

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

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

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

14th August 2021

Your ref:
21/02719/FUL &
21/02775/FUL

4 LORN ROAD, SW9 – Proposed Outbuilding and Side Extension:

Dear Mr Skoupras,

Neighbours have alerted us to the above applications. I am disappointed that we were not notified directly, since the site is within the Stockwell Park Conservation Area.

The Society's main concerns are as follows:

Use of Outbuilding:

We are disturbed to see that the proposed plan includes a fully-equipped shower room. We consider this is excessive for a simple work-room or studio to suit somebody working from home.

The risk is that the outbuilding would be used as a semi-independent studio flat or as a guest bedroom for holiday lets, which would not be appropriate in this context. If let separately, the outbuilding would not meet Lambeth Local Plan policies H5 and H6(b).

Limited Tree Survey Information:

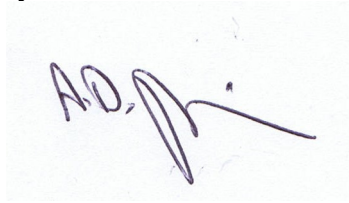
In practice there are more trees and shrubs in the rear garden of No.4 and close by, than are shown on the plans. The species and scale of T1 and T2 on the flank boundaries are not clearly identified.

Care should be taken in minimising the impact on existing trees. Any tree felling or pruning should be included as part of the applications. This is to comply with Lambeth Local Plan policy Q10.

Side Extension to Rear Wing:

This is generally acceptable, but flank windows in the rear wing should be obscure glazed to minimise overlooking of rear rooms in No.6.

Yours sincerely,

A handwritten signature in dark ink on a light-colored background. The signature consists of the initials 'A.D.' followed by a stylized, cursive flourish that extends to the right.

Hon. Secretary