



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

176 Upper Richmond Road  
London SW15 2SH

12 September 2022

Dear Ben

**Planning Application 2022/2874  
Reservoir Cottage, 1 Wildcroft Road.**

When the Society looked at this scheme we were puzzled to see what has changed from the withdrawn 2021 proposals. The answer seems to be 'not enough'. The illustration on the front of the Design and Planning Statement is unchanged from the 2021 version, and shows clearly why this mirrored box is inappropriate here. All that has changed is that retention of the static caravans, refused in 2021, has now been allowed by the Council allowing these to stay even when you were aware what was happening and could have required removal.

Our objection to 2021/3957 (attached) therefore still applies, with the added point that changes in the Building Regulations which came in to force this year now require protection of excessive glazing against summer overheating. This glass box is now only buildable if as many trees as possible are kept around it. The application however continues to propose removing all trees between the house and Wildcroft Road.

On a site that manages the rare hat trick of being in a conservation area, designated Metropolitan Open Land and subject to a Tree Preservation Order, the first planning priority must be to protect the open space and trees, and if building is to be allowed, then to keep it as discrete as possible. Whilst there are a number of small houses across the commons, all, including the nearby Cross Roads Cottage, and Reservoir Cottage itself are low single storey building with shallow pitched roofs.

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](http://www.putneysociety.org.uk)

Planning Applications  
2 Adelaide Road  
London SW18 1DA

Apsley House  
176 Upper Richmond Road  
London SW15 1RS

f.a.o. Daniel Piercy and Ben Hayter

18 October 2021

Dear Daniel & Ben

**Planning Application 2021/3957 and 2021/3088  
Reservoir Cottage, 1 Wildcroft Road SW15**

The Putney Society wishes to comment on these related applications.

Putney's character depends in large part on its open spaces. Any proposal for building on Metropolitan Open Land must be viewed with concern. However on balance the Society feel that the proposed new house will be an improvement on the current hardstanding, huts and caravans. For that reason application 2021/3088 to retain these should be refused as incompatible with a location that is both MOL and in a conservation area.

In respect of the new house, whilst it may be an appropriate response to the setting we are concerned about the energy efficiency of the extensive mirror glazing on the house. New construction today needs to be zero energy in line with the climate emergency recognised by the Council. If this house is to be allowed the Council should ensure that the public benefits come true. Mirror glazing will only 'hide' the house if there are trees to reflect. The site plan seems to show the removal of almost all trees and tree groups along the Wildcroft Road boundary. The new house should only be allowed if most of these are kept, and with a condition requiring the renovation of the cottage before occupation of the new dwelling.

Yours Sincerely

*Andrew Catto*

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