

# 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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Please reply to:  
Alan Piper, RIBA,



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24<sup>th</sup> November 2020

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

Your ref:  
20/03549/VOC

## **MacDonald's, STREATHAM PLACE, SW2 – Hours of use:**

Dear Miss Shallcross,

Thank you for your recent letters about the above application.  
The Society must object to the proposed extension of opening hours, based on the following:

### **Noise Impact on nearby dwellings:**

This is a prominent site, fronting the South Circular Road, but immediately to the rear, on the northern boundary of the site, is a long-established residential area. This includes houses in Sulina Road, Rodmill Lane, Wallis's and Brashier's Cottages.

Since the original planning consent in 1995, flats have been added immediately to the west of the site, at Estreham House.

Evening use already generates problems for nearby residents from car-borne customers, particularly doors slamming, loud music from car stereos, and customers shouting and arguing. Although this is meant to be a drive-through service, in practice customers are often eating within their parked cars. It is not acceptable for residents to be exposed to this level of disturbance for longer periods.

Clearly this is not a Town Centre location, nor part of the commercial frontage along Brixton Hill. Therefore no use of the property after 11 pm can be tolerated, in order to maintain Lambeth Local Plan policies Q2(v), ED6(d), ED7(b) & (c).

*Crime & community safety/...*

**Crime and community safety:**

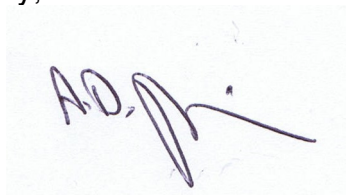
Our experience in Brixton Town Centre is that late-night uses are often associated with crime and anti-social behaviour. Such activity should not be encouraged to spread into general residential areas like this. Lambeth Local Plan policies Q2, Q3, ED6 and ED7 should be applied.

**Light Pollution:**

Site lighting includes a large illuminated sign above the building, and more critically, tall lighting columns along the rear boundary, adjacent to the rear gardens of houses in Sulina Road, shining into their rear bedrooms. Residents report that the site lighting is not switched off until 2 hours after the official closing time, and starts again an hour before opening. If the same pattern is continued with extended opening hours, neighbours will have very little respite from light pollution during the night.

Please note that this site is on the boundary of our area of benefit, and comments may also be made by the Streatham Society.

Yours sincerely,

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

Hon. Secretary