

# 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](http://www.brixtonsociety.org.uk)

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*Please reply to:*  
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20<sup>th</sup> September 2022

*Your ref:*  
22/02766/FUL  
*Our ref:* ufm17(3)rtf

## **Arch 542, BRIXTON STATION ROAD, SW9 – Proposed Events Space:**

Dear Ms Bebb,

Thank you for your recent letter about the above application.  
We must **object** to this proposal, based on the following:

### **Noise Impact on nearby dwellings:**

The proposed use is directly opposite modern residential flats, with a similar block adjacent on the corner of Barrington Road. There is also a terrace of Victorian houses on the north-east side of Gresham Road close by, and the rear of these houses will be exposed to any disturbance from late-night use of the premises.

The Council's failure to control over-night activities in the nearby Town Centre has resulted in a very difficult living environment, due to noise, litter and anti-social behaviour, including use of the highway as a public toilet.

The proposed location is actually beyond the existing Town Centre boundary and impacts on established residential uses.

Therefore no use of the property after 11 pm can be tolerated, in order to maintain Lambeth Local Plan policy ED7(b).

### **Access Arrangements:**

The plans show access also being available at the rear via a garage between the two railway viaducts, but this is not outlined in blue to indicate that it is also under the control of the applicant.

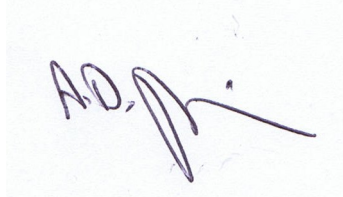
If this were made the principal access for customers, from Gresham Road, the potential disturbance to residents in the eastern arm of Brixton Station Road could be reduced.

**Façade Treatment:**

It is disappointing that no changes are proposed to the frontage, to improve the run-down industrial appearance.

It is not even clear if there will be a new grille for the proposed air-conditioning unit. Any air-handling plant should not be fixed externally, and should be provided with sound-proofing.

Yours sincerely,

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

Hon. Secretary