



From: Mandip Sahota <ms@ntaplanning.co.uk>

Sent: 22 December 2025 11:29

To: Pedro Rizo <Pedro.Rizo@richmondandwandsworth.gov.uk>

Cc: Janet Ferguson <Janet.Ferguson@richmondandwandsworth.gov.uk>; Siri Thafvelin <Siri.Thafvelin@RichmondandWandsworth.gov.uk>; Legg, John <John.Legg@planninginspectorate.gov.uk>; Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk>; Julie Papouskova <jp@ntaplanning.co.uk>

Subject: RE: Appeal Ref. 3371729 (Mount Clare Campus, Minstead Gardens, Roehampton Gate)

Dear Pedro,

I hope this finds you well.

Further to your email below, please find attached the following requested updates:

- Landscaping Plan Number 0101, with revision P05, now in accordance with the amended plans for Picasso House (ground floor plan).
- Updated Planning Statement (Rev1) to reflect the amendments to the layout at Picasso House. This has also addressed other minor changes such as number of cycle parking etc (as below).
- Updated DAS to reflect the amendments to the layout at Picasso House, cycle storage etc. It also includes an update to the Bungalow plan to reflect the original plan form, as per the previously submitted SAR to which the appellant will repair. As previously noted, (email below), the bungalow offers 5 bedrooms in total. The Accommodation Schedule has also been attached and updated (RevB), confirming the total bedrooms are 275no.
- With regard to cycle parking, it is confirmed that there are 146 in total, as per below schedule.

LOCATION	CYCLE PARK SPACES
Sheffield Stands: 9 – (2 Bikes per stand)	18
Picasso House External Sheltered Cycle Parking	26
Picasso House Basement	26
Picasso House Ground Floor	76
TOTAL	146

Kind regards,

MANDIP SINGH SAHOTA MRTPI
MANAGING PARTNER



T. 020 7636 3961
DD. 020 3872 4968
M. 07738 718068

From: Pedro Rizo <Pedro.Rizo@richmondandwandsworth.gov.uk>
Sent: 05 December 2025 17:49
To: Mandip Sahota <ms@ntaplanning.co.uk>
Cc: Janet Ferguson <Janet.Ferguson@richmondandwandsworth.gov.uk>; Siri Thafvelin <Siri.Thafvelin@RichmondandWandsworth.gov.uk>
Subject: RE: Appeal Ref. 3371729 (Mount Clare Campus, Minstead Gardens, Roehampton Gate)

Official

Dear Mandip,

Further to your clarifications below in response to the Inspector's queries regarding the plans for the Former Lodge/Bungalow, we should be grateful of your clarification of some inconsistencies in other elements of the application proposals:

- Landscaping Plan Number 0101 is not in accordance with the amended plans for Picasso House (ground floor plan).
- The Planning Statement and DAS have not been revised to reflect the amendments to the layout at Picasso House. The communal facilities contained within these documents are not in accordance with the latest plans.
- The floor plans (ground floor and basement) for Picasso House show 3 cycle stores to accommodate 128 spaces. These, when added to the 9 cycle stands (2 spaces each) on the landscaping plan, result in a total of 146 cycle parking spaces, conflicting with the Transport and Planning Statements, which state that a total of 106 cycle parking spaces would be provided.

We should be grateful if these points could be addressed as soon as possible.

Regards,

Pedro Rizo
Principal Planning Officer | Strategic Development Team
London Borough of Wandsworth
planning@wandsworth.gov.uk
www.wandsworth.gov.uk



From: Mandip Sahota <ms@ntaplanning.co.uk>
Sent: 28 November 2025 16:49
To: Legg, John <John.Legg@planninginspectorate.gov.uk>; Pedro Rizo <Pedro.Rizo@richmondandwandsworth.gov.uk>; DTS Planning Appeals <WandsworthPlanningAppeals@richmondandwandsworth.gov.uk>