

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:
Antigoni Gkiza,
agkiza@lambeth.gov.uk

Please reply to:
Alan Piper, RIBA,



APiperBrix@aol.com

6th November 2024

Your ref:
24/02629/FUL &
24/02630/LB

212 ACRE LANE, SW2 – Refurbishment & Extensions:

Dear Ms Gkiza,

Our attention has been drawn to the above applications, so I am forwarding our comments, as below:

The address is familiar to us because a past resident hosted a few of our early committee meetings when this Society was first being set up nearly 50 years ago. We were also encouraged that the applicant sought our advice when developing the current proposals.

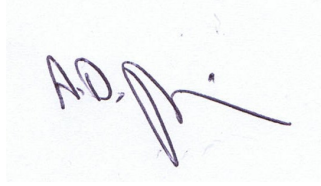
The proposed rear extension is a marked improvement on the previous unsympathetic design from c.40 years ago, and the addition of a rooflight relieves the oppressive effect of the existing low ceiling. The scale of the extensions is more modest than the longstanding extensions to Nos. 206 & 208 at the east end of the terrace.

The insertion of a first floor rear window to Bedroom 1 also allows for cross-ventilation, as recommended by Lambeth Local Plan policies H5A(i) & Q6(vi)c. The new windows generally conform to the original character.

Internally, we welcome that the original timber panelling to the hall and stairway is being retained. We would not object if the faces to the adjacent rooms were lined to improve acoustic or fire separation.

The only point of concern is the inclusion of a wood-burning stove, due to its relatively high emissions, though this would be acceptable if it is only intended as emergency back-up to the main space-heating installation.

Yours sincerely,

A handwritten signature in blue ink, consisting of the initials "A.D." followed by a stylized, cursive flourish.

Hon. Secretary