



Planning Applications
2 Adelaide Road
London SW18 1DA
f.a.o. Julia Kelly

176 Upper Richmond Road
London SW15 2SH

11 May 2022

Dear Julia

Planning Application 2022/1525
RSPCA Animal Hospital, 6 Clarendon Drive SW15

The Putney Society were concerned, but not surprised, to see this application. We had requested that a site specific brief for this site and the adjacent Eileen Lecky Clinic should be included in the emerging local plan, but sadly it didn't happen. However we would still urge Wandsworth Council to treat this application in that wider context.

Our own enquiries cannot identify any local community organisation who might require this building, GPDO clause MA.2.(2) e ii, so accept that change to residential is likely. But there's no evidence that the site has been marketed. We urge the Council to make their own careful enquiries before allowing the loss of community use from either of these two sites, which is likely to be irreversible. Do either of the adjacent schools want to expand?

The existing building undoubtedly fails Mr Gove's definitions of 'beauty' although set against that the Society would not support demolition of the tower without full justification because of the embodied carbon it contains. However it's clear from the inefficient floor plans that this is the start of a series of applications leading to a wider development proposal. We urge the Council to consider and plan now what might be acceptable, particularly in terms of height and gaps between buildings (the adjacent houses are mostly semi-detached).

For now Permitted Development is claimed under Class MA. What this Class allows does not seem to include any related external works to make the building useable as dwellings. Class MA allows conversion from use Class E to Class C3 (dwellings). Class E(e) is use 'for the provision of medical or health services, principally to visiting members of the public'. My own practice has been told by planning officers in a neighbouring borough that this sub class covers human medicine only and that veterinary services are 'sui generis'.

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