

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

Please reply to:

Alan Piper, Dip.Arch.,



APiperBrix@aol.com

23 March 2026

For attention of:

Danielle Smith,

Dsmith8@lambeth.gov.uk

Your ref:

26/00670 & 00672/LB

Our ref: ufm57 & 80

51 & 53 Loughborough Park, SW9 – Window Renewals:

Dear Ms Smith,

In response to your recent letters about the above applications, we must **object** to aspects of the window design, as detailed below:

1. Description of Proposals:

The proposal refers ambiguously to “roof-level windows”. On inspecting the drawings, we find that in fact these are dormer windows set in the front and rear slopes of the main roof.

2. Sustainability:

Our general advice is that replacement window frames should be double-glazed and draught-sealed, or provided with secondary glazing, to reduce heat loss through the window openings. This applies to all 19th century buildings, including Listed Buildings which are only Grade 2.

This is to ensure compliance with Lambeth Local Plan policy EN4a and the Council’s subsequent declaration of a Climate Emergency.

We are alarmed that the applicants propose to use only single glazing in the replacement dormers. The Heritage Statement from Faithorne Farrell Timms asserts (in para 8) that the replacement windows will provide “significantly enhanced thermal efficiency, reduce noise pollution and improve overall comfort”, but provides no performance figures to corroborate this.

In practice, and taking into account the more exposed roof location, any improvement in thermal performance over the existing single glazing will be modest, and only as a result of the draught-sealing.

Since the original refurbishment scheme nearly 60 years ago, the range of window replacement options has diversified enormously, and there should be no difficulty in obtaining double-glazed frames that provide a visual match to the originals.

3. Details of Windows and other openings:

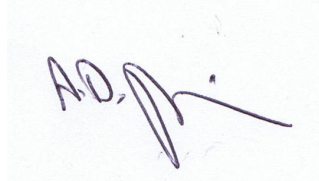
Window patterns should generally follow the existing frame patterns, but caution should be exercised because there are isolated cases within this Conservation Area where these are non-matching substitutes for the original designs. This reflects the limited scope of the original refurbishment scheme in the late 1960s.

In this case we are satisfied that the proposed casement opening pattern is appropriate in appearance.

4. Condensation Risk:

It is not clear from the submitted information if any provision has been made for permanent ventilation to reduce the risk of internal condensation on the proposed single-glazing. We would recommend this even with double-glazed frames, such as the provision of integral trickle vents.

Yours sincerely,



Hon. Secretary