

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)
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For attention of:
Camilla Bebb,
CBebb@lambeth.gov.uk

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

15th October 2023

Your ref:
23/02392/VOC
& 20/02155/FUL

371 BRIXTON ROAD, SW9 – 24 hr opening of Adult Gaming Centre:

Dear Ms Bebb,

Thank you for your recent letter about the above application. This is a prominent site within Brixton Town Centre, and the Society must restate its **objection**, on the following grounds:

Substantive Permission Inappropriate:

This application refers to variation of a condition attached to 13/02357/FUL, which makes no sense. That planning consent was solely for extension and alteration of the residential upper floors, and took no account of the business use of the ground floor or basement of the building.

The application should instead have referred to 20/02155/FUL, which specifically proposed the Adult Gaming Centre use. We objected to that use at the time, and failing that, no use of the premises after 10 pm, to protect the amenity of the residents above and nearby.

Impact on nearby dwellings:

The Society has long supported the return of upper floors over shops to residential use, and there is now a significant number of dwellings above the shops in the Brixton Road frontage between Canterbury Crescent and Brixton Station Road. The proposed 24-hour use is directly below residential flats, with others adjacent.

Sadly, the Council's failure to control over-night activities in the 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.

We are appalled that the applicants propose to intensify this by extending the use round the clock.

No use of the premises after 10 pm can be tolerated, in order to maintain Lambeth Local Plan policies ED7, Q2 and Q3.

Balance of Uses in Town Centre:

The long-term attractiveness of Brixton Town Centre depends on maintaining a mix of uses within it, and not allowing peripheral uses to dominate to the detriment of core retail uses.

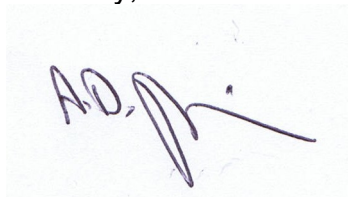
This site is within the “high street” frontage between Gresham Road and Coldharbour Lane, so the preferred use should be for A1, A2 or D1 purposes.

Lambeth Local Plan policy ED10 was rightly devised to limit A2 uses when this class included betting shops, pawnbrokers and pay-day loan agencies. Fortunately, these are now treated separately as *sui generis* uses, but the principle should be maintained, by restricting any uses such as this which tend to make Brixton residents poorer than they already are.

A B1 use would be acceptable at this end of the shopping parade, provided it had an active frontage.

Lambeth Local Plan policies PN3, ED7 and ED8 should be applied.

Yours sincerely,



Hon. Secretary