



WWW.STOPTHEBLOCKS.ORG

September 2019

Dear Neighbour

### Stop the Blocks

**Take Action to Help Stop Proposed 29 Storey Tower at Woodlands Nursing Home Site**  
**DEADLINE is 1<sup>st</sup> OCTOBER 2019 to lodge your objections**

Developer Anthology London has submitted a planning application for 258 flats including a 29 storey tower block at the former Woodlands Nursing home site in Kennington. Plans also include a 4-storey mansion block overlooking existing residences.

### Concern

The overbearing scale of this massive development is not appropriate for a small constrained site in an urban low-rise area. If this tower block is given the go ahead it could give the green light to similar schemes all over Kennington and will radically change Kennington, Lambeth and Vauxhall neighbourhoods for generations.

Stop the Blocks Community Action Group comprises concerned local residents who want a sensitive and proportionate development for our community. Please help to oppose this inappropriate development by taking urgent action now. You can see the proposed location and its impact below:



**COME ALONG TO OUR  
DROP-IN GARAGE EVENT AT  
TOP 5 GRAND DESIGNS  
GRADE II LISTED WATER TOWER**



**14 SEPTEMBER 2019, 12pm - 4pm**

**PLEASE SUPPORT OUR FIGHTING FUND "Stop the Blocks in Kennington" [www.GoFundme.com](http://www.GoFundme.com)**

**Please donate what you can afford**



# PLEASE HELP STOP THE PROPOSAL BY TAKING URGENT ACTION NOW

1. Object to the planning application by:
  - **Email:** send your objection comments to: [planning@lambeth.gov.uk](mailto:planning@lambeth.gov.uk)
  - **Go Online:** search for Application Number **19/02696/FUL** online at [planning.lambeth.gov.uk/online-applications](http://planning.lambeth.gov.uk/online-applications) and leave your comments
  - **Writing to:** **Planning, London Borough of Lambeth, PO Box 734, Winchester, SO23 5DG**
2. Write to your local Councillor and MP (see [www.stoptheblocks.org](http://www.stoptheblocks.org) for their details)
3. Sign-up to the Stop the Blocks email list for updates at [contactstoptheblocks@gmail.com](mailto:contactstoptheblocks@gmail.com)
4. Attend the planning committee (see [www.stoptheblocks.org](http://www.stoptheblocks.org) for the date)
5. Come to the **Drop-in Garage Event** at the Top 5 Grand Designs Grade II Listed Water Tower on **Saturday 14 September 2019 from 10am - 4pm.**

**It is vital to object using valid planning reasons or you will not be heard. Ten key reasons why the proposals are not considered suitable:**

1. Height and bulk blocking daylight and privacy to existing homes
2. Overdevelopment of the site and poor urban design; limited amenity space and tight walking routes around the building with limited natural daylight
3. Only 24 out of the 258 units proposed will be “affordable” rent units
4. Impact on the heritage assets of Grade II Listed Water Tower and the Cinema Museum building
5. Impact on Brook Drive, Renfrew Road, Elliot’s Row, Walcot Square, St. Mary’s Gardens and West Square Conservation Areas
6. Outside the Elephant and Castle core of tall buildings (which border main roads)
7. Disproportionate and excessively high density of dwellings out of context with a low-rise urban area (tower will be in the centre of pre-existing residential areas)
8. Additional strain and cost of impact on environment, existing roads, services and supporting infrastructure.
9. Contrary to Lambeth Local Plan and London Plan policy
10. Sets precedent for more tall buildings across Kennington

Thank you for your time and assistance.

Yours sincerely

**Concerned residents  
Stop the Blocks Community Action Group**

**WHEN OBJECTING TO THE  
APPLICATION, YOU MUST  
QUOTE**

**Ref No:  
19/02696/FUL**

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## RELEVANT AND NOT SO RELEVANT OBJECTIONS

You may find the table below helpful in terms of what matters are considered relevant and not so relevant when a planning body evaluates a planning application.

Examples of material considerations can include	Examples of objections which are not normally considered include:
<ul style="list-style-type: none"> <li>• Policies in the Local Plan</li> <li>• Government policy and guidance</li> <li>• Siting, design and external appearance of the proposed development (for example, the height or bulk in relation to neighbouring properties)</li> <li>• Loss of sunlight, daylight or outlook</li> <li>• Loss of privacy</li> <li>• Likelihood of undue noise, or fumes</li> <li>• Highway safety</li> <li>• Adequacy of proposed parking and access arrangements</li> <li>• Effect of additional traffic</li> <li>• Effect on listed buildings and conservation areas</li> <li>• Effect on trees</li> <li>• Landscaping and proposals for boundary treatment (walls or fences)</li> </ul>	<ul style="list-style-type: none"> <li>• Effect on property values</li> <li>• Loss of a private view</li> <li>• Noise, disturbance or inconvenience resulting from construction works (this is covered by the Control of Pollution Act)</li> <li>• Boundary disputes (including party wall agreement issues)</li> <li>• Restrictive covenants (including rights to light)</li> <li>• Rights of way</li> <li>• Opposition to business competition</li> <li>• Applicant's personal circumstances (unless these can be shown to be relevant in planning terms, for example, the provision of disabled facilities)</li> <li>• Opposition to the principle of development for which outline planning permission has already been granted</li> </ul>

More information on commenting on a planning application can be found at

<https://www.lambeth.gov.uk/planning-and-building-control/planning-applications-and-policies/comment-on-a-planning-application>

Your comments on the planning application can be submitted to Lambeth planning online through their planning application database, by email to [planning@lambeth.gov.uk](mailto:planning@lambeth.gov.uk) or in writing

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## Stop the Blocks Fighting Fund

Dear Neighbour

Stop the Blocks in Kennington is a group formed by members of the local community that is constructively challenging the wide concerns over the redevelopment proposals for the **former Woodlands Nursing Home** site in Kennington.

Those involved who meet, participate, support or work on the campaign are all local people from Lambeth, Kennington and Southwark. Our campaign continues because of local community support. We need your backing to win.

We have however reached a critical point now that the application is being considered by the London Borough of Lambeth in that we need to secure vital external expertise to ensure we have fully qualified and robust professional legal counsel and expert advice.

We consider that the proposals ride roughshod over planning policy, listed buildings, conservation areas and the amenity of existing local residents. We want to reach a financial target of £9000 in the next two weeks. Generous local neighbours have already pitched in £1,000 in the last few months, but the deadline to object to the planning application is 1<sup>st</sup> October 2019 and we need to get the additional external help quickly.

We are asking for everyone in this group to donate what they can, ideally at least £50, and if you can afford it then please donate more. If everyone in this group does this, we can secure professional advice, submissions and reports we need to hopefully secure a rejection of this vastly over scaled and damaging scheme.

You can make your donation here on [Go Fund Me](#)

We feel it is important to get the best redevelopment outcome possible on this site not just for the current community, but also the newcomers who we want to welcome into the area so that it continues to flourish and grow. The volunteers in this group have done and will continue to do everything they can to use their own resources and expertise to help the community challenge these proposals, but we need your financial assistance now.

Any monies raised which are unused when this campaign ends will be donated to local community charities.

**Please note: Our official fundraising page is only on [www.GoFundMe.com](http://www.GoFundMe.com) under “Stop the Blocks in Kennington. Please do not donate via Change.org or any other sites. Thank you for your understanding and support.**

Kind regards

**Stop the Blocks Community Action Group**

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