



London Borough of Wandsworth
Planning Service
Town Hall
Wandsworth High Street
London
SW18 2PU

21 August 2025

Dear Wandsworth Planning Service,

R.E. PLANNING APPLICATION 2025/0074

**ADDRESS: MOUNT CLARE CAMPUS, MINSTEAD GARDENS, ROEHAMPTON GATE
LONDON SW15 4EE**

I am writing on behalf of the University of Roehampton to confirm that the University wishes to support the above planning application.

The University would like to make the following points in support of the application:

1. The application explains that residents will typically be granted licences to occupy for up to a year and that such licences are unlikely to be extended. Under the University's use, student residents are typically granted an accommodation license of between 39 and 51 weeks and the rooms were available during any summer period if vacant. License periods of 51 weeks are granted to many students, and some of our resident students are mature students (aged 21 and over). Although the maximum individual license period available to students is 51 weeks, in practice some resident students will continue living in accommodation through their whole time at University, which could be several years. This could be in the same or a different bedroom through multiple consecutive licenses. The University's student accommodation and associated services operates all year round, and this was the case historically for Mount Clare. The buildings were used for a mixture of long- and short-term accommodation with move in dates throughout the year.
2. The University of Roehampton has an extremely diverse student body, and our on-campus resident population is representative of this:
 - a. Around 75% of our students come from Black, Asian or minority ethnic backgrounds.
 - b. Around 50% of our students come from overseas, so their sole place of residence in the UK would typically be their student accommodation.
 - c. A majority of our students come from low-income or deprived backgrounds (IMD quintiles 1 and 2 and/or eligible for free school meals). Nearly 60% of our UK students are the first in their family to go to university. Thus, a significant number of our students are in employment whilst studying.

- d. A very significant proportion of our students engage in part-time work whilst studying. Students on most programmes have timetabled classes (lectures, labs, seminars etc.) on three days of the week and this is designed so that they can engage in paid employment alongside their studies.
3. The University understands that a previous occupant of Mount Clare was Garnett Training College, which is now part of the University of Greenwich. Garnett Training College delivered courses to individuals training to become lecturers at higher and further education institutions. These individuals were over the age of 25 and resided in the Mount Clare accommodation whilst they were studying.¹ Based on how teacher training courses operate, the University considers it likely that the modes of teaching at Garnett College would have differed from that of a traditional undergraduate degree programme, including non-standard term dates and a significant amount of work-based training and placements in further and higher education institutions. Garnett Training College left the site in the early 1990s. The University moved to the property in 2001 and the use of each building has been detailed below.
4. The application confirms that the development would be managed by a single entity with on-site wardens and would operate on a zero-tolerance basis with regards to anti-social behaviour. This would be a similar set of arrangements to the current and historic use by the University, under which regular security patrols are carried out on-site and staff wardens live on-site to provide out of hours support to residents. All student residents are subject to University disciplinary processes which are managed by Student Services. Students who engage in anti-social behaviour are subject to a range of potential sanctions, including ultimately their withdrawal from accommodation.
5. Throughout the University's occupation, the Mount Clare site was operated as a residential facility. All buildings were used in direct support of student accommodation and related functions, with associated administrative functions situated in Mount Clare House. None of the buildings were used for university teaching and research.
6. University students and staff living at Mount Clare were integrated in the community and used a combination of campus facilities and community facilities. Community facilities would include medical facilities, dental facilities, leisure and recreation, retail and transport. There would be similarities between this use of the local infrastructure by students and the occupiers the applicant is proposing, as well as with the positive impact that University occupants brought to the local community and economy. The University's resident students frequently use local emergency care services, and Putneymead Group Medical Practice has a branch on campus.
7. University students make extensive use of Transport for London buses to travel to and from campus in order to undertake their studies, part-time work, placements and internships and for retail and leisure purposes. The transport needs and uses of students and the proposed development are therefore highly similar in nature.
8. Although the University is the current occupant of Mount Clare, we ceased letting this accommodation to students in 2021 because of low demand. Since 2014, we have replaced and re-provided some of our older student accommodation with purpose-built student accommodation on our main campus. This resulted in a significant increase in the number of bedrooms overall. In the 2024-25 academic year, the University experienced a materially higher number of voids than normal, with the void rate currently running at 10% (excluding the Mount Clare bedrooms which are no longer used). In addition, in 2020 we mothballed all 142 student bedrooms in Lee House on our main campus. The University is therefore satisfied that there is low demand in the

¹ Taken from Hinde, T (1996). *Illustrated History of the University of Greenwich*. London: James & James.

local area for the student accommodation at Mount Clare, and that removing this accommodation would not create any shortfall for the University. Over the last number of years, the Mount Clare accommodation has been re-provided on campus.

9. The University understands that, under the Wandsworth Local Plan adopted in 2023, the allocation for the Mount Clare site is mixed-use development with residential uses.

10. The historic uses of the individual buildings on the Mount Clare site are as follows:

15x Accommodation Blocks	Used continuously and exclusively for student accommodation from 2001 until 2021 and then vacant.
Mount Clare House	This building has been underused for large periods of our tenure. We have used the building as office space (e.g. estates and campus services, IT services, health and safety) in support of our student accommodation. In more recent times (since 2021) the buildings have been unused and been used ad hoc, for example as a location for filming.
Picasso Upper Floor	Used for staff and student accommodation units, operated in the same way as the rest of the campus, on licences. This space largely became vacant in 2021 and has been used in part as staff accommodation since, let to these University staff on license agreements, in the same way that students would rent the accommodation.
Picasso Ground Floor	Between 2001 to 2021 this was used as ancillary facilities to the student accommodation. These uses were laundry, storage for the Mount Clare campus, TV room and other ancillary uses to Mount Clare on site residential uses. Since 2019 Citizens Advice Wandsworth have used a portion of the space, the remainder of the space has been vacant or used for short term storage of items and rubbish associated which would otherwise have been accommodated across the various buildings of accommodation at Mount Clare.
Picasso Basement	This is a small area and houses plant and site maintenance associated with the Mount Clare campus only.
Temple	Not used by the University during its occupation.

Wardens' bungalow and garages	Not used by the University during its occupation. This building is in poor condition.
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This letter has included points that demonstrate the similarities between the proposed use of the buildings and the University's use for the last 20 years.

Yours Sincerely



Dr George Turner
Chief Operating Officer
University of Roehampton