ground Floor, 325 Streatham High Road, SW16 3NT	Office to Residential	SS	14/04881/P3JPA	1
First, Second And Third Floors, 12 The Pavement, SW4 0HY	Office to Residential	CT	16/01829/P3O	1
Front Building, 55 Union Grove, SW8 2QJ	Office to Residential	L	16/06996/P3O	3
Charan House, 18 Union Road, SW4 6JP	Office to Residential	L	14/04411/P3JPA	6
Ground Floor, Sedley Place, 68 Venn Street, SW4 0AX	Office to Residential	CT	15/05548/P3O	1
Unit 4, Grange Mills, Weir Road, SW12 0NE	Office to Residential	T	14/06370/P3JPA	1