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**From:** Birley, Anna Cllr  
**Sent:** 07 June 2019 11:42  
**To:** Heaney, Mark  
**Cc:** Ely, Peter Cllr; Cowell, Fred Cllr  
**Subject:** Objection to 19/00092/FUL

Dear Mark,

Myself, Cllr Fred Cowell and Cllr Peter Ely would like to make a joint submission to 19/00092/FUL:

*As the three local councillors in Thurlow Park ward, we would like to lodge an objection to planning application 19/00092/FUL at 23/25 Lancaster Avenue. We believe this infill proposal is inappropriate for this street, fails to provide the type or quality of housing we need, and does not take into account planning enforcement breaches already occurring at this location.*

*19/00092/FUL is not the first attempt at applying for permission for infill development at this site. 17/05304/FUL in 2017 was rejected and we believe that the reasons for refusal then are equally valid for this new application.*

*In particular, we agree with the original refusal that the proposed development continues to be inappropriate for Lancaster Avenue, thanks to height, scale, siting, bulk, massing and design. It is out of keeping with the local area and would harm the local character and appearance of the Lancaster Avenue conservation area – making it contrary to Lambeth's Local Plan and the 2017 Conservation Agreement.*

*We are concerned that 23 Lancaster Avenue has a history of planning enforcement breaches and that permission for further work to infill between this address and number 25 should not be considered at least until breaches are resolved. 19/00092/FUL has the same agent as Longwood Hotel as per their previous applications and we are uncomfortable, given we have had to report breaches in the past and request action, with this same agent and landowner carrying out further development until they have been able to demonstrate that they will be more responsible.*

*We are also concerned that paving of the front garden area runs contrary to Lambeth's sustainability commitments and increases flood risk. We don't believe the new plans go far enough from righting this issue from the 2017 application. Also related to sustainability, the new plans do not meet energy standards either.*

*Finally, we are concerned that the proposed new apartments will be substandard – the 37.3 sq metres provides unacceptably cramped living space, particularly if occupied by a couple. The apartments proposed have no private outdoor amenity space.*

Thank you,

Anna

**Cllr Anna Birley**  
Labour & Co-operative councillor  
Thurlow Park ward

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