

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

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

19th October 2023

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

Your ref:
23/02949/PDE

4 RAEBURN STREET, SW2 – Side and Rear Extensions:

Dear Ms Onabanjo,

Neighbours have drawn our attention to the above application, to which we must object on the following grounds:

Loss of Garden space:

The combined effect of the side extension and the rear extension appears to reduce the original rear garden area by more than 50%, which exceeds what is allowable to qualify as Permitted Development.

Impact on Neighbours' amenity:

The proposed height of the eaves parapet is excessive, leading to undue overshadowing and enclosure of the rear rooms of the adjacent house at No.6. The 3m height shown at the party wall fails to take into account the need for an eaves gutter and for the parapet to rise above the roof slope, in order to achieve the fire separation prescribed by the Building Regulations. The resulting height would exceed the limits for Permitted Development. To provide a comfortable margin within PD limits, the eaves height should be reduced on this boundary.

Yours sincerely,

Hon. Secretary