

The Brixton Society

Understanding the Past, Looking to the Future

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



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7th September 2025

For attention of:
Camilla Bebb,

Your ref:
25/02371/FUL

CANCELL ROAD, SW9 (former site of Patmos Lodge) – Proposed Co-Living Development:

Dear Ms Bebb,

In response to your letter about the above application, this was recently considered by our Planning sub-committee, and we **object** to the proposal on the following grounds:

1. Undersized Housing Units:

One of our ongoing concerns is the proliferation of proposals for non-standard housing formats, such as co-living and large HMOs, rather than more family-friendly apartments or terrace houses that the Brixton area needs.

In this case, 159 residential “studios” are proposed, with some communal amenities. The proposed units range in internal area from 28 sq. metres down to 18 sq.m. This is even lower than a recent scheme in SW2 to which we recently objected (25/00452/FUL).

These areas are substantially below the National space standard of 40 sq.m. for a single-person unit, or 50 sq.m. if intended for a couple.

Consequently, the design fails to meet policy H5 (housing standards) of the Lambeth Local Plan.

2. Domestic Storage

Residents of these under-sized units will be obliged to rely on renting additional storage off-site, such as commercial self-storage facilities, at additional cost.

3. Sub-standard Housing Provision

The proposed residential accommodation is inadequate in other respects. For example, each unit should have cross-ventilation and its own private balcony, terrace or patio.

4. Poor Location

Proposals of this type are more attractive to potential occupants if based in areas with strong public transport connections, but the PTAL rating is only 3, rather than 5 or 6.

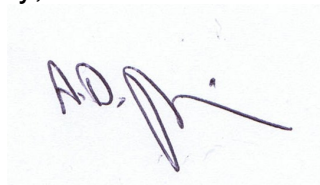
The location is more suited to family housing, with its proximity to schools and public open spaces, but the proposal fails to offer a range of unit sizes, as set out in policy H4.

5. Lack of Affordable Housing:

No provision appears to have been included for affordable housing – we would expect at least 35% on a development of this scale.

In summary, the proposals are opportunistic and unsuitable for this site.

Yours sincerely,



Hon. Secretary