

GREATER LONDON AUTHORITY

REQUEST FOR ASSISTANT DIRECTOR DECISION – ADD2754

Liberty Shopping Centre planning performance agreement

Executive summary:

In June 2019 the Mayor agreed, under MD2475, a standing delegation to the Assistant Director, Planning, to enter into bespoke planning performance agreements (PPAs) for complex planning schemes up to £250,000. This is on a cost-recovery basis from the developer to cover GLA officer (and, if required, consultant) costs. The delegation was to be exercised through an ADD decision form for each PPA.

A PPA for £50,000 has been agreed with the developer of Liberty Shopping Centre.

Decision:

That the Assistant Director, Planning, approves:

- the planning performance agreement in respect of Liberty Shopping Centre and
- the receipt of £50,000 on a cost-recovery basis from Hub Living and Redical (as the applicant).

AUTHORISING ASSISTANT DIRECTOR/HEAD OF UNIT

I have reviewed the request and am satisfied it is correct and consistent with the Mayor's plans and priorities.

It has my approval.

Name: Lucinda Turner

Position: Assistant Director, Planning and Regeneration

Signature:



Date:

31/03/2025

PART I – NON-CONFIDENTIAL FACTS AND ADVICE

Decision required – supporting report

1. Introduction and background

- 1.1. Planning performance agreements (PPAs) were formally introduced into the planning system on 6 April 2008. They are principally aimed at major planning applications needing substantial officer time and negotiation throughout the life of a scheme. They enable the GLA to charge for this officer time; and allow officers to improve the quality of schemes that are eventually submitted as planning applications, and determined. Mayoral Decision 2475 (11 June 2019) delegated authority to the Assistant Director, Planning, to enter into PPAs up to £250,000.
- 1.2. This PPA will fund a series of pre-application meetings with the applicant on a scheme for the redevelopment of Liberty Shopping Centre. These meetings are necessary to develop a deliverable scheme that will meet the Mayor's objectives, and satisfy the local planning authority's priorities.

2. Objectives and expected outcomes

- 2.1. The principal objective is to maintain an effective, high-quality strategic planning service at a time of pressure on resources, and of growing external and corporate demands. This will be done by ensuring there are sufficient resources to deal with pre-application advice and applications – including call-ins by the Mayor. The expected outcomes are:
 - a continued ability to deal with increasing workloads, particularly the pre-application service, by having sufficient resources in place
 - the GLA planning function can keep up with the levels of demand for advice, while delivering an efficient, fit-for-purpose strategic planning function for the Mayor.

3. Equality comments

- 3.1. Under section 149 of the Equality Act 2010, in making these decisions, "due regard" must be had to the need to eliminate unlawful discrimination, harassment and victimisation; and to advance equality of opportunity, and foster good relations, between people who have a protected characteristic and those who do not. Protected characteristics include age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation (and marriage or civil partnership status, for the duty to eliminate unlawful discrimination only). In this instance the proposals have been considered; they are not expected to have any impacts on those with protected characteristics, as distinct from anyone else.

4. Other considerations

Mayoral strategies and priorities:

- 4.1. Pre-application advice is fundamental in implementing the Mayor's London Plan. This Plan seeks to ensure that the city meets the challenges of economic and population growth with much-needed housing and commercial floorspace, and other associated social infrastructure and transport infrastructure, to enable development. The Mayor's comments and decisions on referable planning applications are a key implementation tool of the London Plan. The pre-application service helps to ensure subsequent applications deliver London Plan objectives.

Risk management issues

- 4.2. Income must be monitored regularly to ensure the costs of providing the service are covered; and the income is spent within the Regulations associated with the Local Government Act.

Conflicts of interest

- 4.3. There are no conflicts of interest to note for any of those involved in the drafting or clearance of the decision.

5. Financial comments

- 5.1. Approval is sought for expenditure of up to £50,000 for a PPA in respect of Liberty Shopping Centre; and the receipt of £50,000 on a cost-recovery basis from Hub Living and Redical (as the applicant).
- 5.2. The PPA income and associated expenditure are budgeted within Planning Unit budgets for 2025-26.
- 5.3. The costs on this agreement will be capped. Any work required on the scheme, additional to the approved amount, will be subject to further approval via the GLA's decision-making process.

6. Planned delivery approach and next steps

- 6.1. The project will be delivered according to the following timetable:

Activity	Timeline
Completion of PPA	April 2025
Meetings to discuss development of a viable redevelopment scheme	April to October 2025

Appendices and supporting papers:

None.

Public access to information

Information in this form (Part 1) is subject to the Freedom of Information Act 2000 (FoIA) and will be made available on the GLA website within one working day of approval.

If immediate publication risks compromising the implementation of the decision (for example, to complete a procurement process), it can be deferred until a specific date. Deferral periods should be kept to the shortest length strictly necessary. **Note:** This form (Part 1) will be published either within one working day after it has been approved or on the defer date.

Part 1 – Deferral

Is the publication of Part 1 of this approval to be deferred? NO

Part 2 – Sensitive information

Only the facts or advice that would be exempt from disclosure under the FoIA should be included in the separate Part 2 form, together with the legal rationale for non-publication.

Is there a part 2 form? NO

ORIGINATING OFFICER DECLARATION:

Drafting officer to
confirm the
following (✓)

Drafting officer:

John Finlayson has drafted this report in accordance with GLA procedures and confirms the following:

✓

Mayoral Delivery Board

This decision was agreed by the Mayoral Delivery Board on 31 March 2025.

✓

ASSISTANT DIRECTOR OF FINANCIAL SERVICES:

I confirm that financial and legal implications have been appropriately considered in the preparation of this report.

Signature:

Anna Buscott

Date:

31/03/2025