

# The Brixton Society

Understanding the Past, Looking to the Future

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Website: [www.brixtonsociety.org.uk](http://www.brixtonsociety.org.uk)

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*Please reply to:*

Alan Piper, RIBA,



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14<sup>th</sup> January 2020

*For attention of:*

Panyun Chow,

[pchow@lambeth.gov.uk](mailto:pchow@lambeth.gov.uk)

cc. Maylinne Nasa,

[mnasa@lambeth.gov.uk](mailto:mnasa@lambeth.gov.uk)

*Your ref:*

19/04492/RG4,

19/04493/RG4,

19/04494/RG4.

## **31-39 & 43-49 RAILTON ROAD, SE24 – Window Replacements:**

Dear Miss Chow,

Thank you for your recent letters about the above applications.

These raise some wider issues which I must comment on:

### **Window Frame Types:**

The applicant describes the original window frames as metal, and if this were truly the case, we would be concerned about their replacement by upvc frames after a relatively short service life. However, these houses and flats were provided with timber window frames, which deteriorated due to repainting not being carried out often enough to protect the wood from decay. When constructed in 1981-82, single glazing was still in widespread use to reduce initial costs, despite the enhanced risk of moisture damage from internal condensation, so the belated introduction of double-glazing is welcome.

### **Multiple Applications:**

I do not understand why so many separate planning applications have been made for window replacements on this estate, instead of just one or two for the whole estate. Each application relates only to a short terrace or single house/ apartment block. This unnecessarily takes up our time and yours, in checking for any variations. I would at least have expected all these similar cases to be allocated to a single case officer to ensure consistency and efficiency.

*Late applications/...*

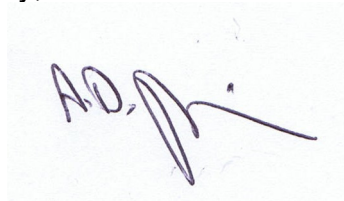
**Late Applications:**

We are always concerned when applications are submitted only after works have commenced or are already complete, or if there are delays in notifying us of applications.

We will be sympathetic if the planning context was ambiguous or the applicants received misleading advice, but I can see no extenuating circumstances for these particular applications to be so late.

In these cases the works to the Railton Road properties are now complete, and already partially complete for the similar dwellings round the corner in Leeson Road, of which we were advised at the same time (refs. 19/04491, 04495, 04496/RG4).

Yours sincerely,



Hon. Secretary