

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, Dip.Arch.,



APiperBrix@aol.com

5th May 2026

For attention of:
Felicia Onabanjo,
FOnabanjo@lambeth.gov.uk

Your ref:
25/03975/FUL
Our ref: ufm114(1)rtf

274-280 BRIXTON ROAD, SW9 – Co-Housing Development:

Dear Miss Onabanjo,

In response to your letter of 17 April about the above application, I want to confirm that our objections made in February still stand. Thank you for including our comments, together with those from RAW Media and Historic England, with the application documents on the Planning Applications Database.

As you point out, this application is a departure from Policy H3 of the Lambeth Local Plan. The development will remove some general needs housing above the existing shopping frontage. That might be acceptable if the new accommodation was more of the same and better in quality, but that is not the case here. It will instead comprise only small sub-standard units to meet an unproven need for a limited demographic.

The applicant fails to make a case for providing this type of accommodation in this location, beyond it being a relatively profitable type of development because no affordable housing contribution has been included.

Bearing in mind that the application also disregards Lambeth Local Plan policies H2, H5A, H5B and Q2(iv), it should surely be refused.

Yours sincerely,

Hon. Secretary