

# 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](http://www.brixtonsociety.org.uk)

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*For attention of:*  
Lauren Shallcross,  
[lshallcross@lambeth.gov.uk](mailto:lshallcross@lambeth.gov.uk)

*Please reply to:*  
Alan Piper, RIBA,



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21<sup>st</sup> July 2020

*Your ref:*  
20/01935/FUL

## **101 DULWICH ROAD, SE24 – Proposed Dwelling at Rear:**

Dear Miss Shallcross,

Thank you for your recent letter about the above application, and our comments are as follows:

### **New Dwelling:**

While the proposed arrangement is unusual, it appears to meet current standards, and the upper-floor space is potentially useful with the increased frequency of people working from home.

### **Business Use:**

The whole of the ground floor was for many years in A3 use, but reducing this to an A5-only use is more realistic in present market conditions. We are satisfied that this should be able to continue within the reduced floorspace.

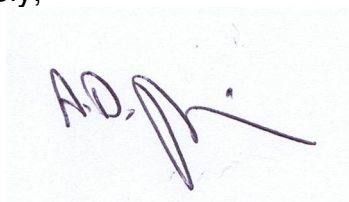
### **External Plant & Ventilation:**

The design of extract ventilation is often a critical factor in how acceptable an A3 or A5 use will be in proximity to residential accommodation. Flues should always include odour filters and sound-proofing.

External ducts should be carried up well above the windows of adjacent residential accommodation. The proposed location appear to be relatively unobtrusive.

Please note that, since this location is on the edge of the Herne Hill local shopping area, comments may also be made by the Herne Hill Society.

Yours sincerely,

A handwritten signature in blue ink, consisting of the initials 'A.D.' followed by a stylized, cursive flourish that extends to the right.

Hon. Secretary