

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

4th September 2024

For attention of:
George Hodkinson,
ghodkinson@lambeth.gov.uk

Your ref:
24/02302/FUL
Our ref: ufm24(18)rtf

401 COLDHARBOUR LANE, SW9 – Change of Use:

Dear Mr Hodkinson,

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

We strongly **object** to the change of use from a restaurant to a bar or “vertical drinking” establishment.

The property is too close to residential uses for rowdy late-night operation to be acceptable. In particular, it is immediately adjacent to the Vining Street residential development which extends around the corner of Rushcroft Road. It is directly opposite Connaught Mansions, a substantial apartment block.

Residents on the edge of Brixton Town Centre have suffered for too long from the Council’s inability to control late-night activities, which frequently extend into the early morning hours with disorderly customers departing.

The proposal clearly contravenes Lambeth local plan policies ED7(B & C), Q2(v) and Q3.

Yours sincerely,

Hon. Secretary