

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)
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Please reply to:

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20 December 2020

For attention of:
Lauren Shallcross,
lshallcross@lambeth.gov.uk

Your ref:
20/03618/FUL

316 COLDHARBOUR LANE, SW9 – Refurbishment & Conversion:

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's comments are as follows:

Conversion:

We welcome the refurbishment of this property through a conventional conversion scheme, rather than as an HMO or institutional use. We are pleased to see that the earlier policy on limiting the percentage of conversions in each street has been abandoned.

Street Frontage and Roof Treatment:

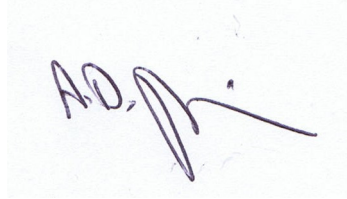
While most of the front elevation treatment is sympathetic, we must **object** to the use of roof windows flush within the slope of the front mansard roof. This is certainly not characteristic of the original design of this terrace. Instead, dormer windows with vertical faces should be provided, in conformity with the surviving dormers at the front of No.318 adjoining on the west side. This is necessary to comply with Lambeth Local Plan policies Q2(i), Q5(b), Q11(k), Q22(a) and the appraisal reports for the Loughborough Park Conservation Area.

Rear Elevation and Roof Terrace:

Rear elevation treatments within this terrace are not critical, so the proposed extensions and alterations are acceptable. No objection is seen to the use of self-coloured render, bearing in mind the extensive use of stucco and painted render elsewhere within this Conservation Area.

For the roof terrace, a balustrade height of 1.1m should be sufficient, because the layout does not lend itself to overlooking of rear rooms in adjacent properties.

Yours sincerely,

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

Hon. Secretary