

# The Brixton Society

Understanding the Past, Looking to the Future

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3 January 2020

For attention of:  
James Hansel,  
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Your ref:  
19/04120/FUL &  
19/04121/FUL

## **116-120 BRIXTON HILL, SW2 – Change of Use and Extension:**

Dear Mr Hansel,

Thank you for your recent letters about the above applications. This is a prominent site on the southern approach to Brixton Town Centre, and currently within a Key Industrial & Business Area. Our comments are as follows:

### **Relation to Residential Use above:**

We must **object** to any use of the ground floor outside the hours of 7 am to 11 pm. The proposed 24-hour operation is completely unacceptable in proximity to residential accommodation.

Past experience tells us that complaints arise more often from customers arriving and departing, rather than from noise generated within the premises as such. Details of entrances, exits and management arrangements are more critical than simple soundproofing.

The submitted drawings are unclear about the relationship of the ground floor business space to the access to the residential accommodation above.

The applicants have failed to demonstrate “clear amenity and environmental reasons” justifying their proposals, so policy ED2(b) of the Lambeth Local Plan is not met.

As a high-volume leisure use, the proposal should address how the impact of visitors/ customers will be managed, particularly outside normal working hours, but here it fails to meet Lambeth Local Plan policy ED11(a).

### **Dilution of Industrial & Business Use:**

We deplore the long-term erosion of the original KIBA, as a result of the Council’s failure over many years to enforce priority for employment floorspace.

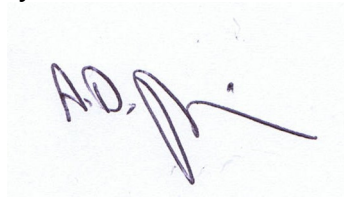
**Brixton Hill Setting:**

Any new commercial operation on the ground floor will want an attractive setting for the business, and removal of the unsightly advertising hoardings from each end of the frontage should be a condition of consent being granted for any change of use.

**Rear Extension:**

There is no objection in principle to the proposed rear extension (case 19/04121/FUL), which may provide an opportunity to tidy up the rear of the building and reduce the impact on residents above and around the site – but subject to acceptable detailed design such as ventilation arrangements. Experience of other gym uses is that fire exit doors may often be left open or extract ventilators are not provided with sound attenuation.

Yours sincerely,



Hon. Secretary