

To all PAC Councillors



protecting our amenities... enhancing our quality of life

25 September 2019

Dear Councillor,

PLANNING APPLICATIONS COMMITTEE 26 SEPTEMBER 2019

AGENDA ITEM 13 - BANK BUILDINGS, WIMBLEDON HILL ROAD (18/P1947)

The Bank Buildings terrace is considered by the Council (7/2006) to be:

“one of the most magnificent buildings in both the Town Centre & the Conservation Area”.

The application should be **Refused** as, for example:

- **“Facadism”** (retaining just the façade)
 - Is not supported by the NPPF (132/133)
 - Nor by the London Plan (7.8b & 7.31A)
 - Nor by Historic England (para 146)
- Rooms would face across an **Internal Lightwell** 6 storeys high and only 5 metres wide
- The **Energy performance** is very inadequate:

Given the declarations of a **Climate Emergency** by HMG, GLA & the Council, the current Planning Policies are clearly outdated and need to be re-written.

Only BREEAM “Very good” level is achieved by this development:
But this is below BREEAM “Excellent”, and **well below “Outstanding”**:

New build (as this project is described in the technical report by EB7 (4/18) should now be aiming for **energy neutral standard**, and not producing **200,000 kg of CO2 annually** (EB7 report ref 8).

Yours faithfully

Chris Goodair,
Chairman, Wimbledon Society Planning and Environment Committee