

The Brixton Society

Understanding the Past, Looking to the Future

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Website: www.brixtonsociety.org.uk

Lambeth Planning,
(Development Management)
PO Box 80771,
London,
SW2 9QQ

Please reply to:

Alan Piper, RIBA,



APiperBrix@aol.com

26 December 2024

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

Your ref:
24/03585/FUL

11-13 ARGYLL CLOSE, SW9 – Proposed Rear Terraces/ Balconies:

Dear Mr Kelly,

Thanks for your letter advising us of the latest proposals for unsuitable alterations to this apartment block.

Once again, we must **object** on the following grounds:

1. Overlooking

Siting the proposed balconies on the rear of the block will maximise the overlooking of houses and gardens immediately to the north of the block. The rear windows to numbers 24-32 Stockwell Green appear particularly vulnerable to loss of privacy, though the applicants have not bothered to show them clearly on their block plan.

Their gardens would also be directly overlooked, though earlier planning consents specifically prohibited the use of the flat roofs at the rear of the 11-13 Argyll Close as roof terraces or balconies.

The applicants have provided no analysis of overlooking distances or angles, nor have they attempted to justify their proposals through a Design & Access Statement.

The proposal conflicts with Lambeth Local Plan policy Q2(ii).

2. Increased Risk of Disturbance

Neighbouring residents have already experienced noise disturbance from residents of the block and their guests using the shared rear garden for social events. Their concern is that similar activities on 1st and 2nd floor balconies will allow the noise to carry further over a wider area and disturb more people. The proposal conflicts with Lambeth Local Plan policy Q2(v).

3. Poor Internal Arrangement

The proposed balcony positions do not suit the internal arrangement of most flats. On the 1st floor, Unit 2.1 will have no balcony provision at all, while Unit 2.2 only has access through a bedroom.

Similarly on the 2nd floor, Unit 3.2 only has access through a bedroom, while Unit 3.1 has direct access from the living room, but then its balcony appears to be much smaller than the Mayor's design standard of at least 5 sq. metres. No attempt has been made at provision for the 3rd floor flat, recently allowed on appeal.

It appears perverse and vindictive to install north-facing balconies, which are best suited to admiring a view, where they can only be to the detriment of neighbours' privacy.

For amenity benefits, a south-facing aspect is generally preferable, whether for sun-bathing, drying washing, or ripening fruit grown in window boxes.

We would therefore be more receptive to alternative proposals for balconies on the front of the block, facing down the axis of Argyll Close.

The present proposal conflicts with Lambeth Local Plan policy Q2(vi).

4. Adverse Impact on Conservation Area

The site adjoins the Stockwell Green Conservation Area. This CA has a reasonably up-to-date (2016) Character Appraisal, as recommended by the NPPF.

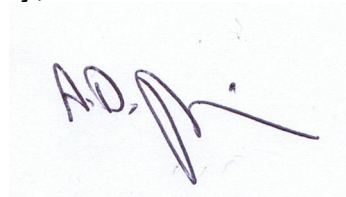
This is complemented by specific policies within the Lambeth Local Plan, to safeguard Conservation Areas and heritage assets more generally.

The Conservation Area includes several Listed Buildings (Grade 2) close to the proposed development, notably 21-34 (inclusive) Stockwell Green, and the Stockwell Mosque (originally a Congregational Chapel, dating from 1798 and extended in 1850).

The proposal conflicts with Lambeth Local Plan policies Q2(i), Q5, Q20 and Q22.

The proposed development, by its location, scale and design, will have a seriously damaging effect on the south-west side of the Conservation Area, and on the setting of the Listed Buildings, and therefore should be refused.

Yours sincerely,



Hon. Secretary