

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:
Lauren Shallcross,
lshallcross@lambeth.gov.uk

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

21st July 2020

Your ref:
20/02182/P3C

336 COLDHARBOUR LANE, SW9 – Proposed change to Restaurant use:

Dear Miss Shallcross,

Thank you for your recent letter about the above application. This is a prominent site within the Loughborough Park Conservation Area, and the Society **objects** on the following grounds:

Incomplete Information:

The supporting information is incomplete, so the application should not have been validated. The plans and photos supplied are small and illegible. There is no Design & Access Statement to explain the applicant's intentions. I am aware that for this type of application, the application form is a little simpler than usual, but none was supplied at all.

Mix of Uses in Town Centre:

The proposed change from A5 to A3 use appears to run counter to current market conditions. 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. This shopping frontage still has a local role in providing convenience shopping for nearby estates and new apartment blocks. Lambeth Local Plan policies PN3(a), ED6 and ED7 should be applied.

Noise Impact on nearby dwellings:

The proposed use is directly below residential flats on the upper floors of the property. The Society has long supported the return of upper floors over shops to residential use, and there has been considerable extension and upgrading of the residential element along the whole of this shopping parade in recent years.

There are also new high-rise flats to the rear of the site.

However, the Council's failure to control over-night activities in Central Brixton has resulted in a very difficult living environment, 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).

External Plant & Ventilation:

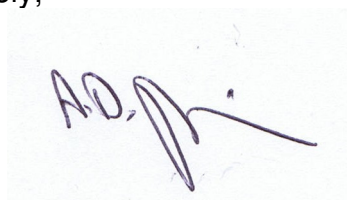
The design of extract ventilation is often a critical factor in how acceptable an A3 or A5 use will be in proximity to residential accommodation.

The documents supplied suggest an A3/A4 use has been underway for some time, but it is not clear if any changes to plant are being proposed.

Flues should include odour filters and sound-proofing.

External ducts should be carried up well above the windows of adjacent residential accommodation, and should be sited in relatively unobtrusive positions.

Yours sincerely,

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

Hon. Secretary