

The Brixton Society

Understanding the Past, Looking to the Future

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Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
PO Box 734,
Winchester,
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For attention of:
Jorge Nash,
planning@lambeth.gov.uk

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

31st March 2021

Your ref:
21/00577/LDCE &
16/05736/LDCE

294 COLDHARBOUR LANE, SW9 – Change of use:

Dear Mr Nash,

Neighbours have drawn our attention to the above application. I am disappointed that you did not notify us directly, because we are aware that this property has a long history of unauthorised use and disregard for local planning policies.

The Brixton Society **objects** to this application, and draws your attention to the following:

Abuse of Process:

The Lawful Development Certificate route is intended to regularise uses or developments which have already been in place for some years without complaint or challenge by the local planning authority. However, the proposed use appears only to be a repeat of an earlier application (16/05736/LDCE) which was refused in February 2017 and again refused on appeal in September 2018. We assume that enforcement action has been in train since then.

The LDCE route should not allow applicants to make repeat applications merely on the grounds that a few years have passed since the last refusal. The time for which a use has been operating under LDCE should cease to run once that use has been challenged by the Council. This proposal is an abuse of the process and so must fail.

Lack of Supporting Evidence:

The burden of proof is on the applicants to provide evidence that their proposal is acceptable.

However, the building plans supplied with the application lack detail of the internal layout and amenities.

No other supporting evidence has been included with the application documents on the Council's website, neither new nor previous documents.

Failure to meet Housing standards:

The scale of sanitary fittings and provision of cooking facilities for each "studio flat" or bedsit is not described or illustrated. It is not even clear from the plans if the proposal is for 8 fully self-contained flats or for a House in Multiple Occupation (HMO) – the submitted basement plan suggests the latter by showing a shared lounge/ lobby area.

We have been concerned for some time about the low standards offered by HMO applications in our area, and recently proposed more detailed requirements at the Examination in Public on the latest revisions to the Lambeth Local Plan. In this instance, we deplore the lack of provision for the cleaning and management of common parts, and the absence of management details from the application documents.

Plainly, the applicant has not demonstrated compliance with Lambeth Local Plan policy H9.

If the application is indeed for 8 self-contained flats, they appear to fall short of the standards set out in Lambeth Local Plan policy H6(b).

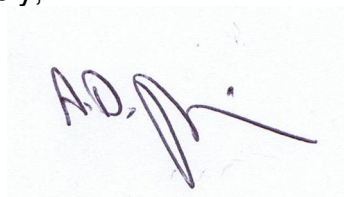
Disregard for Conservation Area status:

The house is located in the Loughborough Park Conservation Area, and is representative of the first phase of residential development which followed on from construction of the railway viaduct to the rear of the site.

There is an expectation that development should enhance the Conservation Area, rather than detract from it.

We understand that original internal features were removed back in 2002, but the repair and improvement of external features at the front remains important in the street context. These are currently in neglected condition, despite the property generating a rental income of £76,560 pa when the freehold was last offered for sale.

Yours sincerely,



Hon. Secretary