

The Brixton Society

Understanding the Past, Looking to the Future

Reg'd. Charity No.1058103, Registered with the London Forum of Amenity Societies

Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
PO Box 734,
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Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

26 April 2020

For attention of:
Felicia Onabanjo,
FOnabanjo@lambeth.gov.uk

Your ref:
20/00984/FUL
20/00985/LB

BRIXTON VILLAGE, SW9 – Proposed Flue at Unit 91:

Dear Miss Onabanjo,

Thank you for your recent letter about the above applications.
The Society's main concerns are as follows:

Access to Information:

The Design & Access Statement was not readable from the Council's planning applications database. In its absence, I have had to rely on the applicant's Planning Statement and the key drawings, but I may have missed something significant.

Associated application 20/00214/S106 also appears to refer, but in that case, no documents were accessible from the planning applications database – we must object to the lack of transparency.

Although the applicant's drawings refer to Brixton Village, I do not understand why your letter quoted the address as Granville Arcade, and with no postcode. The original address was changed some 20 years ago.

External Plant & Ventilation:

The design of extract ventilation is often a critical factor in how acceptable an A3 or A5 use will be in proximity to other uses.

In this case, the external duct outlets appear to be sited in a relatively unobtrusive position, despite the height of one flue.

Flue systems should include odour filters and sound-proofing.

Relationship to Flats at Granville Court:

From the drawings supplied, it was not possible to judge the distance between the proposed flue outlet and the rear windows and balconies of the apartment block on the Coldharbour Lane frontage.

The applicants need to demonstrate that there will be no nuisance to residents of these flats in terms of noise or odour.

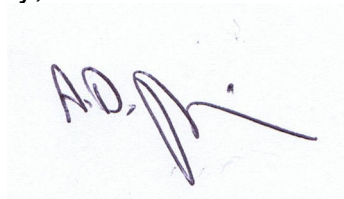
Mix of Uses within the Arcade:

The overall balance of uses within the arcade should be maintained, so that not less than 50% of the floorspace remains in A1 (Retail) use.

Co-ordination:

We are concerned that 3 successive applications within this arcade were allocated to different planning officers, which does not make for consistency, particularly during present restrictions which make co-ordination within the department more difficult.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'A.D.' followed by a stylized flourish.

Hon. Secretary