

8 May 2020

I write on behalf of the Brixton Society

The proposed extension is contrary to

Lambeth Local Plan 2015 policy Q5 (local distinctiveness) which states that proposals should respond to the local context and historic character in terms of townscape/landscape character, and to

Lambeth Local Plan policy Q11 (building alterations and extensions) which states that roof additions will not be supported where they would harm the architectural integrity or the original building or its group

The proposed development does not comply with policies Q5 and Q11 as it fails to respect both the historic character and landscape of the Blenheim Gardens Estate and the architectural integrity of the terrace of houses of which 63 Glanville Road is part.

The proposed development would add a third storey to a property in the central section of the estate of the Blenheim Gardens estate which comprises rows of two storey flat roofed terraced houses, none of which have roof extensions. These two storey properties are enclosed on three sides by three storey buildings, comprising ground floor garages with flats above, which provide parking spaces and so allow the central section of the estate to be car free – thus contributing to the estate's village-like character.

The proposed extension, by adding a storey to a single property in the middle of a terrace where there are no other roof extensions, would dominate the terrace of properties of which it forms a part. In addition, it would create a precedent for further roof extensions which would undermine the historic landscape and architectural integrity of the estate as a village of two storey terraces enclosed by three storey blocks of garages and flats.

We reject the applicants' claim (made in the Design and Access Statement) that the three storey buildings which form the boundary of the estate on the north, east and west sides create a precedent for a roof extension to this property. The buildings referred to consist entirely of three storey buildings. This proposal is for a single roof extension to a property in the middle of a terrace where all the other properties have two storeys.

Lambeth Building Alterations and Extensions SPD 2015 paragraph 4.28 which (referring to roof extensions to flat roofed properties) states that "straight up off the existing front and rear elevations is unlikely to achieve the subordination required by Policy Q11 (b)"

The proposals do not comply with the requirements of the SPD as the proposed extension would extend vertically above the front and rear elevations of the existing property and would form a dominating feature in views of the terrace from both the front and rear.

We strongly oppose to the development proposals and request that the application is refused.