

# The Brixton Society

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TO:  
Lambeth Planning,  
(Development Management)  
PO Box 734,  
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SO23 5DG

FROM:  
David Warner  
Brixton Society



For the attention of:  
Mr Erik Dybdahl  
Senior Planning Officer  
[edybdahl@lambeth.gov.uk](mailto:edybdahl@lambeth.gov.uk)

[planning@brixtonsociety.org.uk](mailto:planning@brixtonsociety.org.uk)

Date: 16<sup>th</sup> May 2019

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Dear Mr Dybdahl

**6-8 Hinton Road London SE24 0HJ**  
Ref: 19/00293/FUL

The Brixton Society wishes to object to this application.

## **1. Design and Access Statement not provided**

Although this application follows on from another one from the same owners, which was refused permission in 2017 it is not clear to us how the present application differs, or is an improvement on the refused application.

Moreover the drawings submitted this time are from a different architects which we suggest means it is not possible to read across any information from the 2017 design and access statement.

The current application is for a large (possibly 17 room) HMO, or hostel in other words. PLUS a mansard roof extension and building out to the rear at second floor level. This seems to be the worst of all possible worlds – and neighbours from the Green Man flats have already objected to loss of amenity.

We think that major rebuild affecting neighbour's amenity should not be permitted for an HMO – which could become a “beds in shed” situation.

## **2. HMO Management**

We would like to hear more of the proposed scheme of management of this HMO. What is the client group (if any) and how will residents be recruited.

In this connection can I sound a cautionary note, There is a hostel nearby at 16/20 Cambria Road. This essentially caters to clients with substance abuse issues. There is also a drop-in centre located at 245 Coldharbour Lane – Lambeth Harbour – which is operated by South London and Maudsley and Lambeth Council. This centre is for substance users less than 100 yards from 6-8 Hinton Road.

Whereas it might be feasible to have a large hostel catering to this client group if it were run by specialist provider we are not in favour of concentrating such service users in a hostel with no support.

So we would like to hear from the applicants what their management plan is here. Clearly a 17 room hostel for students or nurses is a different proposition from a hostel for people with serious problems.

### **3. Enforcement**

Judging by the appearance of the buildings (which look reasonably maintained at the moment) it appears that this application may be partly an attempt to deflect enforcement.

The Brixton Society is not opposed to HMO use per se, but we would like to know how it is to be arranged, and how it will be managed, and who the proposed tenants will be.

We see no justification for a mansard roof and building extension in a temporary proposal like this.

### **We think the application should be refused on the following grounds:**

- The extension and roof extension affects neighbouring properties but provides minimal gain to the 6-8 Hinton Road complex.
- The lack of a Design and Access Statement makes it impossible to be clear about the physical arrangements for the TMO tenants and also there is no clarity on the client group or management of the hostel.

Yours sincerely



David Warner  
for The Brixton Society