

Appeal Ref: APP/H15960/W/25/3371729

LPA Ref: 2024/0074

Mount Clare Campus, Minstead Gardens, Roehampton Gate,  
London W15 4EE

Heritage statement of Common Ground

## Contents

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Heritage Assets, Setting And Significance</b>	<b>3</b>
<b>3.0</b>	<b>Relevant Planning Legal And Policy Framework</b>	<b>11</b>
<b>4.0</b>	<b>Relevant Planing history</b>	<b>11</b>
<b>5.0</b>	<b>Impact of the Proposals</b>	<b>12</b>

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### 1.0 Introduction

- 1.1 This Statement of Common Ground (SoCG) accompanies an Appeal relating to Mount Clare Campus, Minstead Gardens, Roehampton Gate, SW15 4EE ("the Site"). The Site falls within the London Borough of Wandsworth ("the Council or LPA").
- 1.2 This SoCG comprises a written statement containing factual information about the appeal proposal which is mutually agreed between the Appellant and the LPA.
- 1.3 The proposals for the Site are the subject of an appeal against the London Borough of Wandsworth for the non-determination of planning application 2025/0074. Reason for refusal 6 of the Council's decision notice stated that:

*The Application has failed to provide sufficient information to properly assess the impact of the proposal upon relevant heritage assets, which include Mount Clare House, the Doric Temple, the Registered Park and Garden, and the Conservation Area. The Application has not considered the future role of the Doric Temple in terms of its long-term management and maintenance, nor the potential for the re-instatement*

*of the pond in front of the Temple. Further, there is a clear risk to Mount Clare House and the Doric Temple of further degradation/deterioration without any proposals for their proper management and protection. The proposed development has not demonstrated that it meets the requirements set out in the Local Plan (2023) site allocation RO2 (Mount Clare, Minstead Gardens, Roehampton, SW15), policies D3 and HC1 of the London Plan (2021) and Local Plan policy LP3. The application has also failed to demonstrate how it would comply with s66(1) and 72(1) Planning (Listed Building and Conservation Areas) Act 1990.*

### **The Site and Surroundings**

- 1.4 The Site is located in the London Borough of Wandsworth. It sits directly to the NE of Richmond Park, with a frontage to Minstead Gardens, from where there is access. The Site contains the Grade I listed Mount Clare, a Palladian villa dating from the 1770s, and the Grade II\* listed Temple, designed by William Chambers but relocated from its original site to its current location in 1913. Most of the Site is also located in the 'Landscaping to Alton West Estate Registered Park and Garden' (Grade II) and also forms part of the Alton Estate Conservation Area.
- 1.5 Surrounding the listed Mount Clare are fifteen two storey blocks, built in the 1960s as residential accommodation when the Site was in use by Garnett College. These are positioned in five clusters of three blocks each, and fan out to the southwest of the listed building. Picasso House, a two storey building, was also added directly adjacent to Mount Clare during the same period.
- 1.6 The Site is a surviving fragment of landscaped gardens and parkland which once surrounded Mount Clare, a Grade I listed villa designed by Sir Roger Taylor and constructed in 1770-73.
- 1.7 The Mount Clare estate survived in close to its original form until the mid-20th century when it was compulsorily purchased by the LCC, along with Downshire House to the east. The estates were amalgamated, and plans began to be drawn up in 1952-53 by the LCC's Architects Department for an extensive new estate of Council housing, in response to the devastation of World War II and the resulting shortage of homes.
- 1.8 The Alton West estate was built in 1954-61. Danebury Avenue was laid out broadly along the alignment of the original carriage drive leading to Mount Clare, and a series of seven 11 storey point blocks were constructed around Tunworth Crescent to the north west. The blocks have a spacious setting of trees and lawned areas at their base. They are arranged around a central core, with four flats to each floor, and an inset balcony in the corner of the plan. The blocks are faced in concrete with horizontal strips of fenestration.
- 1.9 North of Danebury Avenue are the five iconic slab blocks of the Alton West estate, with their distinctive staggered layout across the sloping site. These contain a series of maisonettes, with balconies extending the full width of the façade. The blocks were influenced by Le Corbusier's Unite d'habitation in Marseilles and are clad in concrete panels and raised up on piloti. The buildings are now Grade II\* listed.
- 1.10 Directly to the east of the Site along Minstead Gardens are two curving groups of single storey bungalows, built for old age pensioners in 1957-58. The small scale of the buildings was a deliberate counterpoint to the massive scale of the surrounding point and slab blocks and included quirky features such as traditional chimneys. The bungalows are Grade II listed.

1.11 Further east and to the south of Danebury Avenue, the built form is lower in scale, with terraces of two storey houses, with private gardens. Following the demolition of Danebury Primary School in 1996, the Site was filled with low rise residential development, in traditional yellow brickwork and hipped tiled roofs.

1.12 Beyond this lower scale development is a further group of ten point blocks, built on rising ground to the north of Danebury Avenue and in the grounds of the 18th century Downshire House.

1.13 The Site is occupied by the following buildings:

- **Mount Clare:** Grade I listed two-storey building originally constructed in 1770-72 as a country residence, within an open landscape setting designed by Capability Brown.
- **Temple in the Grounds of Mount Clare:** Grade II\* listed temple building built 1762-1769 brought to the **grounds** of Mount Clare in 1913.
- **Picasso House/Hall:** A two-storey 1960s building providing ancillary dining hall and facilities at ground floor. The first floor accommodates a further 28 bedrooms of living accommodation. Part of Picasso House is being used by the Citizens Advice Bureau and the Appellant confirms that this has been the case since 2019.
- **Blocks A-E:** Fifteen purpose-built accommodation buildings that have most recently been used by the University of Roehampton, who also occupied Picasso House and Mount Clare House. Currently vacant.
- **The Lodge:** A dilapidated brick building adjacent to the Temple.
- **Garages:** Two small buildings adjacent to the Bungalow, used as garages.

1.14 The surrounding area is predominantly residential, comprising a mix of bungalows and tower blocks constructed by the London County Council in the 1960s as part of the Alton West Estate that are located within the Alton West Registered Park and Garden (RPG) designated in June 2020.

## 2.0 Heritage Assets, Setting and Significance

### Mount Clare (Grade I)

2.1 Mount Clare is a Palladian villa, designed by Sir Robert Taylor in 1770-73. It was enlarged with a portico to the entrance front in 1780 by Columbani. The house is two storeys in height with a five bay frontage and is faced in painted stucco with a rusticated stone basement. The entrance front has a three-bay projecting centre with a pediment, and two curved flights of stone steps. The garden front has a semi-octagonal projection in the centre. Internally, the building has a vaulted and shallow coffered ceiling to the entrance hall, octagonal drawing room with modelled ceiling and niches, as well as a cantilevered stone staircase. The original landscaped gardens to the house were laid out by Capability Brown not long after the house was constructed.

*Statutory listing description*

**Mount Clare 14/7/55**

1

*MINSTEAD GARDENS SW15 1. 5033 Mount Clare TQ 27SW 3/11 14.7.55 I 2. 1772 probably by Sir Robert Taylor, enlarged with portico and other enrichments. 1780 by Columbani, 2-storeys and basement. Five-bays. Stucco, with rusticated stone basement. Three-bay projecting centre with pediment and wood Doric tetrastyle balustraded portico with modelled plaster ceiling and WI railings raised above arched basement and approached by 2 curved flights of stone steps with WI railings. Dentil cornice. Rear elevation of 2-storeys with semi-octagonal projection in centre. Entrance hall has vaulted and shallow coffered ceiling. Geometrical stone staircase with WI balustrade. Octagon drawing room with good delicately-modelled ceiling and niches. Marble fireplaces and other good interior features. In the grounds are the dismantled remains of a circular Composite temple, the columns of which are stored in the basement. The marble capitals of 2 columns are Roman. Built by George Clive, cousin to Lord Clive. The gardens were laid out by Capability Brown.*

- 2.2 The intrinsically high significance and special interest of Mount Clare is reflected in its Grade I listing, amounting to 'exceptional' special interest.
- 2.3 The building has demonstrable evidential and historic interest, reflecting the 18th century trend for smaller scale villas, positioned on the peripheries of the capital and used as weekend and summer retreats for the aristocracy. This is particularly relevant in its local Roehampton context, where this process began in the 17th century, encouraged by the proximity of the royal court at Richmond Palace.
- 2.4 There is associative historic interest with Sir Robert Taylor, who designed the building and was a notable architect of the mid to late 18th century. The laying out of the grounds by Capability Brown is also of associative interest. He was one of the pre-eminent landscape designers of the 18th century, whose naturalistic style was characterised by smooth, sweeping areas of grass, informal clumps of trees, undulating lakes and strategically positioned garden buildings and follies.
- 2.5 Mount Clare is of high aesthetic and architectural value. Its Palladian style was highly fashionable during the second half of the 18th century and was used widely on country estates and mansions, characterised by symmetrical facades, the use of ashlar stone or a smooth finish and rigorous classical detailing. The building has similar proportions and architectural motifs to Danson Park, in Bexley, also by Sir Robert Taylor and Grade I listed. Internally, the building is notable for its coffered entrance hall ceiling, cantilevered main staircase and octagonal saloon with its decorative plasterwork ceiling, as well as fire surrounds and historic doorcases.
- 2.6 The building has formed part of the local context for around 250 years and has been experienced by those who have lived, worked or passed through the area. It has a modest amount of communal value due to its use as an educational institution from the 1960s onwards, as well as its easily appreciable position within the townscape. This followed the breaking up of its original landscaped gardens, which provided a high degree of seclusion, and the development of the Alton West estate, which incorporated the house more directly into the wider townscape.
- 2.7 Mount Clare has group value with the other retained 18th century villas, including Grove House and Downshire House, with some sense of openness, sweeping lawns and mature tree groups retained between them.

2.8 The original landscaped setting to Mount Clare has been wholly altered due to the introduction of built form over its landscaped grounds, gardens and outbuildings during the mid 20th century, starting first with the Alton West housing development in the 1950s. This sought to retain an open setting to the front and rear of the house, with the point blocks set to the NW and lower scale housing to the east, allowing for retained views of the house from the north, and out to the SW over Richmond Park.

2.9 This includes the introduction of fifteen two storey residential blocks in the 1960s, as well as Picasso House, within the immediate environs of the house which impact upon the legibility and integrity of its historic landscape setting. The relatively open setting to the SW retained as part of the LCC housing scheme, has now been reduced to a narrow cone of vision and the blocks closest to the house exert a negative physical and visual impact upon its immediate setting, blocking views of it, particularly from the west.

2.10 The wider landscaped gardens to the house and associated ancillary features such as the kitchen garden and home farm have all been lost, and the significance, legibility and integrity of the Mount Clare estate demonstrably eroded as a result. The estate was originally built with numerous tree belts, screening the house from the neighbouring estate of Downshire House and providing a sense of rural seclusion, which has inevitably been lost.

2.11 Furthermore, the original elevated position of the building was an integral part of its character, with 'borrowed' landscapes from Richmond Park to the SW and the pastureland of Downshire House to the north east. Visibility with the park has now been significantly diminished due to tree growth on the southern boundary of the Site. Adjacent to the entrance front of the house, the siting of the tarmac access road leading from Minstead Gardens and the extensive areas of concrete slab paving, which reach up to the building, erode its immediate setting. The loss of the large cedar of Lebanon to the west of the house, shown in engravings of the building in 1850, has also diminished the character of the house's setting.

2.12 Ultimately the scale, character and significance of the Mount Clare estate was changed by the construction of the Alton West estate, despite efforts to integrate its landscaping into the setting of the new blocks and retaining areas of parkland to the north and south. Although the character has changed over time the landscape still contributes to the significance of its setting.

#### **Temple in the grounds of Mount Clare (Grade II\*)**

*Statutory listing description*

**Temple in grounds of Mount Clare 14/6/55**

II\*

*MINSTEAD GARDENS SW15 1. 5033 Temple in grounds of Mount Clare TQ 27SW 3/12 14.6.55 II\* 2. Stone. Circa 1762-69 Greek Doric style, modelled on illustration from Stuart and Revett: 'The Antiquities of Athens'. Sculptured panels in portico and interior and coved frescoed ceiling. Brought here from Bessborough House in 1913 and thus was possibly designed by Sir William Chambers the architect of that building.*

2.13 The temple was designed in c.1762-69, probably by Sir William Chambers. It was originally positioned within the grounds of Parkstead House but was relocated to its

current position in 1913. The building is constructed in stone, and is Greek Doric in style, modelled on an illustration from Stuart and Revett: 'The Antiquities of Athens'.

- 2.14 The building is on Historic England's Buildings at Risk Register.
- 2.15 The high degree of significance and special interest of the Temple is reflected in its Grade II\* listing, which is associated with 'particularly important buildings of more than special interest.'
- 2.16 The Temple was originally positioned in the gardens of Parkstead House, situated to the SE of Mount Clare and was relocated from there in 1913 to be beside the large pond. It has evidential value, demonstrating the popularity of small classical buildings as follies within designed 18th century landscapes with its siting next to the large pond reminiscent of Stourhead and other historic parks where follies were sited next to lakes.
- 2.17 The building is thought to have been designed by Sir William Chambers, the architect of Parkstead House, and thus has associative value. The elegant neo-classical interiors are attributable to either Giovanni Battista Cipriana, who Chambers met in Rome, or Biagio Rebecca, who had a reputation for this type of decorative scheme and had worked with Chambers on Somerset House in London.
- 2.18 The Temple has a high degree of aesthetic and architectural value. Its diminutive scale is characterful whilst its Greek Doric style, with baseless fluted columns and slanting entrance door represent an early example of the style in an English context – it was first noted at Hagley in Worcestershire in 1758 and at Shubrorough in Staffordshire in around 1764. The portico has sculptured classical panels, likely collected by Lord Bessborough (who owned Parkstead House) during his Grand Tour of Italy, whilst the interior of the Temple has a refined and delicate frescoed ceiling.
- 2.19 The building has communal value despite its secluded position within the grounds of Mount Clare, as it was presented to the public as part of the Open House Festival in 2019.
- 2.20 The Temple is located in a very secluded corner of the Site, with access impeded by the position of Eakins, Epstein and Etty blocks, the bungalow, and no inter-visibility between the two listed buildings. Its surroundings are now very overgrown, and fencing has been erected around the building in order to prevent vandalism and unauthorised access. The pond in this corner of the estate, which formed part of the setting to the Temple when it was positioned here in 1913, has been infilled as a result of the impact of the 1960s development and substantial trees are located in this part of the Site. All trees are protected being in a conservation area and a number are also protected by TPO 248/1999. The report dated on 16 April 2002 in dealing with planning application 2001/4576 welcomed the reinstatement of the pond as part of what was then proposed'.
- 2.21 Given the location of the Lodge and adjacent woodland, it is the Appellant's view that the provision of a pond in this location would be both impractical and dangerous (by reason of limited visibility), however the LPA disagrees and considers that failure to reinstate the pond represents a missed opportunity to re-assess and restore the landscape significance of the Site.

2.22 The Council in its Committee report relating to the dismissed appeal application, commented that “*The Temple is located in a hidden, overgrown corner with very little passive surveillance, so there are constant security issues. The building recently suffered from damage due to break in.*”

2.23 The listed Temple does not form part of the Alton West Landscape Registered Park & Garden but is referred to in the list description. The list entry says - A temple moved from Parkstead House in 1913 lies to the south-east within the former grounds (Grade II\*; NHLE entry 1065545), although this is not situated within the registered landscape.

2.24 Successive applications have been approved by LB Wandsworth (May 2018, April 2021 and May 2024) for “Erection of 3m high mesh fence around the Mount Clare Temple and the erection of 1.8m high timber fence around other derelict structures on site.” The delegated reports for each application contain a consistent response to the fencing. In the most recent approval (2024/1472) delegated report stated:

*“The temporary fencing is not considered to be visually appealing; however it is considered that it does not detract from the current appearance of the dilapidated buildings and it offers an interim solution to prevent access and the potential for vandalism of the listed temple” ...*

*The retention of fencing around the buildings would continue to serve as an interim solution to the problem of vandalism. It does not address the problem of the continued decay of the building and will not serve to enhance the quality of the building. However, it is considered to be acceptable as the temporary fencing will continue to help preserve the building, which is of principle importance, while further planning for the site is undertaken.*

*The 2024 application and previous two applications have been submitted by the University of Roehampton, who previously leased the Mount Clare campus. The 2021 application stated that the university was committed to finding a long term solution, however, the current application makes it clear that the university’s lease is due to end within the next three years and the fencing would allow for the preservation of security measures until the end of the lease. This is considered acceptable; however, the owner of the site is urged to consider devising and implementing a strategy for the long-term enhancement and conservation of the area and temple building as soon as possible.”*

#### **Landscape to Alton West Registered Park & Garden (Grade II) (RPG)**

2.25 The Registered Park & Garden (RPG) was listed Grade II on 20 June 2020. The list entry for the RPG summarises the principal reasons for the registering of the landscape.

2.26 Historic interest:

*\* Influence: as a showcase estate by the largest and most influential architect's department in the world in the 1950s, including young architects who went on to have international careers. The estate is regarded as being amongst the most important examples of low-cost mass housing to be built in the period and the landscaping is an integral component of the quality of the overall design;*

*\* Landscape type: as a demonstration of a remarkable juxtaposition of innovative post-war housing with landscapes begun in the mid-C18. The carefully composed mix of distinguished architecture and the integrated elements of earlier landscaping, planting, and vistas are of particular interest.*

*Design interest:*

*\* as a manifestation of the architectonic approach inspired by the work of Le Corbusier in its architecture and landscaping which, in competition with the softer Swedish humanist idiom represented at Alton East, was a major influence on the LCC Architect's Department into the 1950s.*

*Survival:*

*\* the landscape survives well, with the estate plan and the principal buildings, views, planting and structural elements all remaining appreciable, albeit with more trees planted and several new features introduced.*

*Group value:*

*\* for the coherent and well-preserved ensemble of listed buildings and public sculptures distributed throughout the estate.*

- 2.27 The original 18th century landscape setting to Mount Clare is of significance, although it is highly eroded and diminished due to later development. The extent to which the 18<sup>th</sup> century landscape remains will be considered by the parties in oral evidence.
- 2.28 . In its original form, it reflected Capability Brown's landscape ideals, including the raised position of the house, sweeping areas of lawn, pleasure grounds, 'borrowed' views and small bodies of water. Views SW over Richmond Park were an intrinsic element in the wider setting to the Mount Clare estate.
- 2.29 The significance of the RPG derives from the layered nature of the 18th century landscape and the innovative post war housing of the Alton West estate, which integrated existing planting, topography and vistas into the development. Thus, the surviving landscape is a hybrid of two important phases of development, with the original 18th century landscapes and parkland providing inspiration for the layout and spatial quality of the modern estate.
- 2.30 The landscape to the various building forms and typologies on the estate have survived well, with open space to the north and south of Danebury Avenue and spacious areas of greenery and planting at the base of the point blocks.
- 2.31 The RPG is of significance for its historic interest, reflecting the influential work of the LCC's Architects Department during the 1950s and the input of numerous young architects who would continue on to successful international careers. The Alton West estate is one of the most important examples of the provision of low-cost public housing during this period, inspired by the work of Le Corbusier. Its mixed form of development, the monumentality of its blocks and the degree to which the existing landscaping formed an integral component of the design are also notable.

#### **Alton Estate Conservation Area**

- 2.32 The Alton Estate Conservation Area was designated in March 2001 and is divided into two parts: Alton West and Alton East.

2.33 The Site is located in Alton West. Here the designation includes the LCC's extensive housing scheme, built in 1954-61, which included a variety of different building forms and typologies, including point and slab blocks, low rise maisonettes, terraced houses and single storey bungalows for old age pensioners. The estate also originally included two primary schools, a library and shopping parades. It was set within the parkland and landscaped gardens of Mount Clare and Downshire House.

2.34 The Alton Estate Conservation Area Appraisal was adopted on 31 August 2023. The summary of special character reads as follows:

*What gives the Conservation Area its special sense of place is the environment created by its atmospheric landscaping, historic layout and the architectural quality of buildings. The area's built form, while contemporary with the surrounding area, derives from the range of building scales and overall consistency and use of materials. The special character of this Conservation Area is derived from these unique characteristics expressed in its architectural and urban qualities.*

*Developments of distinct historical eras and styles of architecture (Georgian, Victorian and Post-War/Modernist) are expressed alongside the distinctive landscaping, creating areas of important open space. The Alton's character is of substantial historical and architectural interest and derives from the layers of significance encapsulated by distinguished individual buildings from the eighteenth, nineteenth and twentieth centuries, all set within an outstanding historic landscape, largely based on the Council's Alton Housing Estate and the gardens of the surviving Georgian villas. The Alton Estate Conservation Area has a unique and distinct layout, based on the principles of the "Picturesque" landscape. Movement through the Estate is varied and heavily dictated by the landscape, much of which is determined by the historic topography of the land that helped shape the area.*

2.35 In relation to the 1960s Garnett College buildings on the site, the Appraisal notes the following:

*The blocks are not particularly interesting architecturally and do not contribute positively or negatively to the Conservation Area. Their close proximity to Mount Clare and their high number are, overall, harmful to setting of Mount Clare and to the now registered landscape. The facilities block itself is overly large for the site and does not have any interesting visual relationship with Mount Clare or the listed bungalows below. It is overall a neutral building within the Conservation Area.*

*A larger building sits adjacent to Mount Clare; this was Garnett College's facilities building and was also not part of the original Alton West masterplan. Whilst largely in-keeping with the modern idiom, this building introduced a large and unplanned element into a key part of the Mount Clare development and harmed the carefully planned relationship between the house and the bungalows.*

2.36 Sub Area 4: Mount Clare and Minstead Gardens, the Appraisal notes that

*"When the university took the on the villa, a principal's house was built in a modernist style next to the classical Doric temple (a Georgian garden folly, listed Grade II\*) which together form an interesting group of periods, styles and uses that reflects the Conservation Area's characteristic diversity"*

2.37 In relation to Mount Clare and its setting, the Appraisal comments that:

*The immediate setting of Mount Clare is poor. The forecourt to the north east façade is standard concrete paving, often in poor condition. It does not enhance the setting, nor the architecture of the house, and the experience of this aspect is of an area which is largely forgotten about and not frequented with people.*

*The setting to the rear is more successful as the lawn comes all the way up to the house, improving the house's connection with its former grand landscaping. The cedar of Lebanon, which grew adjacent to the house for over two centuries and is thought to be a remnant of plans just post-dating Capability Brown's involvement, was recently lost. This is a great loss to the house's setting and diminishes the appreciation of the previous landscape when in front of the house.*

2.38 The special character and significance of the Alton Estate Conservation Area derives from the juxtaposition of the 1950s LCC Alton estate onto the pre-existing landscape and 18th century parkland settings to Mount Clare, Downshire House and Parkstead House. The layering of good quality buildings from the 18th, 19th and 20th centuries forms part of the special character of the conservation area.

2.39 The estate is notable for its wide variety of different building forms and typologies, all of which were designed to respond to their surrounding landscape setting. The point blocks have lawned spaces and tree cover around their base, and their height and higher density allowed for low rise development elsewhere on the estate. The series of five Le Corbusian inspired slab blocks, which march across the sloping green land to the north of Danebury Avenue, have a monolithic and majestic quality, enhanced by the openness of their setting.

2.40 Views of the surviving listed 18th century mansions are important within the conservation area and include the view from the rear of Mount Clare towards Richmond Park, albeit now largely blocked by mature tree cover, and north from the entrance frontage across Downshire Field, again with its openness compromised by the degree of tree cover. This reduces the visual prominence of the listed building in its wider context.

2.41 The setting of the conservation area to the south and SW is enhanced by the presence of Richmond Park, although the historic inter visibility with the park from within the conservation area is now compromised by the high level of tree cover on the boundary of the Mount Clare site.

### **3.0 Relevant Planning Legal and Policy Framework**

3.1 The relevant planning legislation/policy related to this appeal comprises the following:

- Town and Country Planning (Listed Building and Conservation Area) Act 1990
- National Planning Policy Framework (2024)
- National Planning Guidance
- London Plan (2021)
- Wandsworth Local Plan (2023)

## 4.0 Relevant Planning History

- 4.1 An application for Listed Building Consent was approved on 18 September 2024 as part of wider proposals for a temporary change of use to the accommodation blocks. Near identical works are now proposed, except for the play space and Sheffield stands.
- 4.2 **Listed Building Consent 26/08/2024 APPROVED (2024/0199):** Listed building consent application for minor enabling works. 2024/0199
- 4.3 Delegated report for the consent states in section 4.0

*No physical works are proposed to Mount Clare.*

### *Other buildings*

*It is not proposed to use the Temple, Lodge and other outbuildings that fall within the site, although the application documents note that they would be managed and kept secure, with Mount Clare House also being heated, to avoid degradation until a new permanent use is secured for the site.*

*A joint application for planning permission and listed building consent has been submitted, although it is noted that the proposed development does not seek any physical alterations to any of the listed buildings on the site, although it is accepted that there would be some necessary enabling works that would be required in respect of implementing the use.*

### Section 8.0

*As there are no physical works to the buildings and Mount Clare, it is not considered that the proposed temporary change of use would have any heritage impacts. However, there is a question regarding maintenance and security of the listed buildings on the site and whilst it does not appear to form part of the application, officers continue to encourage the setting up of a programme of maintenance and repair for both the temple and Mount Clare.*

*The proposals will not technically cause any harm to the heritage assets as there are no physical works to the buildings on site externally (or internally in the case of Mount Clare). But with that comes concerns regarding the maintenance of the listed buildings for the five-year duration of the proposed development. Had the planning application been recommended for approval, a condition would have been recommended requesting the submission and approval of a maintenance plan for the two listed buildings to cover the duration of the temporary consent.*

- 4.4 **Planning permission 16/08/2024 APPROVED** Retention of a fence (3m) around the Mount Clare Temple and the retention of a fence (1.8m) around other derelict structures on site for a period of three years. 2024/1472

### **Section 8.0 of the delegated report states**

*The temporary fencing is not considered to be visually appealing, however it is considered that it does not detract from the current appearance of the dilapidated buildings and it offers an interim solution to prevent access and the potential for vandalism of the listed temple. The mesh fence surrounding the temple is visually*

*permeable, meaning the historic building is able to be inspected and the entirety of the external part of the building remains visible.*

*Overall, the temporary retention of the fencing is not considered to have significant or harmful impact on the subject buildings or surrounding area and given that it is a temporary consent to allow restoration works to be planned and agreed for the temple, the proposal is considered to be acceptable with regards to policy LP2 and LP3 of the Local Plan.*

- 4.5 **Planning permission 21/06/2021 APPROVED** Retention of a fence (3m) around the Mount Clare Temple and the retention of a fence (1.8m) around other derelict structures on site 2021/1652
- 4.6 **Planning permission 26/06/2018 APPROVED** Erection of 3m high mesh fence around the Mount Clare Temple and the erection of 1.8m high timber fence around other derelict structures on site. 2018/2260

## 5.0 Impact of the Proposals

### **Mount Clare (Grade I), The Temple (Grade II\*), Registered Park & Garden & Alton Conservation Area.**

- 5.1 The relevance of the baseline use of the Site to heritage impacts is considered in the baseline statement of common ground.
- 5.2 The proposals will have no physical impact upon the listed buildings, and no historic fabric will be affected.
- 5.3 As regards the impact of the proposals on the setting to Mount Clare, the Temple, the Registered Park and Garden and the Alton Conservation Area, the Council considers that insufficient and/or insufficiently clear information has been provided to determine the extent of the impact on these designated heritage assets. The Appellant considers that sufficient information has been provided to determine the extent of the impact on these designated heritage assets. This represents a matter of dispute between the Appellant and the Council. On the basis of the information provided by the Appellant to date, the Council considers that less than substantial harm would likely be caused to the relevant heritage assets and that with fuller and/or clearer information the position may worsen. The Appellant disagrees and finds that leaving the Site unoccupied even for the short term will cause harm, putting the heritage assets at risk.
- 5.4 Policy PM7 on Placemaking says that - Development proposals should conserve and enhance existing heritage assets and their settings and respond sensitively to the special character and qualities of the area. Development should maintain and enhance the parkland setting of the Alton Estate.
- 5.5 The Site is allocated through Site Allocation RO2 which (at para 9.30) seeks 'mixed-use development with residential uses' and notes under 'uses' that any proposals must consider the future role of the Doric Temple and provide a scheme for its long term management and maintenance.
- 5.6 RO2 states (at para 9.32) that "any replacement of the 1960s buildings should seek to re-assess the landscape significance of the site and seek to inform and re-interpret

the principles of the Capability Brown landscape". The proposed development does not involve replacement of the 1960s buildings.

5.7 RO2 also notes at (paras. 9.33 and 9.34) that "Any development will need to respect the scale and setting of the heritage assets" and that "Redevelopment should consider reinstating the pond in front of the Temple to improve the biodiversity value of the site."

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Signed on behalf of the Local Planning Authority:

Insert Date: 19/01/2026