

Comment on a planning application

Application Details

Application: 22/0900/OUT

Address: The Stag Brewery Lower Richmond Road Mortlake London SW14 7ET

Proposal: Hybrid application to include: 1. Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks, to allow for the comprehensive phased redevelopment of the site: 2. Detailed application for the works to the east side of Ship Lane which comprise: a. Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground to allow for residential apartments; flexible use floorspace for retail, financial and professional services, café/restaurant and drinking establishment uses, offices, non-residential institutions and community use and boathouse; Hotel / public house with accommodation; Cinema and Offices. b. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works. c. Provision of on-site cycle, vehicle and servicing parking at surface and basement level. d. Provision of public open space, amenity and play space and landscaping. e. Flood defence and towpath works. f. Installation of plant and energy equipment. 3. Outline application, with all matters reserved for works to the west of Ship Lane which comprise: a. The erection of a single storey basement and buildings varying in height from 3 to 8 storeys. b. Residential development. c. Provision of on-site cycle, vehicle and servicing parking. d. Provision of public open space, amenity and play space and landscaping. e. New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works.

Comments Made By

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Comments

Type of comment: Object to the proposal

Comment: comments continued

- Fail to preserve or enhance the settings of buildings of townscape merit as non-designated heritage assets, contrary to Policy LP4;
 - Fail to preserve the quality of views, vistas, gaps and the skyline – particularly as seen from across and along the river – which contribute significantly to the character, distinctiveness and quality of the local and wider area, contrary to Policy LP5;
 - Fail to preserve the integrity of the Watney's Sports Ground as 'a green space' forming part of 'the wider green infrastructure network', contrary to Policy LP12;
 - Fail to preserve the Watney's Sports Ground as a potential 'local green space' special to the local community and holding particular local significance for that community, contrary to Policy LP13.D;
 - Fail to protect or enhance the Watney's Sports Ground in open use as designated 'Other Open Land of Townscape Importance', contrary to Policy LP14 and the twelfth bullet-point of Site Allocation SA 24;
 - Fail to protect or enhance the entirety of the Watney's Sports Ground for recreational sports use contrary to Policy LP31;
 - Fail to retain and the existing sports and recreational land and facilities on the entirety of the Watney's Sports Ground contrary to Policy S5.C.; and
 - Fail to adhere to key objectives set out in Site Allocation SA 24 – specifically the ninth and twelfth bullet-points.
- Assessed against the relevant policies contained in the London Plan of March, 2021, the proposals would:
- Fail to retain the Watney's Sports Ground without justification; without equivalent or better provision in terms of quantity and quality in a suitable location; and without the provision of alternative and recreational provision, the benefits of which clearly outweigh the loss of the current use, contrary to Policy S5.C.1), 2) and 3).
 - Fail to preserve the Watney's Sports Ground as a protected open space, contrary to Policy G4.1).

- Fail to enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape , with due regard to existing and emerging street hierarchy, building types , forms and proportions, contrary to Policy D3.D.1).
 - Fail to respond to the existing character of the area by identifying the special and valued features and characteristics that are unique to the locality, and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character of Mortlake, contrary to Policy D3.D.11).
 - Fail to be of high quality, with architecture that pays attention to detail, contrary to Policy D3.D.12);

 - Fail to reinforce the spatial hierarchy of the local and wider context or aid legibility and wayfinding, contrary to Policy D9.C.1).b);

 - Fail to take account of, and avoid harm to, the significance of London's heritage assets and their settings, without clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm, and fail to positively contribute to the character of the area, contrary to Policy D9.C.1).d); and

 - Fail to conserve the significance of affected heritage assets, and their settings, by failing to be sympathetic to the assets' significance and appreciation within their surroundings, contrary to Policy HC1.C.
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