



Lambeth Housing Development Pipeline Report 2014/15

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 2014 and 31 March 2015.

Information in this report will be used to monitor the effectiveness of the policies in Lambeth's Core Strategy & Saved UDP, and the forthcoming Lambeth Local Plan 2015.

The report lists and summarises all new housing that was completed, under construction or had valid planning permissions during the 2014/15 financial year. This includes housing from new build developments, conversion of existing dwellings and the change of use of commercial floorspace.

Information on housing completions was compiled from various sources including the council's Building Control records, returns received from the National House Building Council (NHBC), the Council Tax property valuation website, Google Street View, and site visits.

The information is presented in a series of summary tables, and then by listing the sites individually in schedules 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

Lambeth Housing Pipeline Report 2014/15, published October 2015.

Progress in relation to London Plan targets

The monitoring figure for housing supply is set by the London Plan. The figure for Lambeth from the July 2011 London Plan is a total of 11,950 additional dwellings in the 10 year period 2011/12 to 2021/22. The annual monitoring target is therefore 1,195 additional (net) dwellings per year. The London Plan target includes conventional and non-conventional housing supply: conventional supply comprises net additional self-contained dwellings; non-conventional housing comprises non-self-contained accommodation and private sector homes that have been brought back into use after being vacant. The overall target of 1,195 per annum is made up of 1,142 conventional supply, 9 non-self-contained units and 46 vacant properties brought back into use.

In 2014/15, 1,406 net additional dwellings of conventional supply were completed. In addition there was a net gain of 404 dwellings of non-conventional supply, made up of 310 non-self-contained units and 72 vacant private sector properties brought back into use, making a total for monitoring purposes of 1,788. Table i below shows performance against housing targets for previous years.

In March 2015, the GLA published Further Alterations to the London Plan (FALP), at the end of this reporting period. This contains a new, higher minimum housing target for Lambeth of 1,559 (made up of 1,490 units of conventional housing and non-self-contained units, and 70 vacant properties brought back into use). For the purposes of this report, we will continue to monitor against the London Plan 2011 target, but it is worth noting that completions during 2014/15 exceeded the FALP 2015 target by a considerable margin.

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	
2006/07	1100	1127	161	-36	197	1288
2007/08	1100	1207	252	30	222	1495
2008/09	1100	1095	317	8	309	1412
2009/10	1100	1152	337	-7	344	1489
2010/11	1195	1289	313	0	313	1602
2011/12	1195	850	62	-26	88	912
2012/13	1195	623	102	-14	116	725
2013/14	1195	853	578	383	195	1431
2014/15	1195	1406	404	310	72	1788

NB This report provides detailed information on conventional supply only. Information about student housing, which is a form of non-self-contained housing, is provided in the Student Housing Assessment (due to be published later this year).

SHLAA Sites

The 2011 London Plan target is derived from the 2009 Strategic Housing Land Availability Assessment (SHLAA), an assessment of London's housing capacity based on sites over 0.25 hectares in size. The FALP (2015) target is based on the 2013 SHLAA. Sites which were included in these studies are identified in the schedules at the end of this report (tables 20-25).

Prior Approvals for Office to Residential Conversions

In May 2013, permitted development rights were introduced that allow office floorspace to be converted to residential units 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.

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.

At the end of the 2014/15 financial year, 72 units had been completed through Prior Approvals for Office to Residential Conversion, 118 were under construction and 418 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	Bishops	F	Ferndale	O	Oval	SS	Streatham South	V	Vassall
BH	Brixton Hill	GH	Gipsy Hill	P	Princes	SW	Streatham Wells		
C	Coldharbour	HH	Herne Hill	S	Stockwell	T	Thornton		
CC	Clapham Common	KH	Knights Hill	SH	Streatham Hill	TH	Tulse Hill		
CT	Clapham Town	L	Larkhall	SL	St Leonards	TP	Thurlow Park		

Commentary

Completions

- Overall 2014/15 has been a very successful year in terms of completions, with 1,602 gross units of conventional housing completed, and 1,406 net. Net completions from conventional supply are up 64% since last year, and gross completions are up by 10%. Both net and gross completions figures are the highest since monitoring began
- 310 (net) units of non-self-contained accommodation were completed and 72 vacant private sector properties were brought back into use.
- A total of 1,788 net additional dwellings were completed, against a London Plan target of 1,195. This is the highest total since monitoring began.
- In terms of conventional supply, St Leonard's, Prince's and Vassall wards saw the highest levels of completions; Oval and Bishop's wards saw the lowest
- Of the gross units completed, 69% were new build and 16% 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
- 72 units were completed in Prior Approval developments, representing 4% of the total
- 390 (gross) affordable units were completed, representing 24% of the total. Proportionally, this is the lowest since 2006/07
- The relatively low proportion of affordable housing approved during 2014/15 is partly due to the number of Prior Approvals schemes, as they generate no affordable housing. Had these schemes been approved through the standard planning permission route, they could have provided at least 77 additional affordable units. The Keybridge House scheme is also a factor: it has a relatively low number of affordable units, but will provide a new primary school instead.
- Nearly half (49%) of all dwellings completed had 2 bedrooms. Family-sized units with 3 or more bedrooms accounted for 15% of the total.

Under Construction

- A total of 6,056 units of conventional supply were under construction at the end of March 2015, with a net figure of 4,488
- The wards with the most units under construction included Thornton, Oval and Coldharbour. Those with the fewest included Brixton Hill and Streatham South
- 118 units were under construction in Prior Approval developments at the end of 2014/15, representing 2% of the total
- 1,945 (gross) affordable units were under construction, representing 32% of the total

Unimplemented Permissions

- There were 4,216 units of conventional supply with unimplemented permission at the end of March 2015, with a net figure of 3,973
- 418 units in Prior Approval developments remained unimplemented at the end of 2014/15, representing 10% of the total
- Oval, Bishop's and Thornton wards had the highest number of units with unimplemented permissions; Tulse Hill and Stockwell wards had among the lowest number
- There were 746 unimplemented affordable units (gross), 18% of the total

Approvals

- 2014/15 has been a strong year for approvals. Permission was granted for 4,364 (gross) units during 2014/15, which is an increase of 62% since last year and the highest number since monitoring began. The net figure was 4,222, which is a 79% increase since last year, and the highest number since 2006/07.
- A total of 503 units were approved in Prior Approval developments during 2014/15, representing 10% of the total
- The north of the borough saw the highest levels of activity, with Oval, Bishop's and Prince's wards having the highest number of units approved. The south of the borough was quieter, with Streatham South, Streatham Hill and Knight's Hill among those with the lowest number of units approved.
- Permission was granted for 912 affordable units, representing only 17% of the total.

Development Pipeline Summary

Section A. Completions

Table 1. 2014/15 Completions Summary Table: Development Type and Tenure

		Development Type				Tenure				Total Gain
		New Build	Change of Use	Conversions	Prior Approvals	Affordable Rent	Social Rent	Intermediate	Market	
Gross	No.	1103	173	254	72	66	182	142	1212	1602
	%	69%	11%	16%	4%	4%	11%	9%	76%	100%
Net	No.	1053	167	114	72	66	146	142	1052	1406
	%	75%	12%	8%	5%	5%	10%	10%	75%	100%

Chart 1. 2014/15 Completions by Development Type

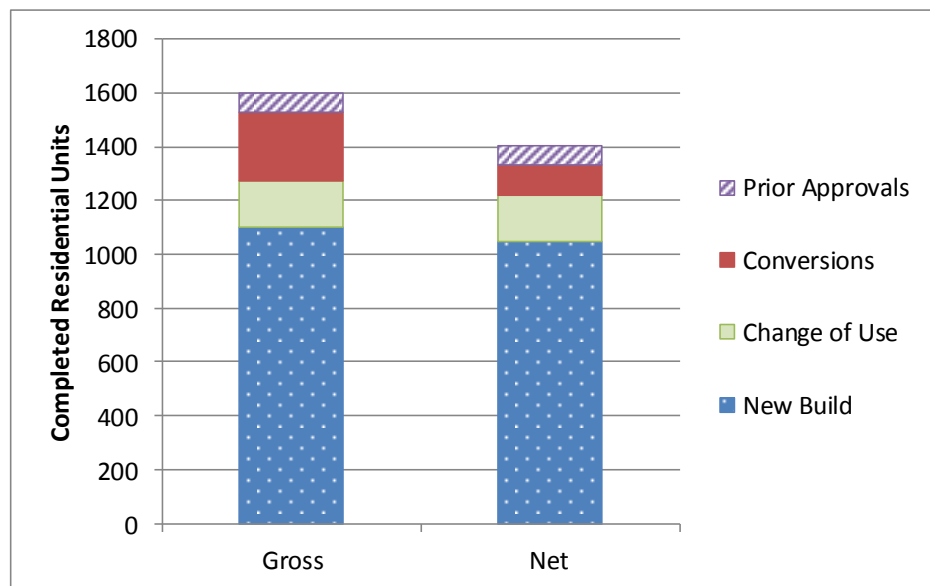


Chart 2. 2014/15 Completions by Tenure

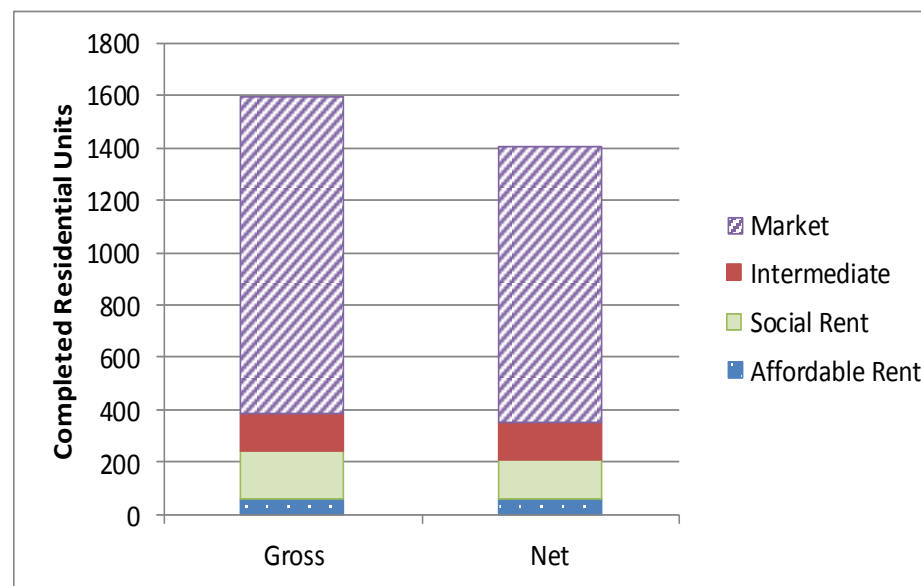


Table 2. Rolling Annual Completions by Development Type

	New Build				Change of use				Conversions				Prior Approvals				Total			
	Gross		Net		Gross		Net		Gross		Net		Gross		Net		Gross		Net	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2006/07	693	50%	684	61%	114	8%	106	9%	589	42%	337	30%	0	0%	0	0%	1396	100%	1127	100%
2007/08	601	39%	526	44%	329	21%	314	26%	631	40%	367	30%	0	0%	0	0%	1561	100%	1207	100%
2008/09	734	58%	722	66%	171	13%	157	14%	370	29%	216	20%	0	0%	0	0%	1275	100%	1095	100%
2009/10	895	60%	751	65%	168	11%	153	13%	435	29%	248	22%	0	0%	0	0%	1498	100%	1152	100%
2010/11	1191	86%	1185	92%	21	2%	19	1%	176	13%	85	7%	0	0%	0	0%	1388	100%	1289	100%
2011/12	696	62%	623	81%	99	9%	9	1%	336	30%	133	17%	0	0%	0	0%	1131	100%	765	100%
2012/13	590	74%	502	81%	48	6%	46	7%	163	20%	75	12%	0	0%	0	0%	801	100%	623	100%
2013/14	1070	73%	602	71%	109	7%	105	12%	282	19%	144	17%	2	0%	2	0%	1461	100%	853	100%
2014/15	1103	69%	1053	75%	173	11%	167	12%	254	16%	114	8%	72	4%	72	5%	1602	100%	1406	100%
Total	7573	63%	6648	70%	1232	10%	1076	11%	3236	27%	1719	18%	74	1%	74	1%	12113	100%	9517	100%

Table 3. Rolling Annual Completions by Tenure

	Affordable				Market				Total			
	Gross		Net		Gross		Net		Gross		Net	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2006/07	223	16%	209	19%	1173	84%	918	81%	1396	100%	1127	100%
2007/08	404	26%	346	29%	1158	74%	861	71%	1562	100%	1207	100%
2008/09	468	44%	567	52%	708	56%	528	48%	1176	100%	1095	100%
2009/10	490	33%	420	36%	1008	67%	732	64%	1498	100%	1152	100%
2010/11	694	50%	694	54%	694	50%	595	46%	1388	100%	1289	100%
2011/12	417	37%	348	41%	714	63%	502	59%	1131	100%	850	100%
2012/13	365	46%	269	43%	436	54%	354	57%	801	100%	623	100%
2013/14	484	33%	99	12%	977	67%	754	88%	1461	100%	853	100%
2014/15	390	24%	354	25%	1212	76%	1052	75%	1602	100%	1406	100%
Total	3926	33%	3297	34%	8089	67%	6305	66%	12015	100%	9602	100%

Table 4: 2014/15 Gross Completions by Unit Size and Development

	New Build		Change of Use		Conversions		Prior Approvals		Total	
	Number	%	Number	%	Number	%	Number	%	Number	%
1 bed	360	33%	64	37%	110	43%	36	50%	570	36%
2 bed	579	52%	81	47%	97	38%	34	47%	791	49%
3 bed	124	11%	19	11%	27	11%	2	3%	172	11%
4+ bed	40	4%	9	5%	20	8%	0	0%	69	4%
Total	1103	100%	173	100%	254	100%	72	100%	1602	100%

Chart 3: 2014/15 Gross Completions by Unit Size and Development

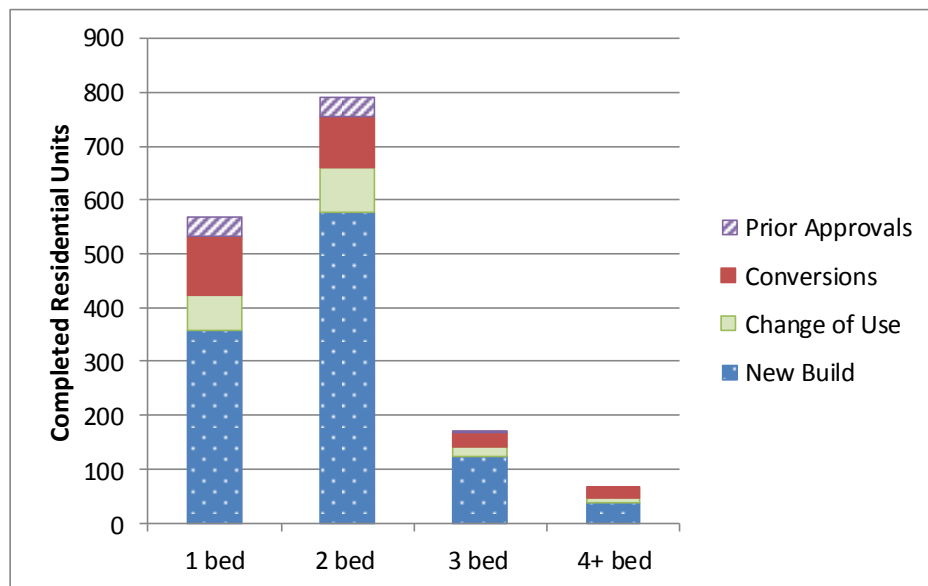


Chart 4: 2014/15 Gross Completions by Unit Size and Tenure

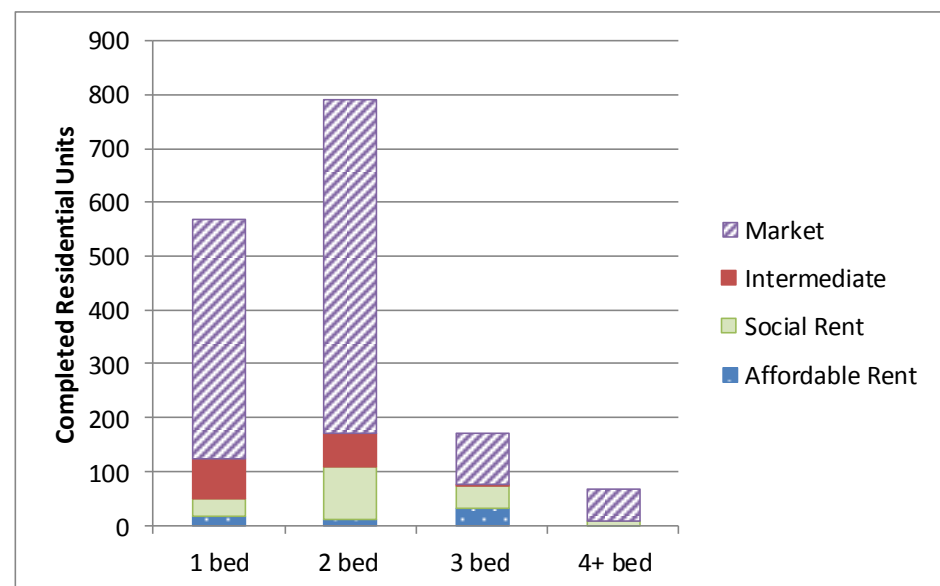


Table 5: 2014/15 Gross Completions by Unit Size and Tenure

	Affordable Rent		Social Rent		Intermediate		Market		Total	
	Number	%	Number	%	Number	%	Number	%	Number	%
1 bed	18	27%	34	19%	74	52%	444	37%	570	36%
2 bed	14	21%	95	52%	65	46%	617	51%	791	49%
3 bed	32	48%	44	24%	3	2%	93	8%	172	11%
4+ bed	2	3%	9	5%	0	0%	58	5%	69	4%
Total	66	100%	182	100%	142	100%	1212	100%	1602	100%

Table 6: 2014/15 Completions by Tenure and Development Type

	New Build		Change of use		Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Affordable Rent	66	66	0	0	0	0	0	0	66	66
Social Rent	180	154	0	-4	2	-4	0	0	182	146
Intermediate	133	133	9	9	0	0	0	0	142	142
Market	724	700	164	162	252	118	72	72	1212	1052
Total	1103	1053	173	167	254	114	72	72	1602	1406

Table 7. 2014/15 Completions by Development Type and Ward

Ward	New Build		Change of Use		Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Bishop's	0	0	0	0	4	3	0	0	4	3
Brixton Hill	22	19	13	13	13	7	1	1	49	40
Clapham Common	5	4	4	4	6	2	9	9	24	19
Clapham Town	98	86	10	10	8	1	0	0	116	97
Coldharbour	2	2	11	11	20	9	0	0	33	22
Ferndale	3	3	18	13	15	8	3	3	39	27
Gipsy Hill	13	13	0	0	14	9	0	0	27	22
Herne Hill	0	0	5	4	30	15	3	3	38	22
Knight's Hill	9	6	0	0	7	3	0	0	16	9
Larkhall	7	5	1	1	29	13	6	6	43	25
Oval	5	5	0	0	6	1	0	0	11	6
Prince's	180	180	72	72	5	0	1	1	258	253
St. Leonard's	252	251	5	5	26	20	0	0	283	276
Stockwell	61	37	26	26	7	-1	2	2	96	64
Streatham Hill	82	82	2	2	4	-2	0	0	88	82
Streatham South	0	0	1	1	8	4	4	4	13	9
Streatham Wells	76	73	0	0	11	6	36	36	123	115
Thornton	11	11	0	0	4	-1	0	0	15	10
Thurlow Park	22	22	5	5	20	6	0	0	47	33
Tulse Hill	10	9	0	0	14	9	7	7	31	25
Vassall	245	245	0	0	3	2	0	0	248	247
Total	1103	1053	173	167	254	114	72	72	1602	1406

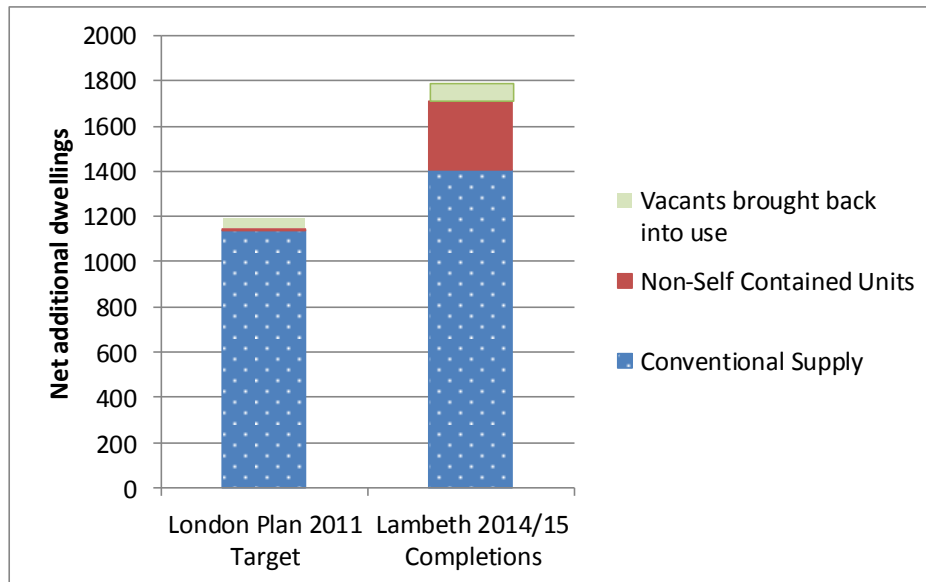
Table 8. 2014/15 Completions by Tenure and Ward

Ward	Affordable Rent		Social Rent		Intermediate		Market		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Bishop's	0	0	0	0	0	0	4	3	4	3
Brixton Hill	0	0	0	0	0	0	49	40	49	40
Clapham Common	0	0	0	0	0	0	24	19	24	19
Clapham Town	0	0	20	20	12	12	84	65	116	97
Coldharbour	0	0	0	0	0	0	33	22	33	22
Ferndale	0	0	0	-4	0	0	39	31	39	27
Gipsy Hill	0	0	0	0	0	0	27	22	27	22
Herne Hill	0	0	0	0	0	0	38	22	38	22
Knight's Hill	0	0	0	0	0	0	16	9	16	9
Larkhall	0	0	0	0	0	0	43	25	43	25
Oval	0	0	0	0	0	0	11	6	11	6
Prince's	21	21	16	16	29	29	192	187	258	253
St. Leonard's	0	0	52	52	50	50	181	174	283	276
Stockwell	8	8	0	-28	3	3	85	81	96	64
Streatham Hill	15	15	4	4	1	1	68	62	88	82
Streatham South	0	0	0	0	0	0	13	9	13	9
Streatham Wells	16	16	9	7	7	7	91	85	123	115
Thornton	0	0	1	-1	0	0	14	11	15	10
Thurlow Park	6	6	0	0	0	0	41	27	47	33
Tulse Hill	0	0	1	1	0	0	30	24	31	25
Vassall	0	0	79	79	40	40	129	128	248	247
Total	66	66	182	146	142	142	1212	1052	1602	1406

Table 9. 2014/15 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 Conventional and Non-conventional 2014/15
	Net Completions	Non-Self Contained Completions	Vacant Private Sector Properties Returned to Use	
1159	1406	310	72	1788

Chart 5. 2014/15 London Plan Annual Monitoring Performance



Section B. Future Supply

Table 10. 2014/15 Units Under Construction Summary Table

		Development Type				Tenure				Total
		New Build	Change of Use	Conversion	Prior Approvals	Affordable Rented	Social Rented	Intermediate	Market	
Gross	No.	5682	151	105	118	224	1159	562	4111	6056
	%	94%	2%	2%	2%	4%	19%	9%	68%	100%
Net	No.	4175	148	47	118	224	-62	562	3764	4488
	%	93%	3%	1%	3%	5%	-1%	13%	84%	100%

Chart 6. 2014/15 Units Under Construction by Development Type

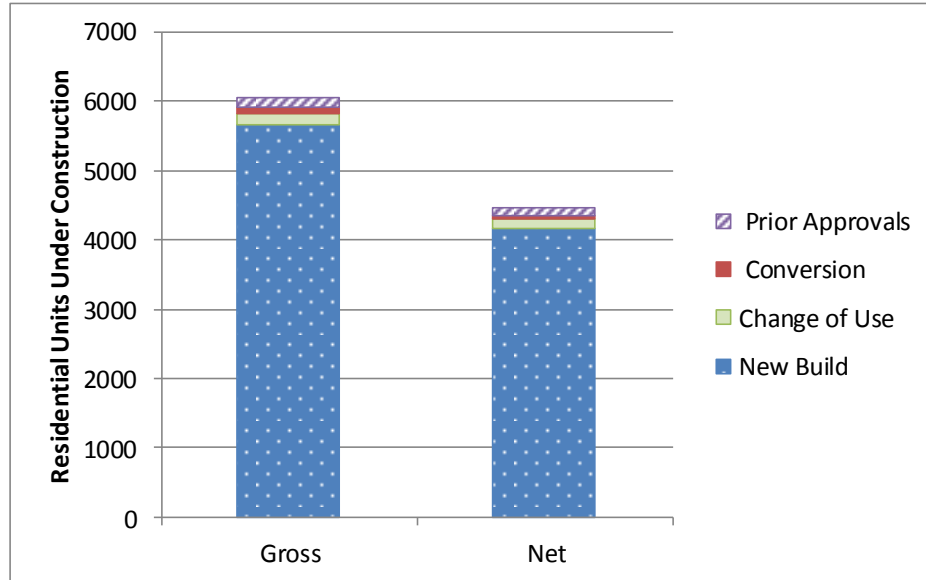


Chart 7. 2014/15 Units Under Construction by Tenure

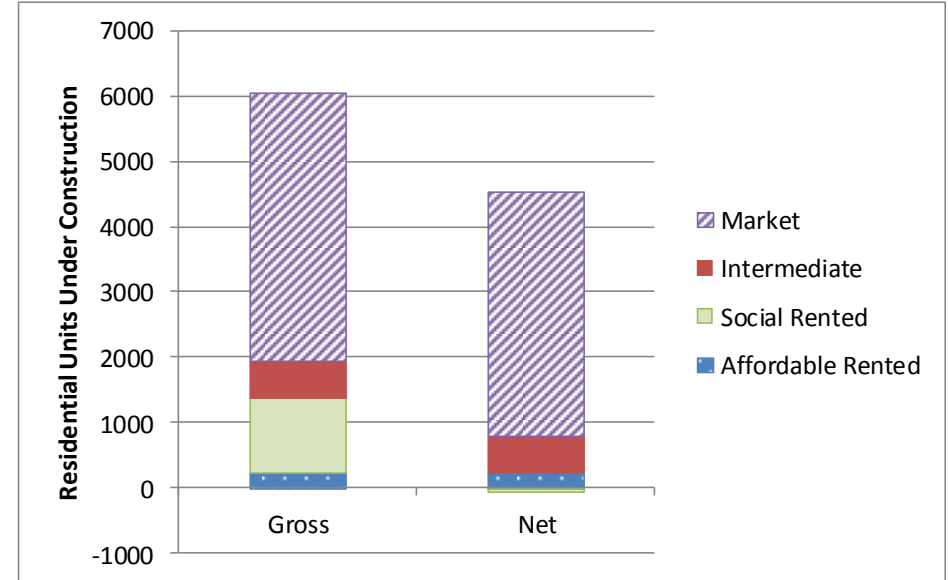


Table 11. 2014/15 Units Under Construction by Development Type and Ward

Ward	New Build		Change of use		Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Bishop's	9	8	9	9	0	0	0	0	18	17
Brixton Hill	3	3	5	5	2	1	0	0	10	9
Clapham Common	13	13	0	0	7	5	0	0	20	18
Clapham Town	18	18	20	20	15	4	9	9	62	51
Coldharbour	511	217	13	10	14	11	0	0	538	238
Ferndale	470	258	4	4	9	6	8	8	491	276
Gipsy Hill	13	13	10	10	3	1	1	1	27	25
Herne Hill	63	58	1	1	5	3	0	0	69	62
Knight's Hill	101	35	9	9	2	1	0	0	112	45
Larkhall	107	107	1	1	6	3	0	0	114	111
Oval	1328	1322	9	9	4	3	2	2	1343	1336
Prince's	471	468	11	11	2	1	0	0	484	480
St. Leonard's	16	13	0	0	8	3	0	0	24	16
Stockwell	12	8	25	25	6	-2	0	0	43	31
Streatham Hill	303	290	0	0	4	3	0	0	307	293
Streatham South	1	1	2	2	0	0	0	0	3	3
Streatham Wells	71	69	18	18	0	0	98	98	187	185
Thornton	1758	865	4	4	1	-5	0	0	1763	864
Thurlow Park	18	13	2	2	3	1	0	0	23	16
Tulse Hill	11	11	8	8	12	6	0	0	31	25
Vassall	385	385	0	0	2	2	0	0	387	387
Total	5682	4175	151	148	105	47	118	118	6056	4488

Table 12. 2014/15 Units Under Construction by Tenure and Ward

Ward	Affordable Rent		Social Rent		Intermediate		Market		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross		Gross	Net
Bishop's	0	0	0	0	0	0	18	17	18	17
Brixton Hill	0	0	0	0	0	0	10	9	10	9
Clapham Common	0	0	0	0	0	0	20	18	20	18
Clapham Town	0	0	0	0	0	0	62	51	62	51
Coldharbour	14	14	220	-75	58	58	246	241	538	238
Ferndale	12	12	110	-99	65	65	304	298	491	276
Gipsy Hill	0	0	0	0	0	0	27	25	27	25
Herne Hill	8	8	0	0	14	14	47	40	69	62
Knight's Hill	66	66	0	-66	0	0	46	45	112	45
Larkhall	0	0	15	15	8	8	91	88	114	111
Oval	0	0	184	178	115	115	1044	1043	1343	1336
Prince's	82	82	10	8	129	129	263	261	484	480
St. Leonard's	0	0	0	0	0	0	24	16	24	16
Stockwell	0	0	0	0	0	0	43	31	43	31
Streatham Hill	37	37	31	31	15	15	224	210	307	293
Streatham South	0	0	0	0	0	0	3	3	3	3
Streatham Wells	0	0	0	0	24	24	163	161	187	185
Thornton	0	0	454	-185	129	129	1180	920	1763	864
Thurlow Park	5	5	0	-4	4	4	14	11	23	16
Tulse Hill	0	0	0	0	0	0	31	25	31	25
Vassall	0	0	135	135	1	1	251	251	387	387
Total	224	224	1159	-62	562	562	4111	3764	6056	4488

Table 13. 2014/15 Unimplemented Permissions Summary Table

		Development Type				Tenure				Total
		New Build	Change of Use	Conversion	Prior Approvals	Affordable Rented	Social Rented	Intermediate	Market	
Gross	No.	3489	148	161	418	304	273	169	3470	4216
	%	83%	4%	4%	10%	7%	6%	4%	82%	100%
Net	No.	3362	137	56	418	304	147	169	3353	3973
	%	85%	3%	1%	11%	8%	4%	4%	84%	100%

Chart 8. 2014/15 Unimplemented Units by Development Type

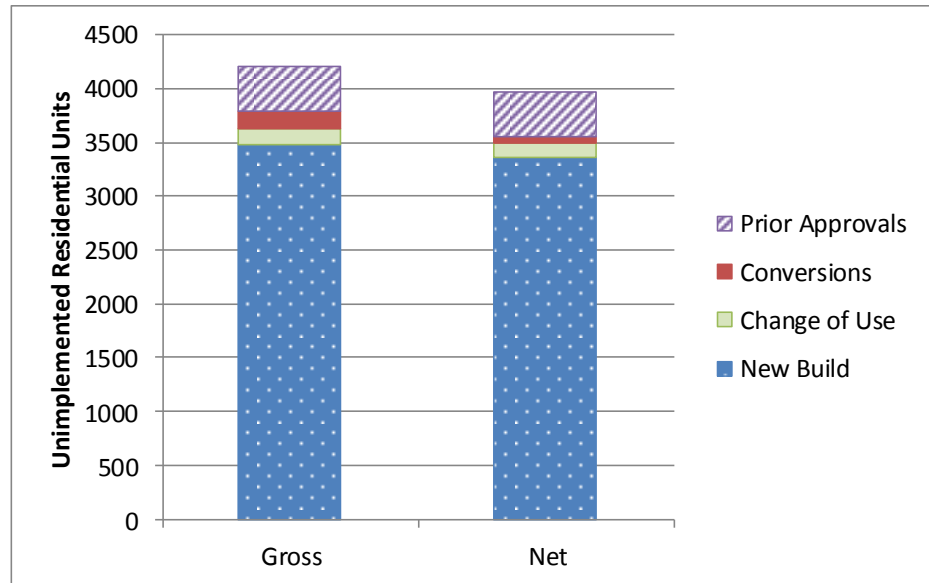


Chart 9. 2014/15 Unimplemented Units by Tenure

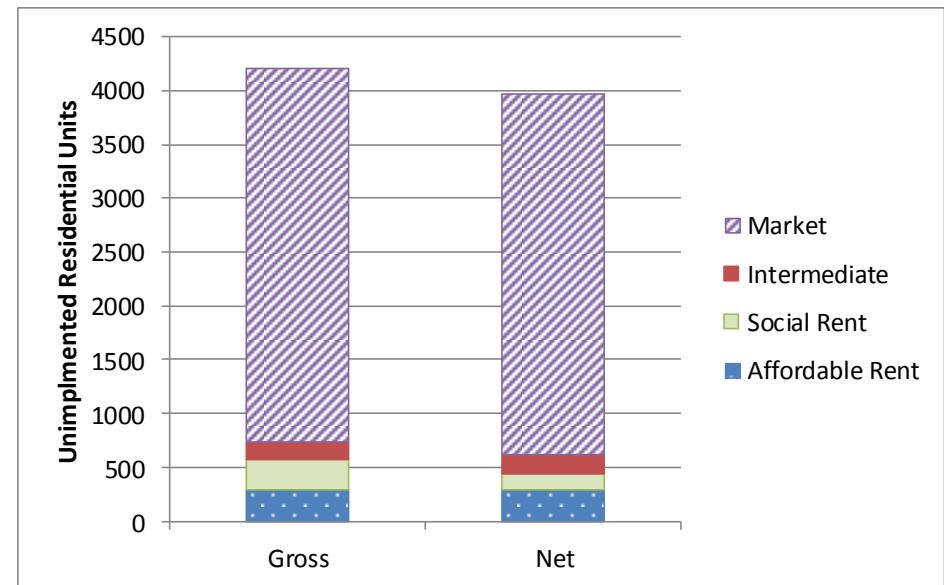


Table 14. 2014/15 Unimplemented Units by Development Type and Ward

Ward	New Build		Change of Use		Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Bishop's	961	961	0	0	4	2	6	6	971	969
Brixton Hill	85	82	2	2	3	-5	1	1	91	80
Clapham Common	14	10	1	1	4	1	66	66	85	78
Clapham Town	16	15	20	18	16	15	39	39	91	87
Coldharbour	45	44	0	0	4	3	9	9	58	56
Ferndale	31	31	5	4	8	-2	23	23	67	56
Gipsy Hill	21	21	0	-4	7	2	4	4	32	23
Herne Hill	15	13	4	4	14	10	0	0	33	27
Knight's Hill	11	11	2	2	1	1	1	1	15	15
Larkhall	93	90	26	26	7	4	12	12	138	132
Oval	1628	1627	7	6	3	3	47	47	1685	1683
Prince's	138	138	39	39	3	-1	29	29	209	205
St. Leonard's	9	8	7	7	30	1	0	0	46	16
Stockwell	0	0	5	5	1	-1	2	2	8	6
Streatham Hill	16	16	0	0	7	4	4	4	27	24
Streatham South	32	28	1	0	0	0	1	1	34	29
Streatham Wells	15	15	0	0	7	4	1	1	23	20
Thornton	268	162	1	1	8	0	1	1	278	164
Thurlow Park	69	69	20	20	18	7	17	17	124	113
Tulse Hill	10	9	2	2	0	0	0	0	12	11
Vassall	12	12	6	4	16	8	155	155	189	179
Total	3489	3362	148	137	161	56	418	418	4216	3973

Table 15. 2014/15 Unimplemented 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	859	857	971	969
Brixton Hill	15	15	0	0	7	7	69	58	91	80
Clapham Common	0	0	0	0	0	0	85	78	85	78
Clapham Town	0	0	0	0	0	0	91	87	91	87
Coldharbour	3	3	0	0	8	8	47	45	58	56
Ferndale	2	2	8	-2	8	8	49	48	67	56
Gipsy Hill	0	0	0	0	0	0	32	23	32	23
Herne Hill	0	0	0	0	0	0	33	27	33	27
Knight's Hill	0	0	0	0	0	0	15	15	15	15
Larkhall	4	4	24	24	8	8	102	96	138	132
Oval	165	165	16	16	54	54	1450	1448	1685	1683
Prince's	0	0	70	70	25	25	114	110	209	205
St. Leonard's	0	0	19	-7	0	0	27	23	46	16
Stockwell	2	2	0	0	0	0	6	4	8	6
Streatham Hill	0	0	0	0	0	0	27	24	27	24
Streatham South	0	0	4	4	2	2	28	23	34	29
Streatham Wells	0	0	0	0	0	0	23	20	23	20
Thornton	53	53	113	25	0	0	112	86	278	164
Thurlow Park	0	0	12	12	5	5	107	96	124	113
Tulse Hill	0	0	0	0	0	0	12	11	12	11
Vassall	0	0	7	5	0	0	182	174	189	179
Total	304	304	273	147	169	169	3470	3353	4216	3973

Table 16. 2014/15 Approvals Summary Table

		Development Type				Tenure				Total
		New Build	Change of Use	Conversion	Prior Approvals	Affordable Rented	Social Rented	Intermedi-ate	Market	
Gross	No.	4377	163	233	503	267	323	322	4364	5276
	%	83%	3%	4%	10%	5%	6%	6%	83%	100%
Net	No.	4298	157	131	503	267	278	322	4222	5089
	%	84%	3%	3%	10%	5%	5%	6%	83%	100%

Chart 10. 2014/15 Approved Units by Development Type

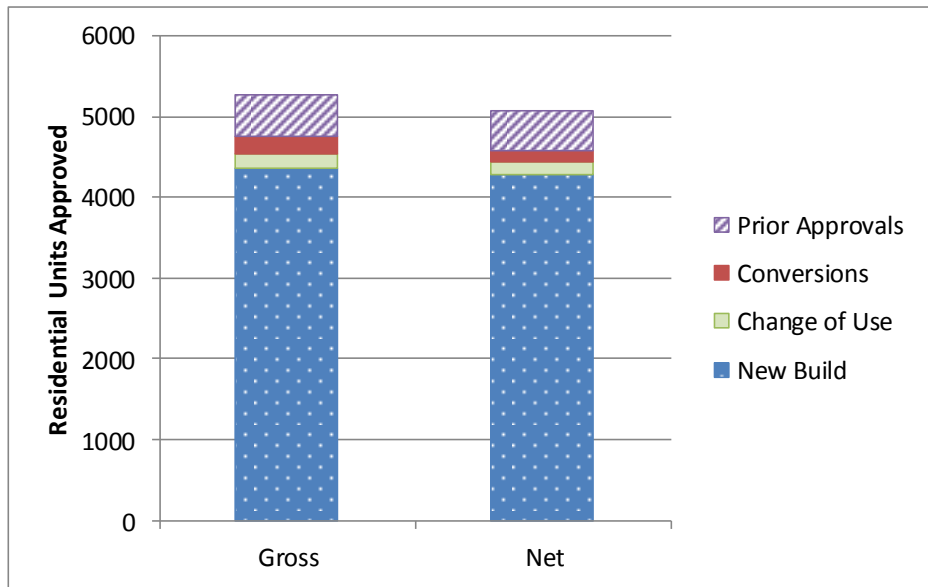


Chart 11. 2014/15 Approved Units by Tenure

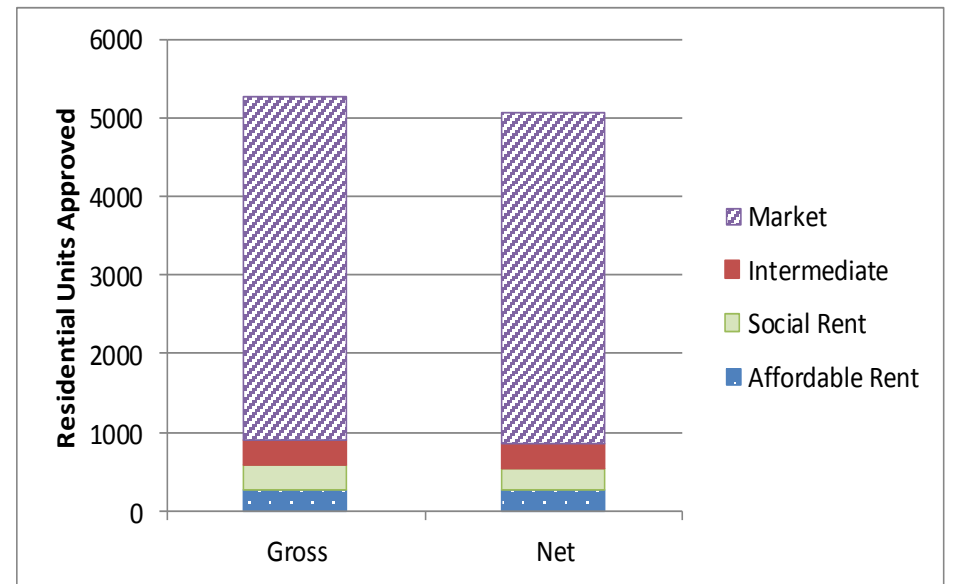


Table 17. 2014/15 Rolling Annual Approvals by Development Type

	New Build				Change of Use				Conversions				Prior Approvals				Totals			
	Gross		Net		Gross		Net		Gross		Net		Gross		Net		Gross		Net	
2006/07	5631	82%	3768	81%	496	7%	475	10%	720	11%	416	9%	0	0%	0	0%	6847	100%	4659	100%
2007/08	1375	58%	1217	63%	274	12%	264	14%	732	31%	446	23%	0	0%	0	0%	2384	100%	1927	100%
2008/09	2942	82%	1902	81%	229	6%	217	9%	398	11%	219	9%	0	0%	0	0%	3569	100%	2338	100%
2009/10	462	62%	455	72%	58	8%	55	9%	229	31%	123	19%	0	0%	0	0%	749	100%	633	100%
2010/11	1973	83%	1610	87%	100	4%	89	5%	303	13%	159	9%	0	0%	0	0%	2376	100%	1858	100%
2011/12	1242	79%	836	85%	88	6%	79	8%	237	15%	67	7%	0	0%	0	0%	1567	100%	982	100%
2012/13	976	71%	876	81%	107	8%	106	10%	287	21%	100	9%	0	0%	0	0%	1370	100%	1082	100%
2013/14	2528	78%	2261	80%	208	6%	208	7%	252	8%	107	4%	264	8%	264	9%	3252	100%	2840	100%
2014/15	4377	83%	4298	84%	163	3%	157	3%	233	4%	131	3%	503	10%	503	10%	5276	100%	5089	100%
Total	21506	79%	17223	80%	1723	6%	1650	8%	3391	12%	1768	8%	767	3%	767	4%	27390	100%	21408	100%

Table 18. 2014/15 Approved Units by Development Type and Ward

Ward	New Build		Change of Use		Conversions		Prior Approvals		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Bishop's	970	969	9	9	3	2	0	0	982	980
Brixton Hill	18	18	6	6	8	-2	2	2	34	24
Clapham Common	19	15	4	4	11	6	64	64	98	89
Clapham Town	8	7	4	2	17	14	28	28	57	51
Coldharbour	146	145	14	11	20	13	9	9	189	178
Ferndale	34	34	6	5	11	6	31	31	82	76
Gipsy Hill	8	8	6	6	19	11	2	2	35	27
Herne Hill	8	8	0	0	20	12	2	2	30	22
Knight's Hill	1	1	10	10	1	1	0	0	12	12
Larkhall	12	9	24	24	17	10	13	13	66	56
Oval	2651	2650	0	0	5	3	45	45	2701	2698
Prince's	209	209	46	46	5	0	29	29	289	284
St. Leonard's	15	12	0	0	27	20	0	0	42	32
Stockwell	33	9	4	4	5	-2	2	2	44	13
Streatham Hill	16	16	0	0	6	4	4	4	26	24
Streatham South	14	14	2	2	2	1	1	1	19	18
Streatham Wells	6	6	1	1	9	5	99	99	115	111
Thornton	146	106	0	0	7	4	1	1	154	111
Thurlow Park	51	51	17	17	15	3	16	16	99	87
Tulse Hill	4	3	10	10	19	17	0	0	33	30
Vassall	8	8	0	0	6	3	155	155	169	166
Total	4377	4298	163	157	233	131	503	503	5276	5089

Table 19. 2014/15 Approved Units by Tenure and Ward

Ward	Affordable Rent		Social Rent		Intermediate		Market		Total	
	Gross	Net	Gross	Net	Gross	Net	Gross		Gross	Net
Bishop's	60	60	0	0	52	52	870	868	982	980
Brixton Hill	0	0	0	0	0	0	34	24	34	24
Clapham Common	0	0	0	0	0	0	98	89	98	89
Clapham Town	0	0	0	0	0	0	57	51	57	51
Coldharbour	17	17	18	15	16	16	138	130	189	178
Ferndale	0	0	0	0	25	25	57	51	82	76
Gipsy Hill	0	0	0	0	0	0	35	27	35	27
Herne Hill	0	0	0	0	0	0	30	22	30	22
Knight's Hill	0	0	0	0	0	0	12	12	12	12
Larkhall	4	4	4	4	0	0	58	48	66	56
Oval	165	165	144	144	136	136	2256	2253	2701	2698
Prince's	0	0	72	72	88	88	129	124	289	284
St. Leonard's	0	0	0	0	0	0	42	32	42	32
Stockwell	0	0	0	-28	0	0	44	41	44	13
Streatham Hill	0	0	0	0	0	0	26	24	26	24
Streatham South	0	0	0	0	0	0	19	18	19	18
Streatham Wells	0	0	0	0	0	0	115	111	115	111
Thornton	21	21	73	59	0	0	60	31	154	111
Thurlow Park	0	0	12	12	5	5	82	70	99	87
Tulse Hill	0	0	0	0	0	0	33	30	33	30
Vassall	0	0	0	0	0	0	169	166	169	166
Total	267	267	323	278	322	322	4364	4222	5276	5089

Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	102	Acre Lane	SW2 5QN	F	12/00376/FUL	0	2	2	1
*Myatts Field North Housing Estate		Akerman Road	SW9	V	10/01014/OUT	23	222	245	245
	22	Aldebert Terrace	SW8 1BJ	S	14/00330/FUL	0	1	1	-1
	49	Aldebert Terrace	SW8 1BH	S	12/04109/FUL	0	2	2	1
	40	Ambleside Avenue	SW16 1QP	SL	14/06367/LDCE	0	4	4	3
*Land bounded by Barrhill Road, Blairderry Road and		Ardwell Road	SW2 4RT	SH	12/02306/FUL	2	64	66	66
	4	Arlesford Road	SW9 9JT	L	09/02941/FUL	0	3	3	2
	52	Arlingford Road	SW2 2TA	TH	10/04067/FUL	0	3	3	2
Limerick Close		Atkins Road	SW12 0BE	T	13/00418/FUL	0	11	11	11
Railway Tavern	20	Atlantic Road	SW9 8JA	C	11/04500/FUL	0	7	7	7
	42	Baldry Gardens	SW16 3DJ	SS	13/01246/FUL	0	2	2	1
Land adjacent to	2	Berwyn Road	SE24 9BD	TP	11/01816/FUL	2	0	2	2
*Land to the rear of	39	Black Prince Road	SE11 6JJ	P	12/01173/RG4	0	75	75	75
	73-79	Black Prince Road	SE11 6AB	P	14/00678/LDCE	0	11	11	11
*Parliament House		Black Prince Road	SE1 7SZ	P	08/04454/FUL	0	101	101	101
	116-120	Brixton Hill	SW2 1RS	BH	13/01921/FUL	0	6	6	4
Subtotal 16 sites						27	514	541	531

SHLAA 2009 large site

*SHLAA 2013 large site

Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
Unit 2, Rear of Elf Garage	124-128	Brixton Hill	SW2 1RS	BH	12/01325/FUL	0	9	9	9
	322	Brixton Road	SW9 7AA	F	12/04305/FUL	0	4	4	4
Rear of	322 & 324	Brixton Road	SW9 0BB	F	11/03507/FUL	1	0	1	1
	20	Brixton Water Lane	SW2 1PB	TH	14/06271/LDCE	0	4	4	4
	14	Casewick Road	SE27 0SY	KH	13/01871/FUL	0	4	4	1
	74	Cavendish Road	SW12 0DG	CC	14/00568/FUL	0	3	3	2
	91	Cavendish Road	SW12 0BN	T	14/04653/LDCE	0	2	2	1
	157	Cavendish Road	SW12 0BW	T	13/02998/FUL	1	0	1	-1
	94	Christchurch Road	SW2 3DF	SH	13/03974/FUL	0	4	4	2
	49	Clapham High Street	SW4 7TL	F	12/04503/FUL	0	7	7	7
	138	Clapham High Street	SW4 7UH	CT	11/04390/FUL	0	3	3	3
	240	Clapham Road	SW9 0PZ	S	12/01743/FUL	0	1	1	1
	8-12	Clapham Road	SW9 0JG	O	12/02723/FUL	0	4	4	1
	399-407	Clapham Road	SW9 9BT	L	13/04229/FUL	0	4	4	4
	108	Coldharbour Lane	SE5 9PZ	HH	12/02083/FUL	0	1	1	1
	159	Coldharbour Lane	SE5 9PA	HH	14/02836/LDCE	0	4	4	3
	161	Coldharbour Lane	SE5 9PA	HH	14/02837/LDCE	0	4	4	3
Subtotal 33 sites						29	572	601	577

Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	292	Coldharbour Lane	SW9 8SE	C	13/04693/FUL	0	3	3	2
	334	Coldharbour Lane	SW9 8QH	C	14/01918/FUL	0	2	2	2
	8	Dalton Street	SE27 9HS	TP	12/01418/FUL	0	4	4	3
	164	Denmark Hill	SE5 8EE	HH	13/00022/FUL	2	0	2	2
	110	Effra Parade	SW2 1PR	HH	12/04413/FUL	1	0	1	0
	11	Ellison Road	SW16 5BX	SS	11/02783/FUL	0	4	4	2
	51	Fairmount Road	SW2 2BJ	TH	12/03498/FUL	1	0	1	-1
	92	Ferndale Road	SW4 7SE	F	14/00452/FUL	0	2	2	1
	94	Ferndale Road	SW4 7SE	F	14/00453/FUL	0	2	2	1
	114	Ferndale Road	SW4 7SE	F	10/03367/FUL	0	2	2	1
	163	Ferndale Road	SW4 7RU	F	14/03499/LDCE	0	2	2	1
	2	Flaxman Road	SE5 9DH	HH	13/04426/FUL	1	0	1	-1
	Units 9 and 10	Francis Bentley Mews	SW4 0EG	CT	10/03836/FUL	2	0	2	2
	69	Gipsy Road	SE27 9QS	GH	12/01591/FUL	0	9	9	9
	109	Gipsy Road	SE27 9QS	GH	14/01922/LDCE	0	3	3	2
	197	Gipsy Road	SE27 9QY	GH	14/02206/LDCE	0	4	4	3
	223	Gipsy Road	SE27 9QY	GH	12/04670/FUL	0	2	2	1
Subtotal 50 sites						36	611	647	607

Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	2b & 3a	Gleneagle Mews	SW16 6AE	SL	12/01804/FUL	0	2	2	2
	8	Gleneagle Road	SW16 6AB	SL	14/02918/FUL	1	0	1	1
Rear of	12	Gleneagle Road	SW16 6AB	SL	12/02321/FUL	1	0	1	1
	62	Grantham Road	SW9 9DJ	L	13/03447/FUL	0	3	3	1
	76	Grantham Road	SW9 9DJ	L	14/02939/LDCE	0	3	3	2
	1	Greyhound Lane	SW16 5NP	SL	12/03811/FUL	0	2	2	1
	37	Greyhound Lane	SW16 5NP	SL	14/03258/LDCE	0	3	3	2
	60	Greyhound Lane	SW16 5RP	SS	14/03032/LDCE	0	2	2	1
	1	Gubyon Avenue	SE24 0DU	HH	11/03677/FUL	0	5	5	4
	9	Gubyon Avenue	SE24 0DU	HH	14/03500/FUL	0	2	2	1
	11	Halsmere Road	SE5 9LN	V	12/00564/FUL	0	3	3	2
	60a	Harleyford Road	SE11 5AY	O	14/06020/VOC	5	0	5	5
	2	Harpenden Road	SE27 0AE	TP	11/04034/FUL	0	3	3	1
	91	Helix Road	SW2 2JR	TH	14/01029/FUL	0	2	2	1
Ground and first floor	40	Herne Hill Road	SE24 0AR	HH	14/04722/LDCE	0	2	2	1
Second floor	40	Herne Hill Road	SE24 0AR	HH	14/06088/LDCE	0	2	2	1
	80	Herne Hill Road	SE24 0AN	HH	13/03179/FUL	0	3	3	2
	48	Hill House Road	SW16 2AQ	SW	13/02745/FUL	0	3	3	2
Subtotal 68 sites						43	651	694	638

Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	32	Hubert Grove	SW9 9PD	L	14/02907/LDCE	0	2	2	1
	122	Hubert Grove	SW9 9PD	L	14/04590/LDCE	0	1	1	1
	45	Iveley Road	SW4 0EN	CT	13/04456/FUL	1	0	1	-1
Land at	34	Jeffreys Road	SW4 6QX	S	12/04304/FUL	0	9	9	9
*Annie McCall Hospital and	37 & 39	Jeffreys Road	SW4 6QU	S	12/04581/RG4	1	29	30	30
	3	Josephine Avenue	SW2 2JU	TH	12/03157/FUL	0	9	9	8
	40	Kennington Lane	SE11 4LS	P	12/00893/FUL	0	4	4	3
	45-47	Killieser Avenue	SW2 4NX	SH	08/02713/FUL	2	0	2	2
	47	Killyon Road	SW8 2XS	L	13/00551/FUL	0	2	2	1
	12	Kings Avenue	SW4 8BQ	CC	13/02438/FUL	0	4	4	4
	125	Kings Avenue	SW4 8EP	BH	11/03387/FUL	2	7	9	8
	17	Kingscourt Road	SW16 1JA	SL	14/01159/LDCE	0	5	5	4
	35	Kirkstall Road	SW2 4HD	SH	14/04041/FUL	1	0	1	-1
	140	Knight's Hill	SE27 0SR	KH	11/01831/FUL	3	0	3	2
	66-70	Knight's Hill	SE27 0JD	KH	09/01071/FUL	0	9	9	6
	27	Lambert Road	SW2 5BB	BH	13/04763/FUL	0	2	2	1
	74	Landor Road	SW9 9PH	L	13/04177/FUL	0	1	1	1
Subtotal 85 sites						53	735	788	717

*SHLAA 2013 large site

Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	77	Landor Road	SW9 9RT	L	12/03797/FUL	0	3	3	1
First and second floors	126	Landor Road	SW9 9JB	L	14/00195/LDCE	0	2	2	1
Ground floor	126	Landor Road	SW9 9JB	L	14/00654/LDCE	0	3	3	2
	138	Landor Road	SW9 9JA	L	12/03553/FUL	0	2	2	1
	75 & 77	Landor Road	SW9 9RT	L	12/03177/FUL	0	2	2	-2
	53	Lansdowne Gardens	SW8 2EL	S	10/01814/FUL	1	0	1	1
Julian's Primary School		Leigham Court Road	SW16 2RB	SW	12/03039/FUL	0	0	0	-1
	32	Leigham Vale	SW16 2JH	SW	14/06212/LDCE	0	2	2	1
	33	Leigham Vale	SW16 2JH	SW	15/01372/LDCE	0	3	3	2
	82	Lilford Road	SE5 9HR	C	14/04837/LDCE	0	2	2	1
	84	Lilford Road	SE5 9HR	C	14/02251/LDCE	0	2	2	1
*Former Lilian Baylis School		Lollard Street	SE11 6PY	P	12/04256/FUL	4	59	63	63
Land rear of	125 & 127	Lydhurst Avenue	SW2 3AL	SH	12/03400/FUL	0	2	2	2
	41	Lyham Road	SW2 5DX	BH	12/04911/FUL	0	3	3	1
	43	Lyham Road	SW2 5DX	BH	14/00271/LDCE	1	0	1	1
	43	Lyham Road	SW2 5DX	BH	14/02006/FUL	0	3	3	2
*	25-33	Macaulay Road	SW4 0QP	CT	07/03115/FUL	0	97	97	85
Subtotal 102 sites						59	920	979	879

SHLAA 2009 large site

*SHLAA 2013 large site

Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	2	Madeira Road	SW16 2DF	SW	13/01009/FUL	1	0	1	1
	7	Martell Road	SE21 8EA	GH	13/04994/FUL	0	2	2	1
	80	Mayall Road	SE24 0PJ	C	12/02716/FUL	0	2	2	1
	205	Mayall Road	SE24 0PS	HH	12/04284/FUL	0	1	1	1
Sirinham Point		Meadow Road	SW8 1QE	O	14/00814/FUL	0	1	1	1
	50	Medora Road	SW2 2LN	TH	14/00194/LDCE	0	4	4	3
	25	Mervan Road	SW2 1DP	C	13/02519/FUL	1	0	1	-1
	74	Midmoor Road	SW12 0ET	T	13/01628/FUL	1	0	1	-1
	36	Mitcham Lane	SW16 6NW	SL	14/05532/LDCE	0	5	5	5
Upper floors	54	Morrish Road	SW2 4EG	BH	13/05201/FUL	0	2	2	1
Ground floor	54	Morrish Road	SW2 4EG	BH	13/06002/FUL	0	1	1	1
	24-28	Nelsons Row	SW4 7JT	CT	12/02969/FUL	0	2	2	2
	17	New Park Road	SW2 4DU	BH	10/02127/FUL	0	2	2	1
	79	New Park Road	SW2 4EW	BH	14/04241/FUL	0	2	2	2
	41	Northway Road	SE5 9AN	HH	14/01340/LDCE	0	2	2	1
	118	Norwood Road	SE24 9AY	TP	13/04441/FUL	0	4	4	3
	132	Norwood Road	SE24 9AY	TP	10/03094/FUL	0	5	5	4
	373-375	Norwood Road	SE27 9BQ	TP	14/05463/FUL	0	4	4	4
Subtotal 120 sites						62	959	1021	909

Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	5	Old Town	SW4 0JT	CT	11/01154/FUL	0	1	1	1
	8	Old Town	SW4 0JY	CT	12/00315/FUL	0	1	1	1
	16-18	Paxton Place	SE27 9SS	GH	13/00520/FUL	0	4	4	4
	22	Pearman Street	SE1 7RB	B	14/02848/LDCE	0	3	3	2
	1a	Pensbury Place	SW8 4TP	L	13/05498/FUL	0	3	3	1
Thrale Almshouses	27	Polworth Road	SW16 2HA	SW	13/02284/FUL	0	9	9	7
	56	Railton Road	SE24 0LF	C	13/00684/FUL	2	0	2	2
Ground floor and basement	111	Railton Road	SE24 0LR	C	12/03103/FUL	0	1	1	1
First floor	111	Railton Road	SE24 0LR	C	13/04276/FUL	0	2	2	1
Durus Supermarket	128	Railton Road	SE24 0JX	HH	12/01814/FUL	0	2	2	-2
	11	Rathmell Drive	SW4 8JG	CC	14/03747/LDCE	0	2	2	1
	67	Richborne Terrace	SW8 1AT	O	14/00613/FUL	0	1	1	-1
Land adjacent to	23	Robson Road	SE27 9LA	TP	13/01540/FUL	1	0	1	1
	6	Romola Road	SE24 9AZ	TP	14/06795/FUL	1	0	1	-1
Peabody Estate		Rosendale Road	SE24 9EB	TP	12/02630/FUL	8	4	12	12
Lancaster House		Rushcroft Road	SW2 1JS	C	14/01886/FUL	0	1	1	1
	19	Saltoun Road	SW2 1EN	C	14/00456/LDCE	0	2	2	1
Subtotal 137 sites						74	995	1069	941

Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
Ground floor	17	Santley Street	SW4 7QF	F	13/05025/FUL	0	1	1	1
First and second floors	17	Santley Street	SW4 7QF	F	13/05538/FUL	0	2	2	1
	2	Shakespeare Road	SE24 0LB	HH	04/02936/FUL	0	2	2	1
	109	Shakespeare Road	SE24 0PY	HH	13/00117/FUL	0	1	1	1
	145	Shakespeare Road	SE24 0PY	C	14/03001/LDCE	0	2	2	1
	13	Shamrock Street	SW4 6HF	CT	14/04039/LDCE	0	2	2	1
*Redmayne House		Sidney Road	SW9 0TS	S	14/00887/DET	0	30	30	6
	183	South Lambeth Road	SW8 1XP	S	14/01147/LDCE	0	2	2	1
The Royal Albert Public House	43	St Stephen's Terrace	SW8 1DL	S	12/03200/FUL	0	3	3	3
	115	St. Alphonsus Road	SW4 7BS	CC	12/03041/FUL	0	5	5	4
	31	St. Marys Gardens	SE11 4UF	P	13/01874/FUL	1	0	1	-1
	57	Stamford Street	SE1 9DJ	B	11/03989/FUL	0	1	1	1
Flats 1 & 2	1	Stannary Street	SE11 4AD	P	12/03510/FUL	0	1	1	-1
	52	Stanthorpe Road	SW16 2DY	SL	08/03483/FUL	0	3	3	1
	14	Station Avenue	SW9 7EU	C	07/02104/FUL	0	2	2	1
	24	Stockwell Park Road	SW9 0AJ	S	14/03458/FUL	1	0	1	-1
	26	Stockwell Park Road	SW9 0AJ	S	14/03521/FUL	1	0	1	-1
Subtotal 154 sites						77	1052	1129	960

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
*Bedwell House		Stockwell Park Road	SW9 0UH	F	11/04169/FUL	0	0	0	-3
*Barret House		Stockwell Park Walk	SW9 0UN	F	11/04194/FUL	0	0	0	-2
	182	Stockwell Road	SW9 9TF	F	14/02313/LDCE	0	3	3	2
	152-166	Stockwell Road	SW9 9TQ	F	11/04112/FUL	0	8	8	8
	3	Streatham Common South	SW16 3BT	SS	11/04232/FUL	1	0	1	1
	178	Streatham High Road	SW16 1BJ	SL	14/01748/LDCE	0	3	3	3
	248	Streatham High Road	SW16 1HS	SL	12/04919/FUL	0	4	4	3
*Ice Rink, Church, Bus Garage	382 and 386-390	Streatham High Road	SW16 6HX	SL	02/02557/FUL	0	250	250	250
Astoria Mansions		Streatham High Road	SW16 1PS	SW	10/03845/FUL	0	8	8	8
	18a	Tasman Road	SW9 9LU	L	14/00661/LDCE	0	3	3	2
	51	Telford Avenue	SW2 4XL	SH	14/00355/FUL	1	0	1	-1
	17	The Pavement	SW4 0HY	CT	11/00032/FUL	0	1	1	1
	18	The Polygon	SW4 0JG	CT	12/03061/FUL	0	1	1	1
	17-21	Thurlow Park Road	SE21 8JB	TP	12/04486/FUL	0	7	7	7
	9	Trinity Rise	SW2 2QP	TP	13/00354/FUL	1	0	1	-4
Rear of	25	Tulse Hill	SW2 2TH	TH	12/01722/FUL	1	0	1	1
	83	Tulsemere Road	SE27 9EH	TP	12/04151/FUL	1	2	3	1
Subtotal 171 sites						82	1342	1424	1238

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 20. 2014/15 Completed Developments

Site Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
The Hop Poles Public House	60	Upper Tulse Hill	SW2 2RW	BH	10/00895/FUL	0	8	8	8
*	129	Valley Road	SW16 2XT	SW	12/04546/FUL	18	40	58	58
	267	Valley Road	SW16 2AB	SW	12/00203/FUL	0	0	0	-1
	279	Valley Road	SW16 2AB	SW	13/00936/FUL	0	3	3	2
	32	Venn Street	SW4 0AT	CT	14/01636/FUL	1	0	1	-1
	35	Villa Road	SW9 7ND	C	14/01585/LDCE	0	2	2	1
	48	Voltaire Road	SW4 6DL	CT	13/02621/FUL	1	0	1	-1
	89	Walcot Square	SE11 4UB	P	09/04064/FUL	1	0	1	1
	667	Wandsworth Road	SW8 3JE	CT	11/02924/FUL	0	3	3	3
Land formerly	108-110	Wandsworth Road	SW8 2LB	S	13/04078/FUL	0	12	12	12
	188a	Wandsworth Road	SW8 2JU	S	14/04015/LDCE	0	1	1	1
Garages Rear of Wavertree Court		Wavertree Road	SW2 3SW	SH	10/04487/FUL	6	6	12	12
	10	West Road	SW4 7DN	CC	10/04467/FUL	1	0	1	-1
Third floor	33a	Westow Hill	SE19 1TQ	GH	14/03349/LDCE	0	2	2	1
Basement and ground floor	33a	Westow Hill	SE19 1TQ	GH	14/06899/LDCE	0	1	1	1
Total 186 sites						110	1420	1530	1334

SHLAA 2009 large site *SHLAA 2013 large site

Table 21. 2014/15 Completed Developments — Affordable

Name	Number	Street	Postcode	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable
*Myatts Field North Housing Estate		Akerman Road	SW9	V	10/01014/OUT	0	79	40	119	119
*Land bounded by Barrhill Road, Blairderry Road and		Ardwell Road	SW2 4RT	SH	12/02306/FUL	15	0	0	15	15
*Parliament House		Black Prince Road	SE1 7SZ	P	08/04454/FUL	0	16	12	28	28
*Land to the rear of	39	Black Prince Road	SE11 6JJ	P	12/01173/RG4	21	0	9	30	30
	51	Fairmount Road	SW2 2BJ	TH	12/03498/FUL	0	1	0	1	1
*Annie McCall Hospital and	37 & 39	Jeffreys Road	SW4 6QU	S	12/04581/RG4	8	0	1	9	9
*Former Lilian Baylis School		Lollard Street	SE11 6PY	P	12/04256/FUL	0	0	8	8	8
Subtotal 7 sites						44	96	70	210	210

Please note that for the purposes of this affordable housing schedule the 'Net Affordable' column reflects the net number of affordable units gained. That is the number of new affordable units minus any existing affordable that was previously on the site. It is not a reflection of the overall net change of the scheme.

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 21. 2014/15 Completed Developments — Affordable

Name	Number	Street	Postcode	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable
*	25-33	Macaulay Road	SW4 0QP	CT	07/03115/FUL	0	20	12	32	32
	74	Midmoor Road	SW12 0ET	T	13/01628/FUL	0	1	0	1	-1
Thrale Almshouses	27	Polworth Road	SW16 2HA	SW	13/02284/FUL	0	9	0	9	7
Peabody Estate		Rosendale Road	SE24 9EB	TP	12/02630/FUL	6	0	0	6	6
*Redmayne House		Sidney Road	SW9 0TS	S	14/00887/DET	0	0	0	0	-24
*Bedwell House		Stockwell Park Road	SW9 0UH	F	11/04169/FUL	0	0	0	0	-2
	24	Stockwell Park Road	SW9 0AJ	S	14/03458/FUL	0	0	0	0	-2
	26	Stockwell Park Road	SW9 0AJ	S	14/03521/FUL	0	0	0	0	-2
*Barret House		Stockwell Park Walk	SW9 0UN	F	11/04194/FUL	0	0	0	0	-2
*Ice Rink, Church, Bus Garage	382 and 386-390	Streatham High Road	SW16 6HX	SL	02/02557/FUL	0	52	50	102	102
	129	Valley Road	SW16 2XT	SW	12/04546/FUL	16	0	7	23	23
Subtotal 18 sites						66	178	139	383	347

Please note that for the purposes of this affordable housing schedule the 'Net Affordable' column reflects the net number of affordable units gained. That is the number of new affordable units minus any existing affordable that was previously on the site. It is not a reflection of the overall net change of the scheme.

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 21. 2014/15 Completed Developments — Affordable

Name	Number	Street	Postcode	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable
Land formerly	108-110	Wandsworth Road	SW8 2LB	S	13/04078/FUL	0	0	2	2	2
Garages Rear of Wavertree Court		Wavertree Road	SW2 3SW	SH	10/04487/FUL	0	4	1	5	5
Total 20 sites						66	182	142	390	354

Please note that for the purposes of this affordable housing schedule the 'Net Affordable' column reflects the net number of affordable units gained. That is the number of new affordable units minus any existing affordable that was previously on the site. It is not a reflection of the overall net change of the scheme.

Table 22. 2014/15 Developments Under Construction

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	92	Acre Lane	SW2 5QN	F	12/00522/FUL	0	3	3	2
	94-96	Acre Lane	SW2 5QN	F	14/01102/FUL	0	1	1	1
*Myatts Field North Housing Estate		Akerman Road	SW9	V	10/01014/OUT	40	328	368	368
*Hampton House	20	Albert Embankment	SE1 7TJ	P	13/03582/VOC	0	252	252	252
Eastbury House	30-34	Albert Embankment	SE1 7TL	P	12/01768/FUL	0	48	48	48
Wah Kwong House	10	Albert Embankment	SE1 7SP	P	13/01928/VOC	0	1	1	1
John Company Public House	262	Amesbury Avenue	SW2 3BL	SH	10/02581/FUL	0	9	9	9
Limerick Close		Atkins Road	SW12 0BE	T	13/00418/FUL	0	18	18	18
	102	Auckland Hill	SE27 9QQ	GH	14/06545/FUL	0	3	3	1
	2	Barrington Road	SW9 7EB	C	14/01020/FUL	9	95	104	104
	11a	Bedford Road	SW4 7SH	L	12/02433/FUL	0	6	6	6
*	34-36	Bedford Road	SW4 7HJ	F	12/02865/FUL	0	40	40	40
*	35-51	Bedford Road	SW4 7SG	F	11/03988/FUL	0	75	75	75
Land at		Blore Close	SW8 4HP	L	12/00417/FUL	0	8	8	8
	1a	Brailsford Road	SW2 2TB	TH	13/04440/FUL	2	0	2	2
	136-138	Brixton Hill	SW2 1RS	BH	12/03311/FUL	0	4	4	4
	280	Brixton Hill	SW2 1HT	BH	14/04044/FUL	0	2	2	1
Subtotal 17 sites						51	893	944	940

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 22. 2014/15 Developments Under Construction

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
4 Raleigh Gardens		Brixton Hill	SW2 1AB	TH	12/01155/FUL	0	3	3	-3
Rear of ground & 1st, 2nd and 3rd floors	404	Brixton Road	SW9 7AW	F	12/01470/FUL	0	3	3	3
	247	Brixton Road	SW9 6LJ	V	11/03441/FUL	0	9	9	9
Ground and 2nd floors	322	Brixton Road	SW9 7AA	F	12/04305/FUL	1	0	1	1
Land rear of	359-361	Brixton Road	SW9 7DA	C	12/01377/FUL	0	7	7	7
2nd, 3rd & 4th floors	441-447	Brixton Road	SW9 8HE	C	14/02517/FUL	0	7	7	7
1st and 2nd floors	108	Brook Drive	SE11 4TQ	P	13/02266/FUL	0	2	2	2
	14-17	Calais Street	SE5 9LP	V	13/02379/FUL	4	0	4	4
	110	Cavendish Road	SW12 0DF	CC	13/02055/FUL	0	3	3	2
	88	Cavendish Road	SW12 0DF	CC	14/05599/FUL	0	4	4	3
	6-9	Cedars Mews	SW4 0PL	CT	09/00466/FUL	6	2	8	5
	1-66	Cheviot Gardens	SE27 0SU	KH	12/03809/FUL	0	84	84	18
	38	Clapham Common North Side	SW4 0AA	CT	11/04151/FUL	1	0	1	-4
The White House Bar	65	Clapham Park Road	SW4 7EH	CT	13/00994/FUL	9	0	9	9
Land between	14 and 16	Clapham Park Terrace	SW2 5EA	BH	12/04239/FUL	1	0	1	1
Subtotal 32 sites						73	1017	1090	1004

Table 22. 2014/15 Developments Under Construction

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	213	Clapham Road	SW9 0QH	S	14/03541/FUL	0	3	3	3
	391-393	Clapham Road	SW9 9BT	L	13/04252/FUL	0	4	4	2
1st and 2nd floors	441	Coldharbour Lane	SW9 8LN	C	12/00201/FUL	0	2	2	1
1st, 2nd & 3rd floors	435-437	Coldharbour Lane	SW9 8LN	C	12/02837/FUL	0	9	9	7
Basement and ground floors	320	Coldharbour Lane	SW9 8SE	C	13/02698/FUL	0	1	1	1
	139a	Coldharbour Lane	SE5 9NU	HH	13/05488/FUL	0	3	3	2
Courland Grove Baptist Chapel		Courland Grove	SW8 2PX	L	12/01821/FUL	0	6	6	6
3rd floor	133-138	Cranworth Gardens	SW9 0NU	V	12/04745/FUL	0	1	1	1
3rd floor	127-132	Cranworth Gardens	SW9 0NU	V	12/04388/FUL	0	1	1	1
Garage block adjacent to	136	Dalyell Road	SW9 9UP	F	13/02765/FUL	0	3	3	3
1st and 2nd floors	29	Dulwich Road	SE24 0NJ	HH	12/04480/FUL	0	2	2	1
4th floor	29	Dulwich Road	SE24 0NJ	HH	13/00041/FUL	0	1	1	1
	111	Ellison Road	SW16 5DE	SS	14/02134/FUL	1	0	1	1
	12	Ferndale Road	SW4 7SF	F	14/02124/FUL	0	2	2	1
	30	Ferndale Road	SW4 7SF	F	10/03839/FUL	0	4	4	3
	26	Fontaine Road	SW16 3PA	SS	13/05546/FUL	0	1	1	1
Subtotal 48 sites						74	1060	1134	1039

Table 22. 2014/15 Developments Under Construction

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
Land between	118 and 122	Gauden Road	SW4 6LU	L	12/03542/FUL	1	0	1	1
	91	Gleneagle Road	SW16 6AZ	SL	07/04294/FUL	0	3	3	2
	180-182	Gleneagle Road	SW16 6BA	SL	13/00384/FUL	0	6	6	4
Rear of	14-20	Gleneldon Road	SW16 2AY	SL	13/01444/FUL	1	0	1	1
Rear of Brixton Mosque	1	Gresham Road	SW9 7PH	C	13/00193/FUL	0	8	8	8
Basement & ground floors	6	Hannington Road	SW4 0NA	CT	13/04665/FUL	0	2	2	1
	18-24	Herne Hill Road	SE24 0AU	HH	11/02425/FUL	0	9	9	9
	41-43	Herne Place	SE24 0EN	HH	14/04506/FUL	3	0	3	3
	37	Hinton Road	SE24 0HR	HH	10/02787/FUL	3	0	3	2
	26	Holmewood Gardens	SW2 3RS	BH	13/01494/FUL	1	0	1	1
Units 1&2, Hermes House	59	Josephine Avenue	SW2 2JZ	TH	14/00481/FUL	5	3	8	8
	331	Kennington Lane	SE11 5QY	O	13/03000/FUL	0	9	9	9
	328	Kennington Lane	SE11 5HY	P	14/04419/FUL	0	2	2	1
Land rear of	12	Kings Avenue	SW4 8BQ	CC	12/00550/FUL	0	5	5	5
	68	Kings Avenue	SW4 8BH	T	12/02441/FUL	2	7	9	8
Subtotal 63 sites						90	1114	1204	1102

Table 22. 2014/15 Developments Under Construction

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	219 to 225	Kings Avenue	SW12 0AT	T	12/04526/FUL	4	0	4	4
	17	Kingscourt Road	SW16 1JA	SL	14/03268/FUL	0	1	1	-1
Rear of	87	Knatchbull Road	SE5	V	14/00709/FUL	1	0	1	1
1st & 2nd floors	10	Knight's Hill	SE27 0HY	KH	13/01290/FUL	0	2	2	1
	276	Knight's Hill	SE27 0QP	KH	12/01343/FUL	4	0	4	4
	216	Lambeth Road	SE1 7JY	B	14/03703/FUL	0	0	0	-1
	42	Lancaster Avenue	SE27 9DZ	TP	13/04545/FUL	1	0	1	-1
	2-4	Leigham Court Road	SW16 2PD	SW	12/04711/FUL	0	35	35	35
Land rear of	132	Leigham Court Road	SW16 2RL	SW	12/00784/FUL	5	19	24	24
Pembroke Lodge	149	Leigham Court Road	SW16 2NX	SW	04/00778/FUL	0	12	12	12
*Former Lilian Baylis School		Lollard Street	SE11 6PY	P	12/04256/FUL	86	0	86	86
*Loughborough Park Estate		Loughborough Park Road	SW9	C	10/03653/OUT	0	292	292	105
*Holmbury House & Farmleigh House, Loughborough Park Estate		Loughborough Park Road	SW9 8NL	C	12/01867/FUL	0	95	95	-10
Land adjacent to	1a	Lyham Road	SW2 5DJ	BH	13/00231/FUL	1	0	1	1
Subtotal 77 sites						192	1570	1762	1362

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 22. 2014/15 Developments Under Construction

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	9-11	Macaulay Road	SW4 0QP	CT	11/03666/FUL	3	0	3	3
*Building J	25 to 33	Macaulay Road	SW4 0QL	CT	10/03829/FUL	0	20	20	20
	4a	Milford Mews	SW16 2UA	SW	12/02556/FUL	3	0	3	2
Abbey Mansions		Milkwood Road	SE24 0EY	HH	13/01524/FUL	5	0	5	1
*Plot bounded by railway line, opposite	251 to 275	Milkwood Road	SE24 0JE	HH	12/01176/FUL	6	36	42	42
	58	Morrish Road	SW2 4EG	BH	14/01801/FUL	0	1	1	1
*	130-138	Newington Butts	SE11 4QU	P	12/00054/FUL	2	63	65	65
	348-352	Norwood Road	SE27 9AA	KH	14/00782/FUL	0	9	9	9
	62	Norwood Road	SE24 9BH	TP	14/01355/FUL	0	2	2	2
	27	Nursery Road	SW9 8BS	F	12/03594/FUL	1	0	1	0
	5	Oakdale Road	SW16 2HW	SW	10/03914/FUL	0	8	8	7
Basement	104	Palace Road	SW2 3JZ	SH	13/01165/FUL	0	1	1	1
	1	Palace Road	SW2 3DY	SH	11/03906/FUL	1	13	14	13
	67	Palace Road	SW2 3LB	SH	14/02016/FUL	0	1	1	1
	17-21	Palfrey Place	SW8 1PB	O	14/00471/FUL	2	0	2	2
	1-3	Palfrey Place	SW8 1PB	O	10/03203/FUL	1	0	1	1
Land adjacent to	67	Paulet Road	SE5 9HW	V	12/01114/FUL	0	3	3	3
*Clapham Park Estate		Poynders Road	SW2	T	06/03680/OUT	21	1704	1725	835
Subtotal 95 sites						237	3431	3668	2370

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 22. 2014/15 Developments Under Construction

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	1	Pymont Grove	SE27 0BG	KH	13/05529/FUL	2	0	2	2
	3-5	Radbourne Road	SW12 0EA	T	14/04088/FUL	0	6	6	4
	130	Railton Road	SE24 0JX	HH	13/00900/FUL	1	0	1	1
1st & 2nd floors	105-109	Railton Road	SE24 0LR	C	14/02906/FUL	0	9	9	6
	29	Richborne Terrace	SW8 1AS	O	05/02449/FUL	0	4	4	3
*Wayland House	48	Robsart Street	SW9 0BP	F	12/03487/FUL	0	159	159	73
*Various sites within Stockwell Park & Robsart Estates		Robsart Street	SW9	F	06/01769/OUT	0	74	74	-2
Adjacent to	2	Rockhampton Close	SE27 0NG	KH	11/03914/FUL	0	1	1	1
	12	Rodenhurst Road	SW4 8AR	CC	11/01763/FUL	2	0	2	2
	97-99	Rosendale Road	SE21 8EZ	TP	14/00086/FUL	0	2	2	2
Clarence House		Rushcroft Road	SW2 1JJ	C	14/02125/FUL	0	1	1	1
	14	Rydal Road	SW16 1QN	SL	10/02508/FUL	0	5	5	4
First floor and new second floor	346-358	South Lambeth Road	SW8 1UQ	S	06/00292/FUL	0	14	14	14
1st and 2nd floors	169	South Lambeth Road	SW8 1XW	S	13/00806/FUL	0	1	1	1
1st & 2nd floor	173-175	South Lambeth Road	SW8 1XW	S	11/01438/FUL	0	3	3	-5
*Land at		St Agnes Place	SE11	O	11/00391/RG4	35	23	58	52
	9	St Alphonsus Road	SW4 7BA	CC	13/03987/FUL	6	0	6	6
Subtotal 112 sites						283	3733	4016	2535

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 22. 2014/15 Developments Under Construction

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	32	St Faith's Road	SE21 8JD	TP	11/03853/FUL	0	9	9	5
Land to the rear of	96	St Julian's Farm Road	SE27 ORR	KH	10/04274/FUL	1	0	1	1
	24-30	St Oswald's Place	SE11 5HS	P	13/03520/FUL	0	8	8	6
	40	St. Matthew's Road	SW2 1NL	TH	14/05197/FUL	0	9	9	9
	55	Stockwell Green	SW9 9HU	L	12/03375/FUL	0	3	3	2
*Albemarle House		Stockwell Park Road	SW9 0XT	F	12/03365/REM	0	92	92	43
Upper floors	172a & 174a	Streatham High Road	SW16 1BJ	SL	14/00124/FUL	0	6	6	4
*Wentworth House and	142-170	Streatham Hill	SW2	SH	10/00507/FUL	0	243	243	233
*Claremont East Housing Estate		Streatham Hill	SW2 3DH	SH	11/01869/RG4	0	37	37	35
	129	Streatham Vale	SW16 5SQ	SS	14/00186/FUL	0	1	1	1
	43	Sunnyhill Road	SW16 2UG	SW	14/05168/FUL	0	1	1	1
	5	The Pavement	SW4 0HY	CT	13/04270/FUL	0	1	1	1
1st & 2nd floor	5	The Pavement	SW4 0HZ	CT	12/00504/FUL	0	4	4	2
	99	Thurlow Park Road	SE21 8JL	TP	13/01277/FUL	0	9	9	8
Pearce House, Sandon House and Watson House		Tilson Gardens	SW2 4NJ	T	13/01449/FUL	0	1	1	-5
Subtotal 127 sites						284	4157	4441	2881

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 22. 2014/15 Developments Under Construction

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
Triangle Automobile Repairs		Triangle Place	SW4 7HS	CT	13/01598/FUL	0	5	5	5
	22 and 24	Tulse Hill	SW2 2TP	TH	12/00697/FUL	0	9	9	9
	90	Tyers Street	SE11 5HS	P	11/03491/FUL	0	4	4	4
	111	Tyers Street	SE11 5HS	P	13/05223/FUL	1	0	1	0
*	4-14b (evens)	Union Road	SW9 9AT	L	06/03159/FUL	0	77	77	77
Garages opposite	235-239	Valley Road	SW16	SW	07/05106/FUL	0	6	6	6
	16	Vauxhall Street	SE11 5LG	P	10/03856/FUL	0	9	9	9
	35	Villa Road	SW9 7ND	C	14/04225/FUL	0	3	3	1
	184-186	Wandsworth Road	SW8 2JU	S	13/03541/FUL	2	4	6	4
*	143-161	Wandsworth Road	SW8 2LY	O	09/04322/FUL	0	239	239	239
	378-382	Wandsworth Road	SW8 4TE	L	13/04833/FUL	0	9	9	9
*Sainsbury's	62	Wandsworth Road	SW8 2LF	O	14/05064/VOC	0	737	737	737
*	7 to 93	Wandsworth Road	SW8 1SJ	O	13/01644/VOC	0	291	291	291
1st, 2nd and 3rd floors	196-198	Wandsworth Road	SW8 2JU	S	12/00475/FUL	0	6	6	4
Rear of	112-122	Wandsworth Road	SW8	S	14/01279/FUL	0	3	3	3
Subtotal 142 sites						287	5559	5846	4279

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 22. 2014/15 Developments Under Construction

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
Part of ground floor, Zone 4	202-230	Wandsworth Road	SW8 2JZ	S	13/03499/FUL	0	7	7	7
*	152-158	Waterloo Road	SE1	B	13/02618/FUL	0	9	9	9
Upper floors	170	Westminster Bridge Road	SE1 7RW	B	13/02357/FUL	0	9	9	9
1st, 2nd and 3rd floors	25-31	Westow Hill	SE19 1TQ	GH	12/03571/FUL	0	7	7	7
	45-47	Westow Hill	SE19 1TS	GH	14/01723/FUL	0	6	6	6
*Land rear of	77 to 79	Westow Hill	SE19 1TX	GH	12/01586/FUL	0	6	6	6
Pierre's	23	Westow Hill	SE19 1TQ	GH	13/05898/FUL	0	4	4	4
	1-8	Wigton Place	SE11 4AN	P	14/04219/FUL	6	0	6	6
Land adjacent to	50	Woodfield Avenue	SW16 1LG	SL	13/00979/FUL	0	2	2	2
	110 to 113	Woodvale Walk	SE27 0EY	KH	13/03432/FUL	0	9	9	9
First floor	2	Wyatt Park Road	SW2 3TP	SH	10/01864/FUL	0	2	2	1
	10	Wynne Road	SW9 0BB	F	13/05251/RG4	0	25	25	25
Total 154 sites						293	5645	5938	4370

Table 23. 2014/15 Under Construction Developments — Affordable

Name	Number	Street	Postcode	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable
*Myatts Field North Housing Estate		Akerman Road	SW9	V	10/01014/OUT	0	135	1	136	136
*Hampton House	20	Albert Embankment	SE1 7TJ	P	13/03582/VOC	48	0	36	84	84
Eastbury House	30-34	Albert Embankment	SE1 7TL	P	12/01768/FUL	0	0	14	14	14
	2	Barrington Road	SW9 7EB	C	14/01020/FUL	14	9	8	31	31
*	34-36	Bedford Road	SW4 7HJ	F	12/02865/FUL	0	11	5	16	16
*	35-51	Bedford Road	SW4 7SG	F	11/03988/FUL	12	0	5	17	17
	1-66	Cheviot Gardens	SE27 0SU	KH	12/03809/FUL	66	0	0	66	0
Garage block adjacent to	136	Dalyell Road	SW9 9UP	F	13/02765/FUL	0	0	3	3	3
Land rear of	132	Leigham Court Road	SW16 2RL	SW	12/00784/FUL	0	0	24	24	24
*Former Lilian Baylis School		Lollard Street	SE11 6PY	P	12/04256/FUL	34	0	16	50	50
*Loughborough Park Estate		Loughborough Park Road	SW9	C	10/03653/OUT	0	107	50	157	-30
Subtotal 11 sites						174	262	162	598	345

SHLAA 2009 large site	*SHLAA 2013 large site
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Please note that for the purposes of this affordable housing schedule the 'Net Affordable' column reflects the net number of affordable units gained. That is the number of new affordable units minus any existing affordable that was previously on the site. It is not a reflection of the overall net change of the scheme.

Table 23. 2014/15 Under Construction Developments — Affordable

Name	Number	Street	Postcode	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable
*Holmbury House & Farmleigh House, Loughborough Park Estate		Loughborough Park Road	SW9 8NL	C	12/01867/FUL	0	95	0	95	-10
*Plot bounded by railway line, opposite	251 to 275	Milkwood Road	SE24 0JE	HH	12/01176/FUL	8	0	14	22	22
*	130-138	Newington Butts	SE11 4QU	P	12/00054/FUL	0	2	63	65	65
	1	Palace Road	SW2 3DY	SH	11/03906/FUL	0	1	0	1	1
*Clapham Park Estate		Poynders Road	SW2	T	06/03680/OUT	0	453	129	582	-51
1st & 2nd floors	105-109	Railton Road	SE24 0LR	C	14/02906/FUL	0	9	0	9	6
*Various sites within Stockwell Park & Robsart Estates		Robsart Street	SW9	F	06/01769/OUT	0	15	27	42	-34
*Wayland House	48	Robsart Street	SW9 0BP	F	12/03487/FUL	0	84	0	84	0
*Land at		St Agnes Place	SE11	O	11/00391/RG4	0	21	9	30	24
	32	St Faith's Road	SE21 8JD	TP	11/03853/FUL	5	0	4	9	5
	24-30	St Oswald's Place	SE11 5HS	P	13/03520/FUL	0	8	0	8	6
*Albemarle House		Stockwell Park Road	SW9 0XT	F	12/03365/REM	0	0	0	0	-49
Subtotal 23 sites						187	950	408	1545	330

SHLAA 2009 large site	*SHLAA 2013 large site
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Please note that for the purposes of this affordable housing schedule the 'Net Affordable' column reflects the net number of affordable units gained. That is the number of new affordable units minus any existing affordable that was previously on the site. It is not a reflection of the overall net change of the scheme.

Table 23. 2014/15 Under Construction Developments — Affordable

Name	Number	Street	Postcode	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable
*Claremont East Housing Estate		Streatham Hill	SW2 3DH	SH	11/01869/RG4	37	0	0	37	37
*Wentworth House and	142-170	Streatham Hill	SW2	SH	10/00507/FUL	0	30	15	45	45
Pearce House Sandon House and Watson House		Tilson Gardens	SW2 4NJ	T	13/01449/FUL	0	1	0	1	-5
*	4-14b (evens)	Union Road	SW9 9AT	L	06/03159/FUL	0	6	8	14	14
*Sainsbury's	62	Wandsworth Road	SW8 2LF	O	14/05064/VOC	0	86	58	144	144
*	143-161	Wandsworth Road	SW8 2LY	O	09/04322/FUL	0	35	24	59	59
	378-382	Wandsworth Road	SW8 4TE	L	13/04833/FUL	0	9	0	9	9
*	7 to 93	Wandsworth Road	SW8 1SJ	O	13/01644/VOC	0	42	24	66	66
	10	Wynne Road	SW9 0BB	F	13/05251/RG4	0	0	25	25	25
Total 23 sites						224	1159	562	1945	724

SHLAA 2009 large site	*SHLAA 2013 large site
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Please note that for the purposes of this affordable housing schedule the 'Net Affordable' column reflects the net number of affordable units gained. That is the number of new affordable units minus any existing affordable that was previously on the site. It is not a reflection of the overall net change of the scheme.

Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
Rear of	173-175	Abbeville Road	SW4 9JJ	CC	14/04042/FUL	0	2	2	2
Land forming part of	138	Abercairn Road	SW16 5AG	SS	11/03485/FUL	1	0	1	1
	46	Acre Lane	SW2 5SP	F	12/02709/FUL	0	8	8	-2
1st & 2nd floors	95	Acre Lane	SW2 5TU	BH	13/03615/FUL	0	2	2	2
	56-58	Akerman Road	SW9 6SN	V	11/00251/RG3	3	6	9	7
Westminster Tower	3	Albert Embankment	SE1 7SP	P	14/02756/FUL	0	34	34	34
	27-29	Albert Embankment	SE1 7TJ	P	13/02347/FUL	0	47	47	47
	20	Ambleside Avenue	SW16 1QP	SL	13/03124/FUL	1	0	1	1
	41	Auckland Hill	SE27 9PF	GH	14/03671/FUL	0	2	2	1
Lower and upper ground floors	7	Avenue Park Road	SE27 9BT	TP	12/03176/FUL	0	2	2	1
*Land on the corner of		Avenue Park Road	SE21 1NW	TP	14/00129/FUL	0	42	42	42
	16	Beardell Street	SE19 1TP	GH	13/01457/OUT	0	4	4	4
	20-22	Beardell Street	SE19 1TP	GH	12/02665/FUL	0	9	9	9
	39	Black Prince Road	SE11 6JJ	P	12/01101/RG4	0	2	2	2
*	69-71	Bondway	SW8 1SQ	O	14/00601/FUL	0	450	450	450
8-28 and surrounding land		Bourke Close	SW4 8ER	T	14/00052/FUL	20	0	20	-1
Land between	51 and 53	Brading Road	SW2 2AP	TH	11/01894/FUL	6	0	6	6
Subtotal 17 sites						31	610	641	606

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
Garages rear of New Park Court		Brixton Hill	SW2	BH	14/06825/FUL	3	0	3	3
	164	Brixton Road	SW9 6AU	V	14/04322/FUL	0	4	4	2
Rear of	244	Brixton Road	SW9 6AH	V	13/04289/FUL	1	0	1	1
	304	Brixton Road	SW9 6AE	F	13/05968/FUL	0	2	2	2
	355	Brixton Road	SW9 7DA	C	14/02834/FUL	0	1	1	1
	377	Brixton Road	SW9 7DE	C	14/01509/FUL	0	4	4	4
	227 to 231	Brixton Road	SW9 6LW	V	13/03332/FUL	0	8	8	5
1st, 2nd & 3rd Floors	496-498	Brixton Road	SW9 8EQ	F	14/00800/FUL	0	5	5	4
	112	Broxholm Road	SE27 0BT	KH	14/03070/OUT	1	0	1	1
Car Park		Cambria Road	SE5 9AB	HH	14/02994/FUL	2	0	2	2
Land adjoining	56	Canmore Gardens	SW16 5BD	SS	14/06882/FUL	1	0	1	1
Canterbury Hotel	8	Canterbury Crescent	SW9 7QD	C	13/03273/FUL	0	31	31	30
	124	Cavendish Road	SW12 0DE	CC	14/05107/FUL	0	1	1	1
	207	Cavendish Road	SW12 0BP	T	14/03850/FUL	2	0	2	1
Land adjacent to	1	Cheviot Road	SE27 0LF	KH	12/00249/FUL	1	0	1	1
Orchard Primary School		Christchurch Road	SW2 3ET	BH	13/04830/FUL	7	0	7	7
Subtotal 33 sites						49	666	715	672

Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	29	Clapham Common North Side	SW4 0RN	CT	14/04467/FUL	0	6	6	6
Land between	2 and 4	Clapham Common North Side	SW4 0QW	CT	13/05489/FUL	1	0	1	1
1st & 2nd floors	146	Clapham High Street	SW4 7UH	CT	13/04307/FUL	0	1	1	1
1st, 2nd & 3rd Floors	156-158	Clapham High Street	SW4 7UG	CT	13/05295/FUL	0	9	9	9
Part 1st, 2nd and 3rd Floors, Clapham Common Post Office	161-163	Clapham High Street	SW4 7ST	CT	12/01166/FUL	0	6	6	6
	100	Clapham Park Road	SW4 7BZ	CC	12/04710/FUL	0	1	1	1
Part of 1st & 2nd and 3rd Floors	158, 160 and 162	Clapham Park Road	SW4 7DE	CC	13/04050/FUL	0	3	3	2
Rear of	69	Clapham Road	SW9 0HY	O	14/06352/FUL	1	0	1	1
	371	Clapham Road	SW9 9BT	L	14/03677/FUL	0	5	5	4
*	330-340 and 19	Clapham Road	SW4 9AJ	L	13/03248/FUL	20	59	79	78
	7	Clarence Avenue	SW4 8LA	T	13/05124/FUL	0	3	3	2
	21	Clarence Avenue	SW4 8LA	T	14/06076/FUL	2	6	8	7
Land rear of	52	Clarence Avenue	SW4 8JF	CC	14/05245/FUL	5	0	5	5
Subtotal 46 sites						78	765	843	795

*SHLAA 2013 large site

Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
*Precinct B2, Clapham Park Estate		Clarence Avenue	SW2	T	13/05061/DET	0	37	37	31
*Precinct B4, Clapham Park Estate		Clarence Avenue	SW2	T	13/00778/DET	0	73	73	59
*Precinct B6, Clapham Park Estate		Clarence Avenue	SW2	T	13/00808/DET	0	91	91	29
	7	Claylands Place	SW8 1NL	O	10/04190/FUL	0	2	2	2
	165	Clive Road	SE21 8DF	GH	13/02986/FUL	1	0	1	-1
Land side of 1 Cambria Road and rear of	181-189	Coldharbour Lane	SE5 9PA	HH	13/05816/FUL	1	0	1	1
	206-208	Coldharbour Lane	SW9 8SA	HH	13/04904/FUL	0	3	3	3
Plot	220-224	Coldharbour Lane	SW9 8SA	C	14/02703/FUL	0	7	7	7
Grosvenor Mansions and Princess Mansions	268-272	Coldharbour Lane	SW9 8SE	C	13/05907/FUL	0	3	3	3
	8	Conyers Road	SW16 6LT	SL	14/03733/FUL	0	8	8	7
	39-40	Cornwall Road	SE1 8TJ	B	13/06086/FUL	0	5	5	5
Centenary Hall		Cottington Street	SE11 4RZ	P	11/01822/FUL	1	0	1	1
The Beehive	6	Crossford Street	SW9 9HQ	L	14/00715/FUL	0	3	3	2
Subtotal 59 sites						81	997	1078	944

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	143	Crownstone Road	SW2 1NB	TH	14/01651/OUT	1	0	1	0
Fourth floor, Crownleigh Court		Crownstone Road	SW2 1LJ	TH	11/01227/OUT	0	2	2	2
	13-19	Croxted Road	SE21 8SZ	TP	12/04235/FUL	0	9	9	9
Rear of ground floor	3	Dalton Street	SE27 9HS	TP	13/03249/FUL	0	1	1	1
Rear of ground floor	4	Dalton Street	SE27 9HS	TP	13/03251/FUL	0	1	1	1
	41	Darlington Road	SE27 0UD	KH	14/04242/FUL	0	1	1	1
Lower ground and ground floors	106-108	Denmark Hill	SE5 8RX	HH	12/03094/FUL	0	1	1	1
	119	Denmark Road	SE5 9LB	V	12/00462/FUL	0	1	1	-1
The Lodge		Denmark Road	SE5 9LB	V	14/03540/FUL	0	1	1	1
	35	Drewstead Road	SW16 1LY	SL	14/05498/FUL	0	4	4	3
Plot	135	Dulwich Road	SE24 0NG	HH	14/00762/FUL	0	3	3	3
	32e	Dulwich Road	SE24 0PA	HH	12/01331/FUL	0	2	2	1
Flat 3	44	Durand Gardens	SW9 0PP	V	14/06846/FUL	2	0	2	1
	211	Eardley Road	SW16 5TQ	SS	13/04113/FUL	1	0	1	1
	4	Effra Parade	SW2 1PS	HH	13/05748/FUL	0	2	2	1
	8a	Electric Avenue	SW9 8JX	C	11/02759/FUL	0	3	3	2
	68	Elm Park	SW2 2UB	TH	14/03185/FUL	0	2	2	2
Subtotal 76 sites						85	1030	1115	973

Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
Elm Park Hotel	76	Elm Park	SW2 2UB	TH	14/05112/FUL	0	1	1	1
	70	Emmanuel Road	SW12 0HR	T	13/06075/FUL	0	1	1	1
Garages rear of	98	Etherstone Road	SW16 2RA	SW	14/04586/FUL	0	4	4	4
Land rear of	7 to 29	Farm Avenue	SW16 2UT	SW	14/05911/FUL	2	0	2	2
Part of ground & 4th floors	240-246 and	Ferndale Road	SW9 8BB	F	13/02613/FUL	0	11	11	11
	72	Ferndene Road	SE24 0AB	HH	14/06719/FUL	0	2	2	1
The Robin Hood and Little John	123	Flaxman Road	SE5 9EA	HH	13/00143/FUL	0	7	7	7
Thorold House		Forster Road	SW2 4NL	T	13/05029/FUL	0	21	21	21
	242	Gipsy Road	SE27 9RB	GH	13/04180/FUL	0	2	2	1
	207-209	Gipsy Road	SE27 9QY	GH	14/04718/FUL	0	7	7	7
Part of ground floor	9-11	Gleneldon Road	SW16 2AU	SL	12/04527/FUL	0	2	2	2
	53	Glenister Park Road	SW16 5DS	SS	11/04437/FUL	0	0	0	-1
	34	Groveway	SW9 0AR	V	14/03200/FUL	0	5	5	5
Precinct M5, Clapham Park Estate		Hayes Court	SW2	SH	13/05680/REM	16	0	16	16
Upper floors, The Hope	7	Heather Close	SW8 3BS	CT	14/04587/FUL	0	9	9	8
Subtotal 91 sites						103	1102	1205	1059

Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
The Pineapple Public House	53	Hercules Road	SE1 7DZ	B	14/02217/FUL	1	5	6	6
Bible Truth Church Of God		Hetherington Road	SW4 7NU	F	14/01718/FUL	0	7	7	7
	14	Hitherfield Road	SW16 2LN	SW	15/00272/FUL	0	2	2	1
Holmes House	10	Holmes Terrace	SE1 8BL	B	14/03560/FUL	0	4	4	4
	37	Kempshott Road	SW16 5LJ	SS	14/00857/FUL	1	0	1	1
Land adjacent to	30	Kendal Close	SW9 6EW	V	12/00632/FUL	1	0	1	1
	34	Kennington Lane	SE11 4LS	P	14/00477/FUL	0	1	1	1
The Old Red Lion	42	Kennington Park Road	SE11 4RS	P	13/01133/FUL	0	2	2	2
	340	Kennington Road	SE11 4LD	O	14/02731/FUL	0	3	3	3
1st & 2nd floors	57	Kestrel Avenue	SE24 0ED	HH	12/00938/FUL	0	2	2	1
	70	Kings Avenue	SW4 8BH	T	14/00362/FUL	2	7	9	8
	78a	Kings Avenue	SW4 8BH	T	14/00338/FUL	2	7	9	8
	2 and 3	Kings Mews	SW4 8BA	CC	14/02357/FUL	4	0	4	2
Rear of ground floor	48	Knight's Hill	SE27 0JD	KH	12/00691/FUL	0	1	1	1
	260	Knight's Hill	SE27 0QP	KH	13/03570/FUL	0	9	9	9
	1	Lambeth High Street	SE1 7JN	B	14/02104/FUL	0	69	69	69
	23	Lancaster Avenue	SE27 9EW	TP	13/04679/FUL	0	6	6	6
Subtotal 108 sites						114	1227	1341	1189

Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
4th Floor, Lancaster Court		Lancaster Avenue	SE27 9HU	TP	12/02081/FUL	0	8	8	8
Ground floor	18	Landor Road	SW9 9PP	L	13/03265/FUL	0	1	1	1
	106	Landor Road	SW9 9NX	L	13/04462/FUL	0	2	2	1
1st & 2nd floors	73a	Larkhall Rise	SW4 6HT	CT	12/04354/FUL	0	3	3	3
Manor Court		Leigham Avenue	SW16 2DS	SW	14/06957/FUL	0	2	2	1
*Nursery School	10	Lollard Street	SE11 6UP	P	14/00509/FUL	15	74	89	89
Upper floors	25	Lower Marsh	SE1 7RJ	B	11/02977/FUL	0	2	2	1
	131	Lyham Road	SW2 5PY	BH	13/05672/FUL	4	0	4	4
	51	Lynette Avenue	SW4 9HF	CC	14/03655/FUL	1	0	1	-1
Land to the west of	2a	Mandrell Road	SW2	BH	14/04201/FUL	8	0	8	8
	2a	Mandrell Road	SW2 5DL	BH	13/03322/FUL	8	0	8	8
*The Livity School		Mandrell Road	SW2 5DW	BH	12/03539/RG4	15	28	43	43
Garages rear of	18 to 38	Meadow Road	SW8 1QB	O	12/03973/FUL	8	0	8	8
	13	Minehead Road	SW16 2AW	SW	14/00036/FUL	1	0	1	1
3rd Floor, Cleveland Mansions		Mowl Street	SW9 0ES	V	12/04287/FUL	0	1	1	1
	7	New Park Road	SW2 4DU	BH	13/05914/FUL	0	3	3	3
	23-29	New Park Road	SW2 4DU	BH	12/03989/FUL	0	9	9	6
Subtotal 125 sites						174	1360	1534	1374

*SHLAA 2013 large site

Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	142	Newington Butts	SE11 4RN	P	14/06999/FUL	0	3	3	-1
	20	Norwood High Street	SE27 9NR	KH	13/04293/FUL	0	1	1	1
	97	Norwood Road	SE24 9AE	TP	14/00227/FUL	0	2	2	1
Basement & Ground Floors	144	Norwood Road	SE24 9AY	TP	12/01270/FUL	0	2	2	2
*	327	Norwood Road	SE24 9AH	TP	13/05244/FUL	0	8	8	8
	377	Norwood Road	SE27 9BN	TP	14/01393/FUL	0	1	1	1
21-24, William Brown Court		Norwood Road	SE27 9DD	TP	15/00233/FUL	0	10	10	6
*Offley Works		Offley Road	SW9 0LS	O	13/00101/FUL	7	2	9	9
	152	Old South Lambeth Road	SW8 1XX	O	12/04522/FUL	0	0	0	-1
	9-11	Old Town	SW4 0JT	CT	14/03708/FUL	0	3	3	3
	69-71	Palfrey Place	SW8 1AR	O	14/03129/FUL	0	6	6	6
Land rear of	19 and 21	Park Hall Road	SE21 8EH	TP	14/00864/FUL	1	0	1	1
	113	Park Hill	SW4 9NX	CC	14/02178/FUL	1	0	1	0
Plot adjacent to	2	Penford Street	SE5 9JA	V	14/05390/FUL	1	0	1	1
	7-10	Penrith Place	SE27 0AQ	TP	14/02943/FUL	0	7	7	3
	36	Perran Road	SW2 3DL	TP	14/01281/FUL	0	2	2	1
	3	Prescott Place	SW4 6BS	CT	14/02368/FUL	2	0	2	2
Subtotal 142 sites						186	1407	1593	1417

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	82	Railton Road	SE24 0LD	HH	12/04161/FUL	0	8	8	6
	3	Richborne Terrace	SW8 1AS	O	14/01050/FUL	3	0	3	2
	34	Rita Road	SW8 1JU	O	13/00317/FUL	0	2	2	2
	7	Rommany Road	SE27 9PY	GH	14/06049/FUL	0	2	2	1
	1	Rosebery Road	SW2 4DQ	BH	14/04432/FUL	0	3	3	-5
	105	Rosendale Road	SE21 8EZ	TP	14/01338/FUL	1	0	1	1
Plot adjacent to	8	Rozel Road	SW4 0EP	CT	13/04068/FUL	1	0	1	1
	65	Sandmere Road	SW4 7PT	F	13/05941/FUL	1	0	1	1
	37	Shrubbery Road	SW16 2AS	SL	14/02679/FUL	0	2	2	1
*Keybridge House	80	South Lambeth Road	SW8 1RG	O	13/03935/OUT	0	415	415	415
	43	St. Gerards Close	SW4 9DU	CC	14/02098/FUL	1	0	1	0
	3	St. Gothard Road	SE27 9QR	GH	14/04231/OUT	1	0	1	1
	4	St. Michael's Road	SW9 0SL	S	14/00697/FUL	1	0	1	-1
	3	Station Rise	SE27 9BW	TP	14/06738/FUL	0	2	2	2
	129	Sternhold Avenue	SW2 4PF	SH	13/03963/FUL	1	0	1	-1
	29	Stockfield Road	SW16 2LU	SW	13/03579/FUL	0	3	3	2
	57	Stockport Road	SW16 5XE	SS	14/03139/FUL	1	0	1	1
1st Floor	14-15	Stockwell Green	SW9 9JF	L	14/00730/FUL	0	6	6	6
	190	Stockwell Park Road	SW9 0UB	F	13/02979/FUL	0	10	10	10
Subtotal 161 sites						197	1860	2057	1862

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	82-90	Stockwell Road	SW9 9JQ	L	14/02238/FUL	0	2	2	1
Rear of	12	Streatham Common South Side	SW16 3BT	SS	13/05370/FUL	3	0	3	3
1st, 2nd and 3rd Floors	292	Streatham High Road	SW16 6HG	SL	13/01077/FUL	0	3	3	3
	401	Streatham High Road	SW16 3PF	SS	14/02704/FUL	0	8	8	8
	116a	Streatham High Road	SW16 1BW	SL	13/03048/FUL	2	0	2	2
	604-610	Streatham High Road	SW16 3QJ	SS	11/02196/FUL	6	11	17	13
Upper floors of	103a	Streatham Hill	SW16	SH	13/03312/FUL	0	4	4	4
1st, 2nd and 3rd Floors	75	The Cut	SE1 8LL	B	13/00035/FUL	0	2	2	1
	26a & 26b	The Pavement	SW4 0JA	CT	13/04314/FUL	0	3	3	1
Rear storage room of	81	Thurlow Park Road	SE21 8JL	TP	12/00311/FUL	0	1	1	1
Rear of	81	Thurlow Park Road	SE21 8JL	TP	13/04629/FUL	1	0	1	1
Watson House		Tilson Gardens	SW2 4NG	T	13/05413/FUL	0	3	3	-3
	37a	Tooting Bec Gardens	SW16 1RE	SL	12/03042/FUL	0	2	2	2
Ground floor and part of basement	64	Tyers Street	SE11 5NL	P	12/02172/FUL	0	1	1	1
Subtotal 175 sites						209	1900	2109	1900

Table 24. 2014/15 Unimplemented Planning Permissions

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Gross	Net
	51	Union Grove	SW8 2QJ	L	14/00987/FUL	0	20	20	20
	75	Venn Street	SW4 0BD	CT	14/00704/FUL	0	1	1	1
Part of 4th floor	1-3	Voltaire Road	SW4 6DQ	CT	13/00322/FUL	0	2	2	2
	256	Wandsworth Road	SW8 2JS	L	12/01412/FUL	0	8	8	7
1st, 2nd & 3rd Floors	642	Wandsworth Road	SW8 3JW	CT	13/04062/FUL	0	3	3	2
	705	Wandsworth Road	SW8 3JF	CT	15/00599/FUL	1	0	1	1
Part of ground floor	202-230	Wandsworth Road	SW8 2JZ	S	12/03076/FUL	0	5	5	5
Plot rear of	581 to 597	Wandsworth Road	SW8 3JD	CT	13/02008/FUL	1	0	1	1
*Land bounded by		Wandsworth Road	SW8	O	14/05597/VOC	0	520	520	520
	50	Well Close	SW16 2AH	SW	13/00591/FUL	0	8	8	8
1st, 2nd & 3rd Floors, Bluebottle	79	Westow Hill	SE19 1TX	GH	12/02430/FUL	0	0	0	-4
St Giles House	11	Woodbourne Avenue	SW16 1UP	SL	12/03190/FUL	0	19	19	-7
	45	Woodfield Avenue	SW16 1LE	SL	13/00664/FUL	0	3	3	2
	12	Wyatt Park Road	SW2 3TP	SH	13/02431/FUL	0	2	2	1
*	12-20	Wyvil Road	SW8 2TG	O	14/03701/FUL	0	219	219	219
*Shell Centre	2-4	York Road	SE1 7NA	B	12/04708/FUL	0	877	877	877
Total 191 sites						211	3587	3798	3555

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 25. 2014/15 Unimplemented Planning Permissions — Affordable

Name	Number	Street	Postcode	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable
	46	Acre Lane	SW2 5SP	F	12/02709/FUL	0	8	0	8	-2
	56-58	Akerman Road	SW9 6SN	V	11/00251/RG3	0	7	0	7	5
Westminster Tower	3	Albert Embankment	SE1 7SP	P	14/02756/FUL	0	0	11	11	11
	27-29	Albert Embankment	SE1 7TJ	P	13/02347/FUL	0	0	14	14	14
*Land on the corner of		Avenue Park Road	SE21 1NW	TP	14/00129/FUL	0	12	5	17	17
*	69-71	Bondway	SW8 1SQ	O	14/00601/FUL	52	0	38	90	90
Canterbury Hotel	8	Canterbury Crescent	SW9 7QD	C	13/03273/FUL	3	0	8	11	11
*	330-340 and 19	Clapham Road	SW4 9AJ	L	13/03248/FUL	0	20	8	28	28
*Precinct B4, Clapham Park Estate		Clarence Avenue	SW2	T	13/00778/DET	0	73	0	73	59
*Precinct B6, Clapham Park Estate		Clarence Avenue	SW2	T	13/00808/DET	32	0	0	32	-30
*Precinct B2, Clapham Park Estate		Clarence Avenue	SW2	T	13/05061/DET	0	37	0	37	31
Subtotal 11 sites						87	157	84	328	234

Please note that for the purposes of this affordable housing schedule the 'Net Affordable' column reflects the net number of affordable units gained. That is the number of new affordable units minus any existing affordable that was previously on the site. It is not a reflection of the overall net change of the scheme.

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 25. 2014/15 Unimplemented Planning Permissions — Affordable

Name	Number	Street	Postcode	Ward	Reference	Affordable Rent	Social Rent	Intermediate	Gross Affordable	Net Affordable
Thorold House		Forster Road	SW2 4NL	T	13/05029/FUL	21	0	0	21	21
	1	Lambeth High Street	SE1 7JN	B	14/02104/FUL	8	0	6	14	14
*Nursery School	10	Lollard Street	SE11 6UP	P	14/00509/FUL	0	70	0	70	70
*The Livity School		Mandrell Road	SW2 5DW	BH	12/03539/RG4	15	0	7	22	22
*Keybridge House	80	South Lambeth Road	SW8 1RG	O	13/03935/OUT	19	0	0	19	19
	190	Stockwell Park Road	SW9 0UB	F	13/02979/FUL	2	0	8	10	10
	604-610	Streatham High Road	SW16 3QJ	SS	11/02196/FUL	0	4	2	6	6
Watson House		Tilson Gardens	SW2 4NG	T	13/05413/FUL	0	3	0	3	-3
	51	Union Grove	SW8 2QJ	L	14/00987/FUL	4	4	0	8	8
*Land bounded by		Wandsworth Road	SW8	O	14/05597/VOC	94	0	16	110	110
Part of ground floor	202-230	Wandsworth Road	SW8 2JZ	S	12/03076/FUL	2	0	0	2	2
St Giles House	11	Woodbourne Avenue	SW16 1UP	SL	12/03190/FUL	0	19	0	19	-7
*	12-20	Wyvil Road	SW8 2TG	O	14/03701/FUL	0	16	0	16	16
*Shell Centre	2-4	York Road	SE1 7NA	B	12/04708/FUL	52	0	46	98	98
Total 25 sites						304	273	169	746	620

Please note that for the purposes of this affordable housing schedule the 'Net Affordable' column reflects the net number of affordable units gained. That is the number of new affordable units minus any existing affordable that was previously on the site. It is not a reflection of the overall net change of the scheme.

SHLAA 2009 large site	*SHLAA 2013 large site
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Table 26. 2014/15 Completed Prior Approvals for Office to Residential Conversion

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Total
	36-38	Acre Lane	SW2 5SP	F	13/05496/P3JPA	0	3	3
	130	Brixton Hill	SW2 1RS	BH	14/03698/P3JPA	0	1	1
	164	Clapham Park Road	SW4 7DE	CC	13/03913/P3JPA	0	9	9
Units 1 and 3	378	Clapham Road	SW9 9AF	L	14/00152/P3JPA	0	3	3
Unit 5	378	Clapham Road	SW9 9AF	L	14/05513/P3JPA	0	2	2
	120b	Dalberg Road	SW2 1AP	HH	13/05769/P3JPA	1	0	1
	120c	Dalberg Road	SW2 1AP	HH	14/00785/P3JPA	1	0	1
	33	Herne Place	SE24 0EN	HH	14/01809/P3JPA	1	0	1
	Unit 1	Houghton Square	SW9 9AN	L	13/03330/P3JPA	0	1	1
Units 3-6, Hermes House	59	Josephine Avenue	SW2 2JZ	TH	13/03375/P3JPA	0	7	7
	32	Monkton Street	SE11 4TX	P	14/00696/P3JPA	0	1	1
	243a	Streatham High Road	SW16 6EY	SW	14/00337/P3JPA	0	35	35
	524-532	Streatham High Road	SW16 3QF	SS	13/05460/P3JPA	0	4	4
	47	Sunnyhill Road	SW16 2UG	SW	13/06078/P3JPA	1	0	1
	349	Wandsworth Road	SW8 2JH	S	14/06327/P3JPA	0	2	2
Total 15 sites						4	68	72

Table 27. 2014/15 Under Construction Prior Approvals for Office to Residential Conversion

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Total
1st & 2nd floors	32	Acre Lane	SW2 5SG	F	14/03759/P3JPA	0	8	8
Sedley Place	68	Venn Street	SW4 0AX	CT	13/04254/P3JPA	0	9	9
Part ground, first, second & third floor	88	Clapham Road	SW9 0JJ	O	14/01025/P3JPA	0	2	2
	107	Clive Road	SE21 8DB	GH	14/06760/P3JPA	0	1	1
Norwich House	9-11	Streatham High Road	SW16	SW	14/04496/P3JPA	0	98	98
Total 5 sites						0	118	118

Table 28. 2014/15 Unimplemented Prior Approvals for Office to Residential Conversion

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Total
	15	Abbeville Road	SW4 9LA	CC	14/05715/P3JPA	0	20	20
Rear of ground floor	95	Acre Lane	SW2 5TU	BH	14/04115/P3JPA	0	1	1
Units D & E	2a	Aldebert Terrace	SW8 1BL	S	14/00096/P3JPA	0	2	2
	14	Bowden Street	SE11 4DS	P	14/00732/P3JPA	0	4	4
Part of 2nd floor, Piano House	9	Brighton Terrace	SW9 8DJ	F	14/02053/P3JPA	0	4	4
Part of 5th floor, Piano House	9	Brighton Terrace	SW9 8DJ	F	14/02060/P3JPA	0	2	2
Part of first floor, Piano House	9	Brighton Terrace	SW9 8DJ	F	14/04736/P3JPA	0	4	4
Part of 4th floor, Piano House	9	Brighton Terrace	SW9 8DJ	F	14/04737/P3JPA	0	4	4
Part of third floor, Piano House	9	Brighton Terrace	SW9 8DJ	F	14/04735/P3JPA	0	4	4
First and second floor	373-375	Brixton Road	SW9 7DE	C	14/05526/P3JPA	0	4	4
1st Floor	409-411	Brixton Road	SW9 7DG	C	14/02496/P3JPA	0	1	1
	9	Bromell's Road	SW4 0BN	CT	14/05711/P3JPA	0	5	5
	48	Cavendish Road	SW12 0DG	CC	14/05273/P3JPA	0	3	3
1st Floor	155-157a	Clapham High Street	SW4 7SY	CT	13/04611/P3JPA	0	4	4
Subtotal 14 sites						0	62	62

Table 28. 2014/15 Unimplemented Prior Approvals for Office to Residential Conversion

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Total
1st, 2nd & mezzanine floors, Unit 26	88	Clapham Park Road	SW4 7BX	CC	14/02180/P3JPA	0	2	2
Unit 1	88	Clapham Park Road	SW4 7BX	CC	15/01109/P3JPA	0	1	1
Unit 25	88	Clapham Park Road	SW4 7BX	CC	13/05792/P3JPA	0	2	2
Unit 6	88	Clapham Park Road	SW4 7BX	CC	15/01111/P3JPA	0	1	1
Basement	150	Clapham Park Road	SW4 7DE	CC	14/03432/P3JPA	0	1	1
Ground floor	38	Clapham Road	SW9 0JQ	O	14/02176/P3JPA	0	1	1
Ground floor	88	Clapham Road	SW9 0JJ	O	14/04074/P3JPA	0	1	1
	139a	Clapham Road	SW9 0HP	V	14/04750/P3JPA	0	155	155
	15	Claylands Place	SW8 1NL	O	14/04188/P3JPA	1	0	1
	21	Claylands Place	SW8 1NL	O	14/02201/P3JPA	1	0	1
First floor	215-217	Coldharbour Lane	SW9 8RU	C	14/01036/P3JPA	0	2	2
Ground floor	215-217	Coldharbour Lane	SW9 8RU	C	14/03809/P3JPA	0	2	2
MHT House		Crescent Lane	SW4 9RS	CC	14/06809/P3JPA	0	18	18
	7	Dryden Court	SE11 4NH	P	15/00652/P3JPA	0	4	4
Subtotal 29 sites						2	253	255

Table 28. 2014/15 Unimplemented Prior Approvals for Office to Residential Conversion

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Total
	2a & 2b	Fentiman Road	SW8 1BF	O	13/04407/P3JPA	0	4	4
	95a	Hambalt Road	SW4 9EQ	CC	14/05200/P3JPA	0	1	1
	7	Houghton Square	SW9 9AN	L	15/00307/P3JPA	0	1	1
	Unit 2	Houghton Square	SW9 9AN	L	14/03028/P3JPA	0	1	1
	Unit 5	Houghton Square	SW9 9AN	L	13/03373/P3JPA	0	1	1
	405	Kennington Road	SE11 4PT	P	14/04513/P3JPA	0	20	20
Park Place	10-12	Lawn Lane	SW8 1UD	O	14/03428/P3JPA	0	39	39
Rear of	118	Norwood High Street	SE27 9NH	KH	13/02762/P3JPA	1	0	1
	248-250	Norwood Road	SE27 9AW	TP	14/05269/P3JPA	0	16	16
Part of ground floor, Maritime House		Old Town	SW4 0JW	CT	14/02531/P3JPA	0	3	3
Ground and 1st Floors, Maritime House		Old Town	SW4 0JW	CT	14/03674/P3JPA	0	16	16
	9	Park Hill	SW4 9NS	CC	14/03486/P3JPA	0	4	4
Clifton House	23	Pensbury Place	SW8 4TP	L	15/00219/P3JPA	0	1	1
Subtotal 42 sites						3	360	363

Table 28. 2014/15 Unimplemented Prior Approvals for Office to Residential Conversion

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Total
	17	Prescott Place	SW4 6BS	CT	14/05291/P3JPA	0	4	4
	16-22	Prescott Place	SW4 6BT	CT	13/06008/P3JPA	0	3	3
Lower ground & ground floors, rear of	32-34	Prescott Place	SW4 6BU	CT	14/00103/P3JPA	0	2	2
Part of 1st floor, Unit E	2	Scout Lane	SW4 0LA	CT	13/05567/P3JPA	0	1	1
	8	Silk Mews	SE11 4BA	P	15/00028/P3JPA	0	1	1
	12	Southville	SW8 2PP	L	14/06816/P3JPA	0	2	2
Ground floor	10	Station Rise	SE27 9BW	TP	14/00386/P3JPA	0	1	1
	135-143	Stockwell Road	SW9 9TN	F	14/04969/P3JPA	0	5	5
Rear of ground floor	325	Streatham High Road	SW16 3NT	SS	14/04881/P3JPA	0	1	1
Rear of first floor	5	The Pavement	SW4 0HY	CT	13/04454/P3JPA	0	1	1
	43a	Tierney Road	SW2 4QH	SH	14/06429/P3JPA	0	4	4
Charan House	18	Union Road	SW4 6JP	L	14/04411/P3JPA	0	6	6
	52	Walnut Tree Walk	SE11 6DN	B	13/05154/P3JPA	0	6	6
Subtotal 55 sites						3	397	400

Table 28. 2014/15 Unimplemented Prior Approvals for Office to Residential Conversion

Name	Number	Street	Postcode	Ward	Reference	Houses	Flats	Total
Unit 4, Grange Mills		Weir Road	SW12 0NE	T	14/06370/P3JPA	0	1	1
Unit J	16	Welmar Mews	SW4 7DD	CC	14/03478/P3JPA	0	3	3
	17	Welmar Mews	SW4 7DD	CC	14/00742/P3JPA	0	2	2
Unit K	15a	Welmar Mews	SW4 7DD	CC	14/03481/P3JPA	0	8	8
1st, 2nd & 3rd Floors	77	Westow Hill	SE19 1TX	GH	13/03503/P3JPA	0	3	3
Lower ground	77	Westow Hill	SE19 1TX	GH	14/03775/P3JPA	0	1	1
Total 61 sites						3	415	418