

# 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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1<sup>st</sup> June 2025

For attention of:  
Jessie Rotrand,  
[jrotrand@lambeth.gov.uk](mailto:jrotrand@lambeth.gov.uk)

Your ref:  
25/01275/FUL  
Our ref: ufm4

## **Land r/o 8 St. Matthew's Road, SW2 – Outdoor Market Use:**

Dear Ms Rotrand,

In response to your recent letter about the above application, we must object to this proposal, as set out below:

### **Protection of Rush Common Land:**

The proposal seeks to return to the pattern of uses which was common on former Rush Common land until the introduction of effective Town Planning controls from 1948. The thrust of planning policies since then has been to discourage commercial uses such as car sales and market stalls, to remove visually intrusive structures from in front of the building line, and to promote the use of the land as open space, ideally with public access.

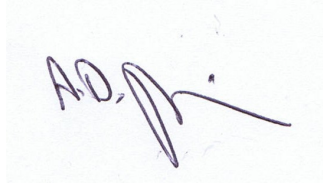
This proposal represents an unacceptable change in direction from a policy which has enjoyed wide public support for over 75 years.

### **Adverse Impact on Existing Market:**

The site is on the edge of the Brixton Town Centre area, where the predominant street market location is on Electric Avenue, continuing via Popes Road into the western arm of Brixton Station Road. We are concerned that the latter part is no longer attracting as many market stalls as in past years. Allowing a competing market site in such close proximity would further weaken the main market offer, so cannot be acceptable.

Our objection is supported by specific policies in the Lambeth Local Plan 2020-35, notably ED7A(v), ED7D, ED12A(i) and ED12B.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'AD' followed by a stylized flourish.

Hon. Secretary