

SLW COMPREHENSIVE OBJECTION 12/03/22

Dear PAC member

I am lodging this comprehensive objection (attached) on behalf of Save Lambeth Walk, a group of people who support the ambition of this application, but object strongly to the proposed execution as expressed in this planning application.

We have individually raised concerns with Homes for Lambeth ever since the proposals were first mooted, and have individually lodged objections many months ago, but have become increasingly alarmed that we are being systematically ignored in our attempted dialogue with Homes for Lambeth and with local councillors about these concerns and the ways in which they can be resolved.

In lieu of any engagement whatsoever from anyone in Lambeth Council or HfL, we herein lodge the strongest objections to this application. **We object to:**

- The unnecessary harm done to the amenity of dozens of residential households living close to the application by the negative impact on daylight and sunlight on numerous properties by this application, resulting from the two unnecessary towers, and which breach BRE guidelines, contrary to **LP GG3 Creating a Healthy City**, and **LLP Policy Q2 Amenity**
- The unnecessary harm done to the amenity of dozens of residential households living close to the application by the negative impact on the gardens and amenity spaces thrown into shadow for many hours of the day, contrary to **LLP Policy Q2 Amenity** and **LLP Policy H5 Housing Standards**
- The unnecessary harm done to the enjoyment of Lambeth Walk Doorstep Green by thousands of local residents, schoolchildren, and families – most of whom do not enjoy gardens or other outdoor amenity space besides the Green – by the overshadowing and overlooking and overbearing impact of the two 10/11-storey towers, contrary to **LLP Policy Q6 Urban design: public realm**
- The unnecessary harm done to heritage by the complete loss of valuable, unusual and rare views of the Westminster World Heritage site from Lambeth Walk Doorstep Green, contrary to **LP Policy Q19**
- The failure to meet the requirements of **LP Policy GG2** and to **LLP Policy Q5 Local distinctiveness** in terms of townscaping and context
- The unnecessary harm done to the world through climate change by the introduction of over 4,000 tonnes of carbon, according to the applicant's own calculations, through the embodied energy in the materials alone required by this ill-considered design, contrary to **LP Policy SI 2 Minimising greenhouse gas emissions** and to the **LP Spatial Planning Issues C. Tackling and adapting to climate change**

All of these objections are caused entirely by the design, which includes two 11-storey towers, which create all of the negative impacts and harms. These towers are entirely unnecessary to achieve 141 homes on the site, as we have demonstrated in our illustrative sustainable alternative scheme, which has been costed and is every bit as viable as the application scheme.

We hope that HfL and LBL temporarily withdraw this application for determination, but in lieu of this happening we strongly urge you to refuse this application for all of the reasons given.