

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,
Winchester,
SO23 5DG

For attention of:
Panyun Chow,
pchow@lambeth.gov.uk

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

30 March 2020

Your ref:
20/00902/FUL

IVOR HOUSE, 5 Acre Lane, SW2 – Proposed change of use (units 2 & 3)

Dear Miss Chow,

Thank you for your recent letter about the above application.
This is a prominent site within Brixton Town Centre, and the Society's main concerns are as follows:

Incomplete information:

The information published on the planning applications database is incomplete. There is no application form, no design & access statement, and not even a covering letter.

The only drawings provided are simple block plans, and even these are both listed as superseded! Clearly this application should not even have been accepted as valid.

Noise Impact on nearby dwellings:

The premises are directly below residential flats on the upper floors of Ivor House. The location is also close to the corner of Porden Road, which consists of two-storey family housing, and opposite sheltered housing at Trinity Homes, 28 Acre Lane.

The Council's failure to control over-night activities in the Town Centre has resulted in a very difficult living environment in locations like these, due to noise, litter and anti-social behaviour, including use of the highway as a public toilet.

Therefore no use of the property after 11 pm can be tolerated, in order to maintain Lambeth Local Plan policy ED7(b).

Mix of Uses/...

Mix of Uses in Town Centre:

The long-term attractiveness of Brixton Town Centre depends on maintaining a mix of uses within it, and not allowing A3 and A4 uses to dominate to the detriment of core retail uses. Therefore, Lambeth Local Plan policies PN3(a), ED6 and ED7 should be applied.

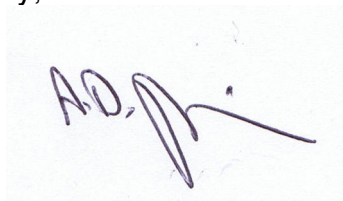
Despite the proximity to the Tesco supermarket boosting footfall in the past 30 years, this is still a relatively peripheral location for A1 uses. B1 use would be acceptable, and consistent with the previous use as local authority offices. Use classes D1 and D2 embrace a wide range of possible uses, but these could be acceptable providing opening hours are limited, as stated above.

External Plant & Ventilation:

We understand that provision for extract ventilation was designed into the refurbishment scheme, to allow a possible A3 use without adding intrusive external ducts.

Nevertheless, applicants will need to demonstrate that ventilation systems include odour filters and sound-proofing, to safeguard the amenities of residents on the upper floors.

Yours sincerely,

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

Hon. Secretary