

## 18no. residential units and community use at 81-87 Upper Tooting Road, London SW17 7PB

**Client**  
BERNARD  
CONSTRUCTION  
UK LLP



### Services

TOWN PLANNING

#### Project

A full planning application for the demolition of car sales and care facilities, and erection of 18no. residential units across two buildings (up to 5 storeys comprising 17no. flats and 1no. mews house including affordable housing) with flexible community floorspace, cycle parking, landscaping, play space and amenity provision.

#### What we did

Led by Rapleys, pre-application engagement was undertaken with Wandsworth Council and local community. Whilst it was agreed that the proposal would provide a positive visual contribution, it was particularly important to address the Council's tall building policy, the proposal's relationship with the grade II listed public house immediately opposite and an active frontage along Upper Tooting Road.

Thereafter, Rapleys was responsible for managing the submission of the planning application, coordinating the team's responses to consultation comments, attending Planning Committee and following up with Officers thereafter to negotiate and agree the final planning conditions.

#### What we achieved

Rapleys successfully managed the team on behalf of the client through the preparation and submission of a full planning application. This included a Financial Viability Assessment produced in-house by Rapleys' Viability Team who engaged separately with Council's Housing Team on behalf of the client.

During formal consultation on the application, only a few public objections were received, reflecting an effective pre-application consultation exercise with the local community. Rapleys worked closely with the client's architects to successfully address concerns arising from existing residents in respect of their privacy, outlook and daylight/sunlight, which led to Officers recommending planning permission be granted that the Planning Committee subsequently endorsed.