

Shub, Simon

From: Cardy, Jonathan (Cllr)
Sent: 29 January 2020 17:12
To: Shub, Simon
Subject: Fwd: The Stage Brewery Site and adjacent site, Mortlake: Applications for Planning Permission: Significant omissions from the officers' report to Committee
Attachments: Stag Brewery Site and adjacent site, Letter of objection, 17th August, 2019, Copy .doc; Stag Brewery Site and adjacent site, Letter of objection, 17th August, 2019, Copy .pdf

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From: Paul Velluet <[REDACTED]>
Sent: Wednesday, January 29, 2020 8:36:06 AM

[REDACTED]

Dear Councillor,

I'm writing to you further to submitting formal objections to the Council in May, 2018 and August, 2019 in response to the original and amended applications for Planning Permission for the proposed development of the Mortlake Brewery Site and adjacent site, not only to urge you to refuse the applications for the reasons set out in my earlier letter, and to support the representations submitted by the Mortlake Brewery Community Group, the Mortlake and East Sheen Society and many local residents, but importantly, to draw your attention to two, most significant omissions from the officers' 342-page report to Committee, which clearly bring into question their quite extraordinary recommendations to approve the three applications, despite many aspects of the proposals being in fundamental conflict with key policies of the *London Plan, 2016*, the *Richmond-upon-Thames Local Plan, 2018* and the *National Planning Policy Framework, 2019*.

SIGNIFICANT OMISSIONS FROM THE OFFICERS' REPORT TO COMMITTEE

- Wholly anomalously, in listing 'Material planning considerations' in Section 5 of their report, officers have failed to refer specifically to the *London Plan, 2016* and the *Richmond-upon-Thames Local Plan, 2018*. The policies of both Plans are clearly of the greatest relevance in the consideration and determination of the applications, and
- Wholly anomalously, in listing the relevant policies of the Development Plan in Section 4 of their report, officers have failed to refer specifically to the following policies in the *London Plan, 2016*: Policies 7.1.B, C, D, and E. relating to 'Lifetime neighbourhoods'; Policy 7.2.C. relating to 'An inclusive environment'; Policy 7.3.B. relating to 'Designing out crime'; Policy 7.4.B. relating to 'Local character'; Policy 7.6.B. relating to 'Architecture'; Policies 7.8.C, D, and E. relating to 'Heritage assets and archaeology'; and Policy 7.9.B. relating to 'Heritage-led regeneration'.

The absence of specific references to these highly relevant policies and consideration of the proposals against these policies in the officers' report bring into serious question the quite extraordinary recommendations of the officers to approve the applications.

For the reasons, set-out in the attached (Word and PDF) copies of my letter of the 17th August, 2019, I urge you to refuse all three applications, or to seek their withdrawal and fundamental review and revision in order to reduce substantially the quantum and heights of proposed development across the sites – not least, in order to meet the highly relevant Policy 7.4 of the *London Plan, 2016* in relation to the protection of local character.

Kind regards,

Paul Velluet

PAUL VELLUET, M.Litt., RIBA, IHBC, CHARTERED ARCHITECT
9, BRIDGE ROAD, ST MARGARET'S, TWICKENHAM, T.W.1. 1.R.E.

Copies to The Mortlake Brewery Community Group, the Mortlake and East Sheen Society and local residents.

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