

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

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

24 June 2021

For attention of:
Anestis Skoupras,
ASkoupras@lambeth.gov.uk

Your ref:
21/02023/FUL

113 RAILTON ROAD, SE24 – Proposed Roof Terrace:

Dear Mr Skoupras,

Thank you for your recent letter about the above application. The Society is normally receptive to private amenity space being added or improved for existing dwellings. However, this should not be at the expense of neighbours' privacy, to comply with Lambeth Local Plan policy Q2(ii).

In this case, the applicants have made no attempt to show the relationship to the window openings of adjacent properties. In particular, users of the roof terrace would be able to see into the rear rooms of Nos. 111 and 115 because the proposed balustrades only appear to consist of simple open railings. An added concern is that no handrail is to be provided to the steps from Bedroom 3 down to the new terrace, so there is an obvious risk of falling into the adjacent light well.

The flank balustrades should be formed of translucent or etched glass in a metal frame to provide privacy, with a minimum height of 1.7m above the steps or terrace. The proposed open metal balustrades are quite acceptable for the rear of the terrace, subject to a minimum height of 1.1m to comply with Building Regulations.

Yours sincerely,

Hon. Secretary