

**From:** Mandip Sahota  
**Sent:** 12 December 2025 17:24  
**To:** Siri Thafvelin ; Pedro Rizo ; Janet Ferguson  
**Subject:** Fwd: 3371729 - Mount Clare Campus, Minstead Gardens, Roehampton Gate  
  
Kind regards,  
**MANDIP SINGH SAHOTA MRTPI**  
**MANAGING PARTNER**  
**T. 020 7636 3961**  
**DD. 020 3872 4968**  
**M. 07738 718068**  
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Begin forwarded message:

**From:** Mandip Sahota <[ms@ntaplanning.co.uk](mailto:ms@ntaplanning.co.uk)>  
**Date:** 12 December 2025 at 16:59:16 GMT  
**To:** John Legg <[John.Legg@planninginspectorate.gov.uk](mailto:John.Legg@planninginspectorate.gov.uk)>  
**Cc:** Helen Skinner <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>, Julie Papouskova <[jp@ntaplanning.co.uk](mailto:jp@ntaplanning.co.uk)>  
**Subject: Re: 3371729 - Mount Clare Campus, Minstead Gardens, Roehampton Gate**

Dear Mr Legg,

Thank you for your clarifications in regard to the lodge/description of development. This is most helpful.

With regard to the baseline position, we would comment as follows:

1. The baseline position is set out in our previous submission. The current uses on site are a mixed use of student accommodation, storage and office use. The storage and office use are temporary and have only been on site a short time.

The lawful use is student accommodation and facilities ancillary to that use.

This is supported by the previous inspectors findings and the UoR letter.

2. Given the Council's current position, the Appellant intends to call a factual witness to address the question of existing use and additional evidence.

3. The Appellant notes that the Council has yet to present a positive case as to what the existing use of the land in question is, which is unreasonable and wholly unsatisfactory.

4. The Council has also yet to explain what the planning implications are of its case on existing use and should clarify that (this can be done via the SoCG process).

5. The Appellant considers that the only way this issue can be fairly dealt with (if no agreement can be reached) is via cross examination

Kind regards,

**MANDIP SINGH SAHOTA MRTPI**

**MANAGING PARTNER**

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On 11 Dec 2025, at 16:36, Legg, John  
<[John.Legg@planninginspectorate.gov.uk](mailto:John.Legg@planninginspectorate.gov.uk)> wrote:

Good afternoon,

The Inspector agrees to the extension.

Regards

John

**John Legg (He/Him)**

Executive Officer – Major Casework & Inquiries

Planning Inspectorate

**T 0303 444 5244**

[www.gov.uk/pins](http://www.gov.uk/pins)

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**From:** Janet Ferguson <[Janet.Ferguson@richmondandwandsworth.gov.uk](mailto:Janet.Ferguson@richmondandwandsworth.gov.uk)>

**Sent:** 11 December 2025 14:59

**To:** Legg, John <[John.Legg@planninginspectorate.gov.uk](mailto:John.Legg@planninginspectorate.gov.uk)>

**Cc:** Skinner, Helen <[HELEN.SKINNER@planninginspectorate.gov.uk](mailto:HELEN.SKINNER@planninginspectorate.gov.uk)>; DTS

Planning Appeals

<[WandsworthPlanningAppeals@richmondandwandsworth.gov.uk](mailto:WandsworthPlanningAppeals@richmondandwandsworth.gov.uk)>; Mandip