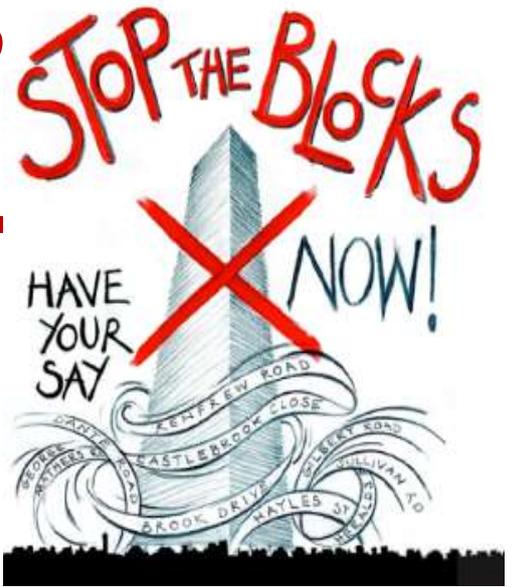


STOP THE BLOCKS IN KENNINGTON

IMPORTANT UPDATE Developer Anthology London has taken its planning application for 258 flats including a 29-storey tower on the former Woodlands Nursing home site in Kennington to Planning Appeal. **The Planning Inspectorate will now decide the application**



If you object to the development write to the **Planning Inspectorate** and let them know!

The Proposal

- 29-storey tower in a low-rise residential area
- 4-storey mansion blocks overlooking existing residences
- Access from Dante Road and Dugard Way off Renfrew Road

Our Concern

- The overbearing scale of this massive development is not appropriate for a small constrained site in an urban low-rise area

Illustration of the Proposed Scheme



STOP THE BLOCKS IN KENNINGINGTON

UPDATE: Over 430 people have written to Lambeth Council objecting to the proposed development.

Now let the Planning Inspectorate know you object to the development

URGENT: Contact the Planning Inspectorate by **26 June 2020** to object

Online:

- Go to <https://acp.planninginspectorate.gov.uk>
- Search for the case - enter the 7-digit case reference number **3248960**
- Enter your details, write your comments online or upload and attach a document

Post:

- Write to: Alison Bell, The Planning Inspectorate, Room 3/j, Temple Quay House, 2 The Square, Bristol, BS1 6PN

More:

- Attend the Public Inquiry (see www.stoptheblocks.org for the date)

REMEMBER: You Must Quote Appeal Ref No: **APP/N5660/W/20/3248960**

It is vital to object using valid planning reasons or you will not be heard. 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 light
- 3 Impact on Brook Drive, Renfrew Road, Elliot's Row, Walcot Square, St. Mary's Gardens and West Square Conservation Areas
- 4 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)
- 5 Additional strain and cost of impact on environment, existing roads, services and infrastructure
- 6 Outside the Elephant and Castle core of tall buildings (which border main roads)
- 7 Only 24 out of the 258 units will be "affordable" rent units
- 8 Contrary to Lambeth Local Plan and London Plan policy
- 9 Sets precedent for more tall buildings across Kennington
- 10 Impact on Listed Water Tower and Cinema Museum building

We want a sensitive and proportionate development for our community

ABOUT: Stop the Blocks Community Action Group comprises concerned local residents who want a sensitive and proportionate development for our community. Thank you for taking action and helping. **Get in touch for more information**

Email: contactstoptheblocks@gmail.com

Website: www.stoptheblocks.org



STOP THE BLOCKS IN KENNINGTON

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">• Policies in the National Planning Policy Framework, London Plan and the Lambeth Local Plan• Government policy and guidance• Siting, design, and external appearance of the proposed development (for example, the height or bulk in relation to neighbouring properties)• Loss of sunlight, daylight or outlook• Loss of privacy• Likelihood of undue noise, or fumes• Highway safety• Adequacy of proposed parking and access arrangements• Effect of additional traffic• Effect on listed buildings and conservation areas• Effect on trees• Landscaping and proposals for boundary treatment (walls or fences)	<ul style="list-style-type: none">• Not liking tall buildings• Effect on property values• Loss of a private view• Noise, disturbance, or inconvenience resulting from construction works (this is covered by the Control of Pollution Act)• Boundary disputes (including party wall agreement issues)• Restrictive covenants (including rights to light)• Rights of way• Opposition to business competition• Personal circumstances (unless these can be shown to be relevant in planning terms, for example, the provision of disabled facilities)

PLEASE SUPPORT OUR FIGHTING FUND “Stop the Blocks in Kennington” at www.GoFundme.com

Please only donate what you can afford