



City Hall Greens

**Sian Berry AM
City Hall
The Queen's Walk
LONDON SE1 2AA**

Jules Pipe
Deputy Mayor for Planning, Regeneration and Skills

(By email)

28 June 2022

Dear Jules,

**Denby Court planning application GLA reference 2021/1261/S1, Lambeth Council
reference 20/04425/RG3**

I am writing in support of the call-in request submitted by Waterloo Community Development Group (WCDG) on 24 March 2022, regarding the redevelopment plan for Denby Court estate in Lambeth.

As WCDG details in its request, the planning application meets the criteria set out in the order for developments of strategic importance because it involves construction over 30 metres in height outside of the City of London. And the stage 1 report outlines how it does not yet meet the requirements of the London Plan, including on embodied carbon assessments (this is a demolition scheme) and the reprovision of the childcare element of the current housing.

As you will know, Denby Court has been the subject of media scrutiny owing to the poor consultation and treatment of temporary accommodation residents on the estate. I was contacted in 2020 by a constituent and friend of several Denby Court residents who was deeply distressed by the conditions of properties housing families, many of whom were vulnerable and escaping domestic violence. Conditions were revealed to include, among other issues: holes in walls, broken windows, vermin infestations, a lack of smoke alarms, and the closure of a laundry room that meant some families were spending significant money each week on a local launderette.

Repairs and refurbishment have therefore been much needed by Denby Court residents for some time. Affected residents reported that complaints about conditions garnered little response by Lambeth Council, but that some improvements were made in the wake of national media exposure.

At the same time, concerned temporary accommodation residents have highlighted that redevelopment plans were made with very little consultation of families living on the estate. Families are especially distressed by the loss of green space that plans will incur, the

overshadowing of a local park caused by planned tower construction, and the lack of outside space built into development plans.

There is a clear need for safe, clean, secure and affordable housing at Denby Court estate, with sufficient green space and community cohesion to support the families who have made their homes at Lambeth Walk. However, the current redevelopment plans do not achieve this, and will displace and destroy the current community.

I am therefore writing in support of the request submitted by Waterloo Community Development Group and hope that you will elect to determine the application yourself or direct refusal.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Sian Berry', with a stylized flourish at the end.

Sian Berry
Green Party Member of the London Assembly