

# The Brixton Society

Understanding the Past, Looking to the Future

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Website: [www.brixtonsociety.org.uk](http://www.brixtonsociety.org.uk)

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Please reply to:  
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18<sup>th</sup> August 2025

For attention of:  
Senan Seaton Kelly,  
sseatonkelly@lambeth.gov.uk

Your ref:  
25/02264/LB

## **2 FERNDALE ROAD, SW4 – Window Renewals:**

Dear Mr Kelly,

In response to your recent letter about the above application, we must **object** to this proposal on the following grounds:

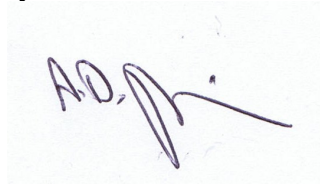
1. The use of single glazing for replacement window frames is no longer acceptable. This would result in condensation on the inside face of windows, leading to the early deterioration of timber frames, cills and glazing bars. The existing defects illustrated on pages 8 & 10 of the combined Design/ Heritage/ Planning Statement would recur within too short a term of years for this to be an economic approach. Double-glazed timber windows have long been available with frame members which match original single-glazed windows, together with draught seals and matching hardware, so there is no need for the original appearance to be compromised.
2. Double or triple glazing have become popular because they offer a substantial reduction in heat loss through the window glazing. This is very important in reducing heating bills for tenants. We see no reason why the tenants of this property should be excluded from this benefit. In principle, the Council has endorsed a range of energy conservation measures in existing housing as part of its declaration of a Climate Emergency a few years ago.
3. In para. 6 of the Design/ Heritage/ Planning Statement, Potter Raper assert that their proposals will provide “improved thermal comfort and reduction of mould/ condensation risk.” No performance figures are provided to support this. While there may be a marginal improvement from draught-sealing, the limitations of single-glazing would remain,

and heat losses as expressed by u-values of the new single-glazing would be much the same as before.

4. No consideration has been shown to the need for trickle ventilation, so the risk of internal condensation will remain high. Even with double-glazing, there can still be a risk of condensation and mould growth occurring on other internal surfaces, notably window reveals and lintel soffits. In general, we support the use of trickle vents to allow natural equalisation of humidity between indoors and outdoors.

Overall, the proposals represent a futile effort which will not substantially extend the life of this listed building, so should be refused.

Yours sincerely,



Hon. Secretary