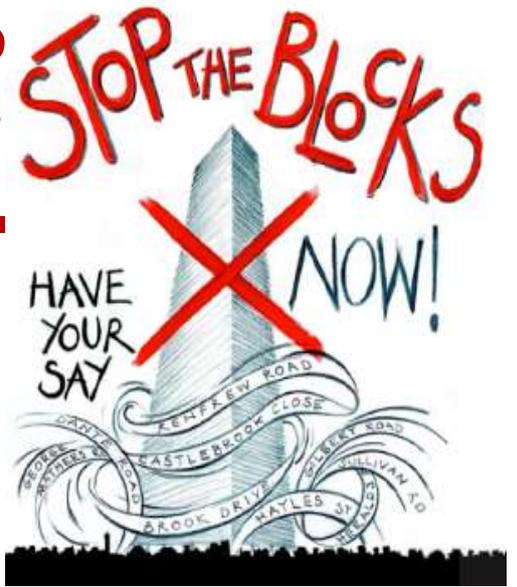


# STOP THE BLOCKS IN KENNINGTON

**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](http://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:**

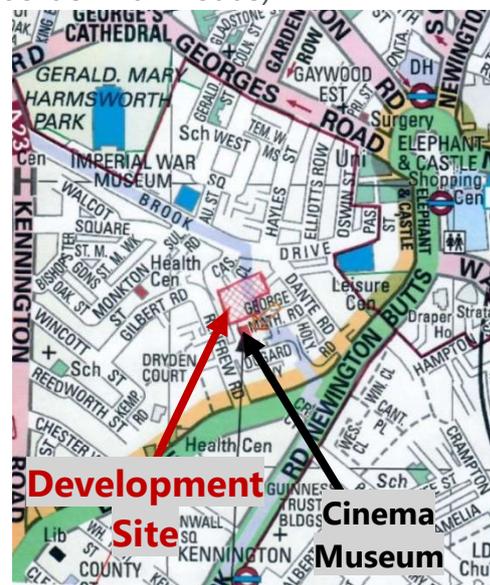
- 1 Height and bulk blocking daylight and privacy to existing homes
- 2 Overdevelopment of the site and poor urban design; limited amenity space and tight walking routes around the building with limited natural light
- 3 Impact on Brook Drive, Renfrew Road, Elliot's Row, Walcot Square, St. Mary's Gardens 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](mailto:contactstoptheblocks@gmail.com)

**Website:** [www.stoptheblocks.org](http://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"><li>• Policies in the National Planning Policy Framework, London Plan and the Lambeth 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>• Not liking tall buildings</li><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>• Personal circumstances (unless these can be shown to be relevant in planning terms, for example, the provision of disabled facilities)</li></ul>

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

Please only donate what you can afford