



Planning Applications
The Town Hall
Wandsworth High Street
London SW18 2PU

154 Putney High Street
London SW15 1RS

22 May 2013

Dear Sirs

Planning Application 2013/0456
85-91 Upper Richmond Road (VSO)

This application is currently showing on the Council's web site as NONINVALID, whatever that means? This application must not be validated with the current lack of detail and without proper public consultation. Public consultation on major schemes is a requirement of the NPPF (paragraphs 188 onward). Unlike with the comparable recent applications for other similarly tall buildings – and 13 storeys is one taller than the rest - along the Upper Richmond Road, there has been no real public consultation on this scheme in clear contravention of policy. An early 'draft' may have been shown to immediate neighbours, but what is now proposed is half as tall again, invalidating earlier comments.

It has been made clear to me by your officers that tall buildings in excess of the Local Plan DMPD policies and SSAD (which says "*Any replacement buildings should keep the height and massing .. where a 7 storey building rises above a single storey base*" and "*Ensure that new buildings are of the highest architectural quality*") or any further loss of office space in clear contravention of policies PL14 and DMTS13 can only be justified if there is a clear benefit to the public realm. The extra scrap of pavement at the corner and the token, far too shallow, 'retail' unit are nothing like enough to offset yet more loss of trade for Putney's existing shops and yet more pressure on already overcrowded train services.

When the current Site Specific Allocations Document was prepared the Council expected the replacement of the buildings in this area to be spread over ten years. Less than two years in, and demolition or major construction work is under way on three sites , with another (No.113) expected to start any day. The Society demands that the Council grants no more consents for work along the Upper Richmond Road until Putney Station is fit to take the extra commuters and until the works already started are complete, because until then the deliveries to every site, and their trucks waiting for call forward, are using the same local streets which can take no more.

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