

# STOP THE BLOCKS IN KENNINGTON



Consultation has started on Lambeth Council's own plans to allow a tall tower of at least 16 storeys on the [Jewson and Wooden Spoon House](#) sites in Kennington ([This is separate to the Woodlands planning application](#))

## COMMENT BEFORE 5pm FRIDAY 3<sup>rd</sup> MAY 2024 TO HAVE YOUR SAY

Lambeth  
Council  
Proposal

- 50m (150ft) tall tower (at least 16 storeys) with 115 to 125 residential units;
- Plus at least 2,200 sqm of light industrial space; a community use; all accessed from Kennington Lane

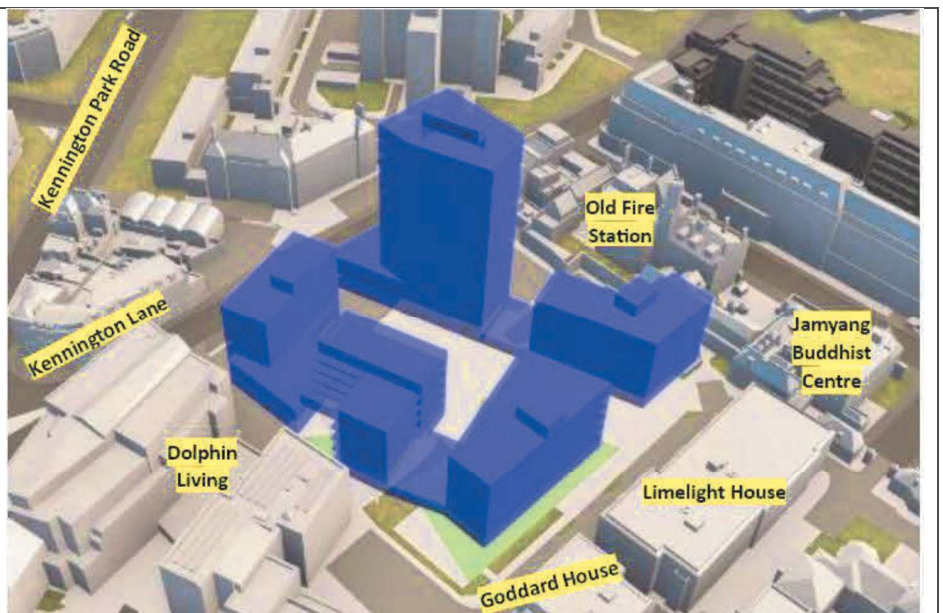
Community  
Concerns

- Tower will lead to other towers in Kennington & will block sun and daylight for existing residents
- Could get the same development on site without a tall tower
- Tower not compatible with heritage - Renfrew Road Conservation Area and listed Old Fire Station, Old Courthouse (Buddhist Centre), Master's House and Water Tower
- Poor access from Kennington Lane for road vehicles for number of residential units proposed, combined with light industrial use

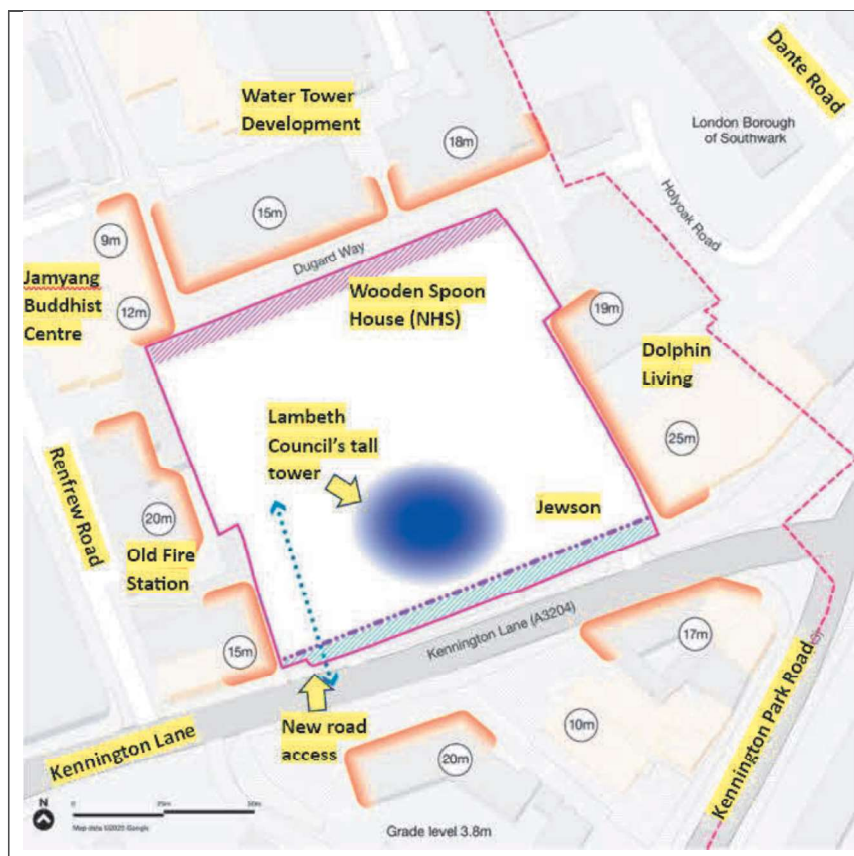
QR code for the Lambeth Council website where you can find the documents and make comments



SCAN ME



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- Go to: <https://www.lambeth.gov.uk/planning-building-control/planning-policy-guidance/site-allocations-development-plan-document> and follow the “Have Your Say” link
- You can email your comments to: [sadpd@lambeth.gov.uk](mailto:sadpd@lambeth.gov.uk)

- Write to: London Borough of Lambeth, Planning Policy and Place Shaping, P.O. Box 80771, London, SW2 9QQ

Also, contact your local councillor, election candidates for Kennington ward, and MP (see [www.stoptheblocks.org](http://www.stoptheblocks.org) for details)

- Copies of the documents are also available to view at Durning Library
- Comments must be received by 5pm on Friday 3rd May 2022**

## Reasons to object:

### 1) Inappropriate design, layout and density adversely affecting residential amenity

- Little consideration of effects on people’s existing homes in Lambeth Council’s own evidence documents
- Height and bulk of proposed tall tower overshadowing existing homes, blocking daylight and sunlight – existing homes north and west of tower most severely affected – Lambeth Council’s own Daylight/Sunlight Assessment highlights Limelight House and Old Fire Station as worst affected.
- Assessment of Goddard House is not shown in Lambeth Council’s report so potential effects not clear.
- Potential for noise and privacy issues from windows, balconies and terraces close to and overlooking existing residents
- Delivery and servicing access and parking issues for development – access is proposed to be off red route “A” road at busy Kennington Lane, Kennington Park Road and Newington Butts junction.
- No access should be from Dugard Way which is too narrow (Woodlands redevelopment may already be using this very tight access if it gets approved by the Mayor).

### 2) Detrimental impact on heritage assets and conservation area

- Harmful impact on setting of heritage including the Renfrew Road Conservation Area, Grade II Old Fire Station and Old Court House (Jamyang Buddhist Centre) which would be negatively impacted by a tower

### 3) Impact on surrounding Kennington area

- Tower will be against the character of the low-rise surrounding area. Will be outside of the Elephant and Castle tall buildings cluster and therefore stand out
- Lambeth Council promoting tall tower along Kennington Lane risks a string of towers stretching along Kennington Lane from Elephant and Castle to Vauxhall / Nine Elms
- Number of homes per hectare being suggested is similar to 130 Newington Butts (Dolphin Living) and to Knight’s Walk – neither of which needed towers – so Lambeth Council could have the same number of residential units but without a damaging tower