

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

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

16 July 2020

For attention of:
Stephen Barnes,
Sbarnes1@lambeth.gov.uk

Your ref:
20/01975/FUL

108 HUBERT GROVE, SW9 – Roof Extension & Rear Terrace:

Dear Mr Barnes,

Thank you for your recent letter about the above application. The Society has a long-standing interest in the improvement of older residential streets like this, but the amenity of neighbours should be safeguarded.

The roof extension as such is quite acceptable. However, we must **object** to the roof terrace as currently proposed.

The location of the roof terrace potentially overlooks the rear rooms and gardens of neighbouring houses. It is particularly close to the rear of No.110, giving rise to overlooking and noise disturbance from evening use of the terrace.

The drawings supplied with the application were only at small scales, and the dimensions and construction of the roof terrace were not clear. It may be possible to mitigate the adverse impact of the terrace by better design, but the onus should be on the applicant to demonstrate this, by providing larger-scale details of the terrace enclosure with fuller details of the materials to be used. The application fails to meet Lambeth Local Plan policies Q2 and Q11(o).

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'A.D. Piper', with a long horizontal flourish extending to the right.

Hon. Secretary