

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

25th October 2020

For attention of:
Simon Brooksbank,
Sbrooksbank1@lambeth.gov.uk

Your ref:
20/01730/LB
20/00543/FUL

26 GROVEWAY, SW9 – Proposed Enlargement:

Dear Mr Brooksbank,

I understand that a Listed Building application has belatedly been made in support of the original application for enlargement. I am disappointed that, as earlier objectors, we were not notified directly.

I must remind you that we still **object** to this proposal. In respect of the Listed Building application, the following grounds apply:

Impact on Streetscape of Conservation Area:

Although we can understand the desire to restore the original massing of No.26, this proposal fails both to replicate a convincing mirror image of No.24 and to maintain any continuity with the 1950s design of No.28.

The proposed new block fails to present a symmetrical frontage in the original manner of No.24. On the proposed front elevation of No.26, the left-hand windows are ridiculously close to the new corner. Above, the different design of attic storey with a flank wall does not achieve symmetry with No.24.

Overall, the design will be detrimental to the adjacent Listed Building, No.24.

Furthermore, changes to the elevations of the 1950s "host" building introduce discordant and unfamiliar elements and materials which fail to relate to either the 1840s or 1950s buildings adjoining.

The overall effect will be a negative impact on the Stockwell Park Conservation Area, in breach of Lambeth Local Plan policies Q2(i), Q5(c), Q7, Q8, Q11, Q20 and Q22.

Late information:

Although there were references in the applicant's original design statements to Listed Buildings Consent, the application for Listed Building Consent was only made relatively recently.

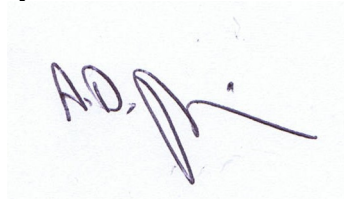
Previous objections:

Our objections to deficiencies in the earlier application still stand, i.e.

- Daylight and sunlight issues for neighbours;
- Dominance and privacy issues for No.28;
- Risk of change of use to hostel or HMO;
- Access limitations hindering family use.

Please note that the site is on the edge of our area of interest, so comments may also be made by the Vauxhall Society.

Yours sincerely,

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

Hon. Secretary