



Planning Applications
2 Adelaide Road
London SW18 1DA
f.a.o. Ben Hayter

154 Putney High Street
London SW15 1RS

14 December 2020

Dear Ben

Planning Application 2020/4345
Wellington House, 154-160 Upper Richmond Road SW15

The Putney Society was pleased to be amongst those consulted by the applicants with a preview of this scheme. See 2.2 in the Design & Access Statement. However we are disappointed to see how little has changed in the actual application and now wish to OBJECT to this application.

Recent changes to permitted development now allow up to two extra storeys – what is proposed – on similar buildings. But these come with the proviso of materials to match. Here no attempt is made to disguise that the new floors will be alien in every way to the building below, in the use of grey panelled cladding, in the awkwardly spaced and fashionable but pointless storey height windows and in the hugely out of scale goal posts supporting the forward projecting terraces at the expense of light to the existing top floor flats. The front elevation alone demands refusal against policies DMS1 a. and b. before reading any further into the DMPD. At the back we're not surprised that the CGI is an oblique view from Oxford Road with Network Rail's trees in full leaf. I suggest you ask for a winter view from Platform 1 at Putney Station.

You have already understandably had a raft of objections from Disraeli Road. We share their concerns about overlooking, and can confirm that the cross section used in the daylight studies is wrong. Where is the full tall buildings study required by policy DMS4?

This will no doubt be the first of a string of applications for all the other blocks along this side of the Upper Richmond Road between here and Putney High Street. This one needs to be right if any of these are to be. Instead it fails almost all of the tests in Core Strategy policy PL14b, not least in making even worse the 'canyon' this policy is supposed to tackle.

We welcome that existing windows are to be replaced, but this is not enough. This is probably the last chance to upgrade this building ahead of the zero energy target in 2030. To tackle the Climate Emergency the Council has so publicly recognised means demanding nothing short of wholesale 'fabric first' upgrading, and efficient services, yet gas boilers are still proposed (page 9 of the Energy Assessment) and nothing is being done about the walls.

Yours Sincerely

Andrew Catto

Andrew Catto
Buildings Panel Convenor
For and on behalf of the Putney Society.

The Putney Society

The amenity society for Putney and Roehampton. Registered Charity No. 263242

www.putneysociety.org.uk