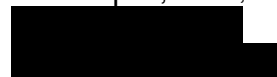


The Brixton Society

Understanding the Past, Looking to the Future
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Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
PO Box 80771,
London,
SW2 9QQ

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

23rd April 2024

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

Your ref:
24/00112/FUL
Our ref: ufm7(34)rtf

Former Vicarage, 12 MOAT PLACE, SW9 – Housing Development:

Dear Miss Onabanjo,

In response to your recent letter about the above application, we must object to the application in its present form, as follows:

1. Documents Incomplete:

The applicant has failed to provide a **Design & Access** Statement, or even a Planning Statement, to explain his proposals and their suitability for this context. In the absence of these, the application should not have been accepted as valid.

2. Excessive Height:

In the context of the surrounding buildings, a three-storey block would have been more appropriate in scale. In particular, the inclusion of Flat 8 at the eastern end of the 3rd floor creates daylighting problems for 1-9 Turberville House across the road, specifically flats on the ground and 1st floors.

3. Roof Treatments:

There is a clear discrepancy between the roof plans supplied (drawings 08 & 09) and the set of 3D views. The solar panel positions and the areas of green roof treatment do not match up. In particular the 3D views only show green roofing at 3rd floor level, and not on the main roof.

Yours sincerely,

Hon. Secretary