

Comment on a planning application

Application Details

Application: 23/1937/FUL

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

Proposal: Use of the existing buildings and land including erection of external film sets for film production operations and ancillary activities. (Refer to covering letter dated 23 August 2023 to understand how this application interacts with any future comprehensive redevelopment of the site).

Comments Made By

Name: Mr. Erkan Benim

Address: 8 Southside Apartments 183 Lower Richmond Road Richmond TW9 4LN

Comments

Type of comment: Object to the proposal

Comment: Dear Sirs,

CONSULTATIONS Application 22/0900/OUT FORMER STAG BREWERY

I am responding to the latest changes to the proposals for the Former Stag Brewery site as part of the formal consultations period. I note the changes which have been made to the scheme designs in relation to the Application 'A' - 22/0900/OUT for the whole site, and that there are no changes to Application B for the school as this is unaffected by the changes to fire escape requirements.

We have been residents on Lower Richmond Road since 2014, and the traffic congestion has become worse every year since we moved. Chalker's Corner is now too big a problem even for the GLA to solve, and the proposed project will only make air and noise pollution much more intolerable. Having lived in areas suffering from similar construction projects in Istanbul previously, I cannot emphasize the significance of the mistake you would be making by allowing such a large development to go through. You will not be only destroying our health, but also destroying a unique part of your city.

My main comments are as follows:-

- I see that nine of the buildings have been affected by the new fire escape regulations for buildings over 18m in height. The design amendments still conflict with the Local Plan and the approved Planning Brief for the site with several buildings above the height limit of 7 floors, and do not diminish sufficiently in height below this maximum limit to the edges of the site. In fact most of the buildings located on the towpath perimeter are over 7 storeys in height.
- I note that the number of units is now reduced to 1075 (previously 1085), due to internal design changes to many of the buildings. This is despite replacing office space above the cinema with new residential units. However, the percentage of affordable units is woeful, and considerably below the levels required by the London Plan and the Local Plan - and now considerably lower than the percentage rejected by the Mayor of London on the earlier planning application.
- The layout and external areas of the scheme are amended but the open space provided between buildings would certainly be required in any case to comply with current residential design standards and codes. The open space between buildings cannot therefore be considered 're-provisioning' required within the Local Plan to account for the loss of the sports fields (protected Open Space referred to as OOLTI) - due to the siting of the new secondary school in Application B.

We note that consultations relate only to the recent amendments, given the consent of the wider scheme in July this year. However, none of the changes address these three fundamental non-compliant aspects of the London Plan, the Local Plan, and the approved Planning Brief for the Stag site.

There was much debate by committee members at the July Planning Committee about general scale, massing and context but these key issues of non-compliance were not specifically addressed by members. Other perceived public benefits of the proposals can in no way over-ride such weighty planning considerations and are highly unlikely to be overlooked at Inquiry.

I object strongly to this application and the latest design changes. I still consider this a gross over-development of this highly constrained site which will make local conditions and traffic even more intolerable. I wish to see a more sustainable community led plan for this unique site.

Regards,
Erkan Benim
183 Lower Richmond Road