



Planning Applications
2 Adelaide Road
London SW18 1DA

Apsley House
176 Upper Richmond Road
London SW15 1RS

f.a.o. Patrick Clearwater

18 October 2021

Dear Patrick

**Planning Application 2021/4211
63 Roehampton Lane SW15**

The Putney Society as the amenity society for Roehampton as well as Putney wishes to OBJECT to this application.

Wandsworth Council has rightly acknowledged the climate emergency. As part of this you have a duty to consider the CO2 emissions related to any planning application. This application fails that test on two counts.

It is widely acknowledged that when embodied carbon is taken in to account, as it must be, the greenest building is the one that already exists. Half of the lifetime the CO2 from any house is accounted for by the embodied energy in demolition and construction. Even a near zero emission building takes 30 years or more to 'save' this. The existing house can be upgraded.

The Design & Access statement claims that 'A new build provides an opportunity to develop a house along Passivhaus principles' (para 5.12). But don't be fooled. The almost entirely glazed rear elevation, poor form factor and lack of renewables mean this building would be far from frugal, even before into taking account its bulk. The only saving grace is there is no basement.

The applicants refer to past consents, now lapsed, as justification. But since 2015 there have been a new Local Plan (2016, with a further new plan in preparation), a new NPPF (twice) and London Plan and public recognition of the climate crisis. What might once have been compliant with policy and acceptable is no longer automatically so. There are no additional dwellings proposed here, and no other justification for rebuilding.

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