

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 80771,
London,
SW2 9QQ

For attention of:
Eloise Kiernan,
ekiernan@lambeth.gov.uk

Please reply to:
Alan Piper, Dip.Arch.,



APiperBrix@aol.com

4th March 2026

Your ref:
26/00413/FUL
Our ref: ufm61(6)rtf

21-25 Beehive Place, SW9 – Housing Conversion:

Dear Ms Kiernan,

In response to your recent letter about the above application, our comments are as follows:

We are aware of strong demand for small office units and co-working spaces in Brixton due to the approaching displacement of many small organisations from International House.

However, in this case the small floorplates make it difficult to provide the improved disability access for staff and clients that is increasingly expected these days. This may be reflected in the low interest from potential tenants or purchasers from the business sector.

The almost-accidental classification as an F1 educational use is a further deterrent to general office use.

We therefore consider that the proposed residential use is broadly acceptable, and most likely to bring the building back into use.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'A.D. Piper', on a light-colored background.

Hon. Secretary