

Comment on a planning application

Application Details

Application: 2025/0074

Address: Mount Clare Campus Minstead Gardens Roehampton Gate SW15 4EE

Proposal: Use as hostel accommodation (Sui generis) with associated landscaping and cycle parking

Comments Made By

Name: Charcot House Residents Association Ms. Lila Palmer

Address: 57 CHARCOT HOUSE HIGHCLIFFE DRIVE LONDON SW15 4PT

Comments

Type of comment: Object to the proposal

Comment: As resident living just metres from the proposed development, I am deeply concerned about its impact on our already fragile community. Roehampton is an area of significant deprivation, with high levels of anti-social behaviour and overstretched local services. This proposal—to house approximately 270 vulnerable individuals with complex needs—risks overwhelming the area and further eroding community wellbeing.

We will be sharing limited amenities, including a GP surgery, shops, bus routes, and communal green spaces. These are already under pressure, and the absence of any plan for additional support or investment is alarming. Anti-social behaviour is a persistent issue in areas like Portswood Place, and introducing a large, unsupported population—without on-site welfare officers, daytime structure, or community partnerships—will only increase the strain.

The proposed accommodation is cramped, with most rooms just 12m² and minimal communal space. It is unsuitable for residents requiring stability, dignity, and proper care. Without a clear support framework, residents risk falling into isolation, disengagement, or substance misuse—while neighbours face rising social tensions, more calls to emergency services, and further pressure on shared spaces intended for children, families, and relaxation.

We do not oppose the idea of repurposing neglected buildings to help those in need. But this proposal feels rushed, under-planned, and disconnected from the reality on the ground. Crucially, there has been no meaningful consultation with local residents or community groups.

If this project is to succeed—for both future residents and the surrounding neighbourhood—it must be radically revised. Proper planning, clear accountability, strong support services, and genuine community engagement are essential. Without them, this development risks doing lasting harm to some of the borough's most vulnerable people—and to the community they are being placed into.

As Chair of Charcot House Residents' Association, it is alarming that there has been no reach out to get the community's views on the planning application. Charcot House RA have shared their fear about this project going forward - I have included some of these points in my comment above.