

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,
SO23 5DG

For attention of:
Felicia Onabanjo,
FOnabanjo@lambeth.gov.uk

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

31st May 2021

Your ref:
21/01220/FUL &
21/01221/ADV

64 RAILTON ROAD, SE24 – Proposed Coffee/ ice cream shop:

Dear Miss Onabanjo,

Thank you for your recent letter about the above application. This falls within a local shopping parade built in 1876 as Edinburgh Terrace. Most units in this section of Railton Road have been adapted to residential use after a long decline in commercial activity over the past 70 years. No.66, the adjacent unit at the corner of Barnwell Road, is active again as a dry cleaner and laundrette.

No objection is seen to the proposal, subject to the following:

Hours of Operation:

In the 1970s, the immediate area had a long history of unregulated late-night bars and leisure uses, which took many years to extinguish in favour of Town Centre locations.

The proposed use is directly below residential flats on the upper floors of 58-66 Railton Road, and there is relatively recent residential development to the rear, including 2a Barnwell Road and Felix Place, which may be affected by the linked use of the rear yard.

Therefore the use should not operate after 11 pm, to safeguard residents' amenity and to comply with Lambeth Local Plan policy ED7(b).

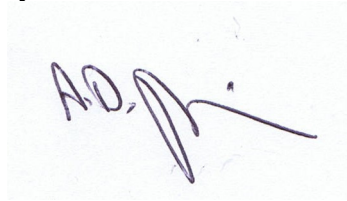
Use of Public Realm:

The public footway should not be obstructed by customer seating or advertising boards.

We welcome the setting back of the shopfront, which would allow some external activity without obstructing the footway. We should point out that the

present shopfront design is not original, but the result of refurbishment by Lambeth Council in the early 1980s.

Yours sincerely,



Hon. Secretary