

# 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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7<sup>th</sup> September 2025

For attention of:  
Camilla Bebb,  
cbebb@lambeth.gov.uk

Your ref:  
25/01781/FUL &  
25/02449/LB

## **26 GROVEWAY, SW9 – Housing Development:**

Dear Ms Bebb,

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

Due to the set-back of the 1950s houses at 24 & 26, any reconstruction on the original 1840s frontage line will result in severe overshadowing and loss of daylight to the front rooms and front garden of the surviving house.

We appreciate that the proposed form for No.24 has been more carefully designed to form a matching pair with No.22. It is more acceptable than the earlier applications of 2020. Our reservations remain:

- Adverse impact on daylight and sunlight to No.26. We have not seen an updated daylight/ sunlight report.
- The risk of the enlarged No.24 reverting to a hostel or HMO use. We are concerned at the dramatic enlargement of the “host” building while purporting to remain a single-family dwelling.

We would prefer to see a joint proposal that reinstates the original form of both 24 and 26, and does not leave one property disadvantaged.

Please note that the site is on the northern edge of our area of interest, so comments may also be made by the Vauxhall Society.

Yours sincerely,

Hon. Secretary