

# GREATER LONDON AUTHORITY

[REDACTED]  
[REDACTED]

Our Ref: MGLA290721-9429

22 September 2021

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 27 July 2021. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

You asked for:

*We would like to make an FOI request for all emails, documents and conversations on Microsoft Teams relating to the upcoming public hearing that the GLA will be hosting regarding the planning application by Hondo Enterprises at 20-24 Pope's Road, Brixton for an office tower. Please include all documents that contain the following phrases:*

- "Hondo Enterprises"
- "Taylor McWilliams"
- "Pope's Road"

Our response to your request is as follows:

Please find attached the information the GLA holds within scope of your request. Stage 2 Documents can be found at: [Pope's Road Public Hearing | London City Hall](#)

Further information that the GLA holds within scope of your request has previously been disclosed in response to an information request and this can be found at: [EIR - Pope Road \[May 2021\] | London City Hall](#)

Please note that some names of members of staff are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely

**[REDACTED]**

**Information Governance Officer**

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at: [Freedom of information | London City Hall](#)

**From:** [redacted] <[redacted]@communities.gov.uk>  
**Sent:** 02 March 2021 15:47  
**To:** [redacted]  
**Cc:** [redacted]  
**Subject:** RE: 2020/6774/52 - 20-24a Popes Road, Brixton, London

Hi [redacted]  
Thank you for your email, confirming the position.  
Kind regards  
[redacted]



**Ministry of Housing,  
Communities &  
Local Government**

[redacted] MSc  
Planning Officer  
Planning Casework Unit  
5 St Philips Place, Colmore Row, Birmingham B3  
2PW.  
T: [redacted]  
[redacted]@communities.gov.uk

**PCU General Enquiries:**  
[pcu@communities.gov.uk](mailto:pcu@communities.gov.uk)  
**Telephone:** 0303 44 48050  
**Visit us on GOV.UK:**  
<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>  
**Twitter** - <https://twitter.com/mhclg>

**From:** [redacted] <[redacted]@london.gov.uk>  
**Sent:** 02 March 2021 14:40  
**To:** [redacted] <[redacted]@communities.gov.uk>  
**Cc:** [redacted] <[redacted]@london.gov.uk>  
**Subject:** RE: 2020/6774/52 - 20-24a Popes Road, Brixton, London  
Hi [redacted]

Please find attached copy of the decision on the above as requested. For the reasons set out in the decision letter the Mayor has decided that he will become the Local Planning Authority for the purposes of determining the application.  
Kind regards  
[redacted]

**Team Leader, Development Management**  
GREATERLONDONAUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA

**london.gov.uk**

[london.gov.uk](https://www.london.gov.uk)

**From:** [redacted] <[redacted]@communities.gov.uk>  
**Sent:** 22 February 2021 16:29  
**To:** [redacted] <[redacted]@london.gov.uk>  
**Cc:** [redacted] <[redacted]@london.gov.uk>  
**Subject:** RE: 2020/6774/52 - 20-24a Popes Road, Brixton, London - Urgent advice required

Hi [redacted]  
Many thanks for your prompt reply. It would be really helpful if you would forward to me a copy of the decision letter and report, once the decision has been issued.  
Kind regards  
[redacted]



**Ministry of Housing,  
Communities &  
Local Government**

[redacted] MSc  
Planning Officer  
Planning Casework Unit  
5 St Philips Place, Colmore Row, Birmingham B3  
2PW.  
T: [redacted]  
[redacted]@communities.gov.uk

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<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>  
**Twitter** - <https://twitter.com/mhclg>

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 22 February 2021 16:25

To: [REDACTED] <[REDACTED]@communities.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: 2020/6774/52 - 20-24a Popes Road, Brixton, London - Urgent advice required

Hi [REDACTED]

Thanks for getting back in touch. As you would have seen, [REDACTED]. This has affected the referral/stage 2 programme a bit, so we now plan to report the case to the Mayor on 1 March.

We can forward you a copy of the decision as soon as it is issued. Meantime, feel free to contact me directly for any further information.

Kind regards

[REDACTED]

**Team Leader, Development Management**

**GREATERLONDONAUTHORITY**

City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]

**london.gov.uk**

[REDACTED]@london.gov.uk

---

From: [REDACTED] <[REDACTED]@communities.gov.uk>

Sent: 22 February 2021 16:09

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: 2020/6774/52 - 20-24a Popes Road, Brixton, London - Urgent advice required

Hi [REDACTED]

**2020/6774/52 - 20-24a Popes Road, Brixton, London**

Please could you advise me if you there is any update on the Mayors consideration of the above application.

Many thanks

[REDACTED]



**Ministry of Housing,  
Communities &  
Local Government**

[REDACTED] MSc  
Planning Officer  
Planning Casework Unit  
5 St Philips Place, Colmore Row, Birmingham B3  
2PW.  
T: [REDACTED]  
[REDACTED]@communities.gov.uk

**PCU General Enquiries:**  
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<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>  
**Twitter** - <https://twitter.com/mhclg>

---

From: [REDACTED]

Sent: 04 February 2021 12:35

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: 2020/6774/52 - 20-24a Popes Road, Brixton, London - Urgent advice required

[REDACTED]

Thank you for prompt and helpful reply.

Kind regards

[REDACTED]



**Ministry of Housing,  
Communities &  
Local Government**

[REDACTED] MSc  
Planning Officer  
Planning Casework Unit  
5 St Philips Place, Colmore Row, Birmingham B3  
2PW.  
T: [REDACTED]  
[REDACTED]@communities.gov.uk

**PCU General Enquiries:**  
[pcu@communities.gov.uk](mailto:pcu@communities.gov.uk)  
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**Twitter** - <https://twitter.com/mhclg>

---

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 04 February 2021 12:20

To: [REDACTED] <[REDACTED]@communities.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** RE: 2020/6774/52 - 20-24a Popes Road, Brixton, London - Urgent advice required

Afternoon [REDACTED]

I'm currently working towards reporting this case to the Mayor on the 15 Feb. I'll advise you if this changes.

Kind regards

**Principal Strategic Planner, Development Management**

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

t: 020 8039 [REDACTED] m: [REDACTED]

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[REDACTED]@london.gov.uk

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---

**From:** [REDACTED] <[REDACTED]@communities.gov.uk>

**Sent:** 03 February 2021 12:24

**To:** [REDACTED] <[REDACTED]@london.gov.uk>

**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** 2020/6774/52 - 20-24a Popes Road, Brixton, London - Urgent advice required

**Importance:** High

Dear [REDACTED]

**2020/6774/52 - 20-24a Popes Road, Brixton, London**

I am contacting regarding the above application, as I understand that you are the case officer.

As you may already be aware, the Secretary of State has received a request for him to consider call-in of the planning application for his own determination. I understand from Lambeth Council that the application has resubmitted to you on 28/1/2021, under Stage 2 consultation.

I would be grateful if you could advise me of when you anticipate that the GLA will issue the Stage 2 decision to the Council. Also, please could send to me a copy of the decision letter and report, once it has been issued.

Many thanks in advance for all of your help on this matter. Please do not hesitate to contact me should you wish to discuss this matter any further.

Kind regards



**Ministry of Housing,  
Communities &  
Local Government**

[REDACTED] MSc  
Planning Officer  
Planning Casework Unit  
5 St Philips Place, Colmore Row, Birmingham B3  
2PW.  
T:

**PCU General Enquiries:**  
[pcu@communities.gov.uk](mailto:pcu@communities.gov.uk)  
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[https://www.gov.uk/government/organisations/ministry-of-](https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government)

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 04 March 2021 13:56  
**To:** Andrew Lynch; Londoncallin  
**Cc:** [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
**Subject:** 20-24a Pope's Road, Brixton (LBL ref 20/01347/FUL)  
**Attachments:** 6774 Stage 2 letter rerun FINAL.pdf; 6774 Stage 2 report rerun FINAL (1).pdf

Dear Andrew,

Please see attached direction and report regarding the Mayor's decision this week to call in this application for his own determination, acting as LPA.

We will notify you in due course of the Representation Hearing. In the meantime if you have any queries let me know.

Regards,

[REDACTED]

[REDACTED]

**Team Leader – Special Projects, Planning**  
Greater London Authority  
City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]

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[REDACTED] [london.gov.uk](https://www.london.gov.uk)

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 11 March 2021 12:26  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Pope's Road

Hi [REDACTED]

Sorry I missed you yesterday.

From our point of view we have had an opportunity to de-brief, and are set to meet tomorrow afternoon as scheduled. Attendees for us will be [REDACTED] and myself, which seems sufficient on the GLA side.

We are therefore working on the assumption that the meeting is going ahead.

Kind regards

[REDACTED]

[REDACTED]

**Team Leader, Development Management**  
GREATERLONDONAUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA  
020 7983 [REDACTED]  
[REDACTED]

**london.gov.uk**  
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

---

**From:** [REDACTED] <[REDACTED]@dp9.co.uk>  
**Sent:** 10 March 2021 19:19  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@dp9.co.uk>  
**Subject:** RE: Pope's Road

[REDACTED]

We spoke earlier in the week and I have since discussed with Lambeth. I tried calling you earlier.

We are keen to hold a three way meeting with you and the senior team including John Finlayson, Lucinda Turner, [REDACTED] and you and for this to been informed by your de-brief from the Mayor's meeting. Friday's invite is unclear if we are able to have that level of conversation. If we are not I suggest we postpone until we can get the attendees and the de-brief.

Please confirm. Happy to discuss.

Best,

[REDACTED]

Board Director

direct: [REDACTED]  
mobile: [REDACTED]  
e-mail: [REDACTED] [dp9.co.uk](mailto:dp9.co.uk)

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**From:** [REDACTED] <[REDACTED]@[london.gov.uk](http://london.gov.uk)>

**Sent:** 05 March 2021 14:09

**To:** [REDACTED] <[REDACTED]@[dp9.co.uk](mailto:dp9.co.uk)>

**Subject:** RE: Pope's Road

Hi [REDACTED]

Sorry, I'm not sure what happened with the invite then! The slot is 4pm-5pm on 12 March.

Can we catch up on Monday afternoon? Anytime after 3pm would work well. I have a 1:1 with [REDACTED] late this afternoon, and I would like to do that first ideally.

Thanks

---

**From:** [REDACTED] <[REDACTED]@[dp9.co.uk](mailto:dp9.co.uk)>

**Sent:** 05 March 2021 13:20

**To:** [REDACTED] <[REDACTED]@[london.gov.uk](http://london.gov.uk)>

**Subject:** RE: Pope's Road

[REDACTED]

I don't have an invite. Please can you let me know when it works for you two and I will send one out. We should have a call separately ahead of that today or Monday.

Best,

[REDACTED]

Board Director

direct: [REDACTED]

mobile: [REDACTED]  
e-mail: [REDACTED] [dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

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100 Pall Mall

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**From:** [REDACTED] <[REDACTED]@london.gov.uk>

**Sent:** 05 March 2021 10:17

**To:** [REDACTED] <[REDACTED]@dp9.co.uk>

**Subject:** RE: Pope's Road

Hi [REDACTED]

We met with LBL yesterday morning which was really positive, and has hopefully established a very collaborative approach on the public authority side leading into the stage 3 programme. We have a slot with you for 12 March which you should now have an invite for. Apologies that it has not been possible to do this sooner. [REDACTED] is keen to attend, and as discussed below, we need a bit more time to debrief following the decision on Monday.

Kind regards

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@dp9.co.uk>

**Sent:** 04 March 2021 18:44

**To:** [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** RE: Pope's Road

[REDACTED]

Have you been able to herd the diaries? We are keen to meet and of course understand the thought process and a plan ahead.

Best,

[REDACTED]

[REDACTED]

Board Director

direct: [REDACTED]  
mobile: [REDACTED]  
e-mail: [REDACTED] [dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

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---

**From:** [REDACTED] [REDACTED] <[REDACTED]@[london.gov.uk](http://london.gov.uk)>

**Sent:** 03 March 2021 14:05

**To:** [REDACTED] <[REDACTED]@[dp9.co.uk](http://dp9.co.uk)>

**Subject:** Pope's Road

Hi [REDACTED]

I have had to reschedule our meeting to 12 March. This is to assist with [REDACTED] availability, and to give us sufficient time to debrief with Jules. If you wish to discuss further at this time just let me know.

Thanks

[REDACTED]

[REDACTED] [REDACTED]

**Team Leader, Development Management**

**GREATERLONDONAUTHORITY**

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]  
[REDACTED]

**[london.gov.uk](http://london.gov.uk)**

[REDACTED] [london.gov.uk](http://london.gov.uk)

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 12 March 2021 17:33  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Pope's Road height sensitivity testing

Dear [REDACTED]

Thanks again for your time, and that of the wider applicant team, at the meeting this afternoon. This is just a quick email to confirm the views for sensitivity testing at 2, 4 and 6-storey reductions in height.

View 10: "Kinetic Sequence on Brixton Hill" [proposal is visible behind St. Mathew's Church]

View 13: "Kinetic Sequence on Brixton Hill" [proposal is visible behind 467 Brixton Road shopping parade, to the left of Ritzy cinema]

View 26: "Electric Avenue (East)" [proposal is visible above railway bridge]

Please feel free to contact me on Monday if you need any further clarification.

Many thanks

[REDACTED]

[REDACTED]

**Team Leader, Development Management**  
GREATERLONDONAUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA  
020 7983 [REDACTED]  
[REDACTED]

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[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@dp9.co.uk>  
**Sent:** 12 March 2021 16:04  
**To:** [REDACTED]  
**Subject:** Popes Road

Hi [REDACTED]

Just to let you know we are in the 'virtual' lobby.

Thanks

[REDACTED]  
Associate Director  
direct: [REDACTED]  
mobile: [REDACTED]  
e-mail: [REDACTED]@dp9.co.uk

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 23 March 2021 09:49  
**To:** [REDACTED]  
**Cc:** [REDACTED] tfl.gov.uk; [REDACTED] John Finlayson; Lucinda Turner  
**Subject:** RE: Meeting: Andrew Travers (Lambeth)/GLA - Tues 23 March (Note for Jules)  
**Attachments:** Andrew Travers Meeting Briefing 23.03.2021.doc

Hi [REDACTED]

With apologies for the delay, please find attached meeting note ahead of Jules' meeting with Andrew Travers this afternoon.

Kind regards

[REDACTED]  
[REDACTED]  
**Team Leader, Development Management**  
GREATERLONDONAUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA  
020 7983 [REDACTED]  
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---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 22 March 2021 16:53  
**To:** John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tfl.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tfl.gov.uk>  
**Subject:** RE: Meeting: Andrew Travers (Lambeth)/GLA - Tues 23 March (Note for Jules)

Hi John

Just following-up re Jules' note for tomorrow's meeting.

Thanks for your help.

[REDACTED]  
[REDACTED]  
**Senior PA to Jules Pipe CBE, Deputy Mayor Planning, Regeneration & Skills, Mayor's Office**  
**MAYOR OF LONDON**  
City Hall, The Queen's Walk, London SE1 2AA  
020 7983 [REDACTED]

[REDACTED] (work mobile)

**london.gov.uk**

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

---

**From:** [REDACTED] [REDACTED]

**Sent:** 19 March 2021 10:09

**To:** John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tfl.gov.uk>

**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tfl.gov.uk>

**Subject:** Meeting: Andrew Travers (Lambeth)/GLA - Tues 23 March (Note for Jules)

Morning John

The meeting has been confirmed for Tues 23 March 3.30pm.

Could an update note on the Hondo development be actioned for the meeting please and sent by cop on Mon 22 March (I have attached Jules' template)?

Thanks for your help.

[REDACTED]

[REDACTED] [REDACTED]

**Senior PA to Jules Pipe CBE, Deputy Mayor Planning, Regeneration & Skills, Mayor's Office  
MAYOR OF LONDON**

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[REDACTED] (work mobile)

**london.gov.uk**

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

---

**From:** John Finlayson <[REDACTED]@london.gov.uk>

**Sent:** 18 March 2021 17:00

**To:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@tfl.gov.uk>

**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** RE: Request - Call with Andrew Travers (Lambeth)

Hi [REDACTED] Lucinda

Andrew Travers is Chief Executive at Lambeth and as such I would have thought on the general basis officers meet officers the initial meeting should be with Lucinda or [REDACTED]

Kind regards

John

---

**From:** [REDACTED] [REDACTED]

**Sent:** 17 March 2021 12:44

To: Jules Pipe <[REDACTED]@london.gov.uk>  
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; John Finlayson <[REDACTED]@london.gov.uk>  
Subject: Request - Call with Andrew Travers (Lambeth)

J

Please see request below.

If you are happy for me to schedule a meeting can you advise officer attendance please? And assuming any meeting would have to be next week?

Thanks

[REDACTED]

**Senior PA to Jules Pipe CBE, Deputy Mayor Planning, Regeneration & Skills, Mayor's Office**  
**MAYOR OF LONDON**

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[REDACTED] (work mobile)

**london.gov.uk**

[REDACTED]@london.gov.uk

---

From: [REDACTED]@lambeth.gov.uk  
Sent: 16 March 2021 17:56  
To: [REDACTED] <[REDACTED]@london.gov.uk>; Jules Pipe <[REDACTED]@london.gov.uk>  
Subject: Request - Call with Andrew Travers (Lambeth)

Hello [REDACTED]

It is about the call-in of the Hondo development.

Kind regards,

[REDACTED]

Sara Waller & Eleanor Purser (Co-Strategic Directors - Sustainable Growth and Opportunity)  
London Borough of Lambeth

[REDACTED]

Address: 1<sup>st</sup> Floor, Lambeth Town Hall, 2 Brixton Hill, London, SW2 1RW

---

From: [REDACTED] <[REDACTED]@london.gov.uk>  
Sent: 16 March 2021 16:40  
To: [REDACTED]@lambeth.gov.uk; Jules Pipe <[REDACTED]@london.gov.uk>  
Subject: Request - Call with Andrew Travers (Lambeth)

Hi [REDACTED]

What would be the discussion topic please?

Also to caveat this week will be tricky.

Thanks

[REDACTED] [REDACTED]  
**Senior PA to Jules Pipe CBE, Deputy Mayor Planning, Regeneration & Skills, Mayor's Office  
MAYOR OF LONDON**

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[REDACTED] (work mobile)

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**From:** [REDACTED] [@lambeth.gov.uk](mailto:[REDACTED]@lambeth.gov.uk)>

**Sent:** 16 March 2021 16:37

**To:** Jules Pipe <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

**Subject:** Call with Andrew Travers

Hello Jules,

Andrew Travers would like a quick call with you this week. May I have the details of who manages your diary to find a 20min slot?

Many thanks,

[REDACTED]  
[REDACTED];  
Sara Waller & Eleanor Purser (Co-Strategic Directors - Sustainable Growth and Opportunity)  
London Borough of Lambeth

[REDACTED]  
**Address:** 1<sup>st</sup> Floor, Lambeth Town Hall, 2 Brixton Hill, London, SW2 1RW

# Meeting Briefing

**To:** Jules Pipe, Deputy Mayor for Planning, Regeneration and Skills  
**From:** [REDACTED] [REDACTED] Team Leader – Development Management

**Meeting with Andrew Travers, Lambeth Chief Executive re Pope's Road, Brixton (Hondo tower development)**

**GLA attendees:** Jules Pipe  
Lucinda Turner, Assistant Director - Planning  
**Other attendees:** Andrew Travers, Chief Executive, Lambeth Council

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## **Overview:**

Following the Mayor's decision of 1 March to take over the Hondo planning application at Pope's Road, this meeting has been requested by Andrew Travers.

## **Objective of the meeting:**

We are responding to a request to hold this meeting.

## **Agenda:**

- Hondo planning application at Pope's Road, Brixton

## **Key points:**

- The Mayor intervened because he wanted to more closely scrutinise the tall building / public benefit balance.
- We understand that the Mayor has concerns regarding the overall height of the proposal, in particular.
- These concerns relate to impacts on views and heritage assets, including along Brixton Hill (where the proposal would be seen in the context of St. Mathew's Church and Ritzy Cinema), as well as at Electric Avenue.
- Since the Mayor's decision to take over the application GLA officers met with Lambeth Council officers on 4 March to discuss the Representation Hearing process and procedures.

- Further to this GLA officers met with the applicant team and Lambeth Council on 12 March to relay the Mayor's concerns around the overall height of the building.
- A key action of this meeting was for the applicant team to model three alternative reduced height scenarios: less 2-storeys; less 4-storeys; and, less 6-storeys.
- The applicant was asked to provide rendered visualisations of the proposal for each scenario in three key views: two from Brixton Hill (where proposal is visible behind St. Mathew's Church, and where the proposal is visible behind 467 Brixton Road shopping parade, to the left of Ritzy cinema) and one from Electric Avenue (where the proposal is visible above railway bridge).
- At this point in time the applicant team is still preparing its response.

[REDACTED]

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**From:** [REDACTED] <[REDACTED]@HistoricEngland.org.uk>  
**Sent:** 26 March 2021 11:23  
**To:** [REDACTED]  
**Subject:** RE: 20-24 Pope's Road, Brixton

Great, thanks [REDACTED]  
Kind regards

[REDACTED]  
Inspector of Historic Buildings and Areas  
London and South East Region  
4<sup>th</sup> Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA  
Direct Dial: [REDACTED]  
Mobile: [REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 26 March 2021 09:16  
**To:** [REDACTED] <[REDACTED]@HistoricEngland.org.uk>  
**Subject:** RE: 20-24 Pope's Road, Brixton

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Thanks [REDACTED]  
Wednesday at 11 suits fine. I'll forward a Teams invite. I'll extend an invite to my colleague [REDACTED] who may wish attend.

Thanks

[REDACTED]  
**Principal Strategic Planner, Development Management**

**GREATERLONDONAUTHORITY**

City Hall, The Queen's Walk, London SE1 2AA

t: 020 8039 [REDACTED] m: [REDACTED]

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[REDACTED] [london.gov.uk](http://london.gov.uk)

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**From:** [REDACTED] <[REDACTED]@HistoricEngland.org.uk>

**Sent:** 25 March 2021 17:33

**To:** [REDACTED] <[REDACTED]@london.gov.uk>

**Subject:** RE: 20-24 Pope's Road, Brixton

Hi [REDACTED]

Thank you for getting touch. That sounds like a sensible idea and I would be pleased to discuss the application with you.

Would a Zoom/Teams meeting on Wednesday at 11 suit you? A colleague would likely join us as well.

Kind regards,

[REDACTED]  
Inspector of Historic Buildings and Areas  
London and South East Region  
4<sup>th</sup> Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA  
Direct Dial: [REDACTED]  
Mobile: [REDACTED]



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**From:** [REDACTED] <[REDACTED]@london.gov.uk>

**Sent:** 25 March 2021 15:13

**To:** [REDACTED] <[REDACTED]@HistoricEngland.org.uk>

**Subject:** 20-24 Pope's Road, Brixton

**THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you**

Good Afternoon [REDACTED]

Hope you're well.

I'm contacting you regarding the application at 20-24 Pope's Road that was recently called in by the Mayor. I note HE intend to appear at the call in hearing and thought it would be useful to engage early on and discuss the proposals.

Do you have some time to meet briefly to discuss this next week.

I'm available in the AM Monday-Wednesday if any of those days suit.

Kind regards

[REDACTED]

**Principal Strategic Planner, Development Management**

**GREATERLONDONAUTHORITY**

City Hall, The Queen's Walk, London SE1 2AA

t: 020 8039 [REDACTED] m: [REDACTED]

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**NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://nhs.uk/coronavirus)**

**The GLA stands against racism. Black Lives Matter.**

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@HistoricEngland.org.uk>  
**Sent:** 26 March 2021 14:37  
**To:** [REDACTED]  
**Cc:** John Finlayson; [REDACTED]  
**Subject:** 20-24 Pope's Road, Brixton  
**Attachments:** 20-24 Pope's Road, GLA Representation Hearing.pdf; Pope's Road HE Advice Letter.pdf; Y\_HERef\_P01198267\_372742\_2001347FUL.pdf

Dear [REDACTED]  
Please see attached letter and enclosures in relation to the upcoming Pope's Road public hearing.  
Kind regards

[REDACTED]  
Inspector of Historic Buildings and Areas  
London and South East Region  
4<sup>th</sup> Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA  
Direct Dial: [REDACTED]  
Mobile: [REDACTED]



Historic England



Historic England

LONDON OFFICE

██████████  
Team Leader, Development Management  
Greater London Authority  
City Hall  
The Queen's Walk  
London  
SE1 2AA

Direct Dial: ██████████

Our ref: P01198267

26 March 2021

Dear ██████████

**T&CP (Mayor of London) Order 2008**

**20 - 24 Pope's Road, Brixton**  
**GLA Application Reference 2021/0265/S3**

I understand that the Mayor has directed that he will become the local planning authority for the above application and that there will therefore be a subsequent public hearing before deciding whether or not to grant planning permission.

As you may already be aware, Historic England objected to the development proposals in our consultation responses to the London Borough of Lambeth, which are attached for ease of reference. The purpose of this letter is to indicate our desire to make an oral representation at the hearing, and to submit a formal statement which sets out our position.

I would be grateful if you could provide details on when the hearing is likely to take place, and any deadlines for when you may require further information to be submitted by ourselves.

Yours sincerely

██████████  
Inspector of Historic Buildings and Areas  
E-mail: ██████████ [historicengland.org.uk](mailto:██████████@historicengland.org.uk)

cc.  
John Finlayson, Head of Development Management, GLA  
██████████ Principal Strategic Planner, GLA



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA  
Telephone 020 7973 3700  
[HistoricEngland.org.uk](http://HistoricEngland.org.uk)



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[REDACTED]  
Lambeth Planning  
PO Box 734  
Winchester  
SO23 5DG

Direct Dial: [REDACTED]

Our ref: BP42

18 May 2020

Dear [REDACTED]

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**20 - 24 Pope's Road, Brixton  
Application No. 20/01347/FUL**

Thank you for your letter of 21 April 2020 regarding the above application for planning permission. The advice set out below is our first opportunity to provide comments on this scheme as we were not invited by the developers to consider the proposals at the pre-application stage. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Summary**

The application concerns the redevelopment of an allocated site to provide a part four, part nine and part twenty storey building (95.5m AOD) in central Brixton. Historic England objects to the proposals on the basis of the harm they would cause to the significance of the Brixton Conservation Area through development within its setting, which in our view is without clear and convincing justification, contrary to the requirements of the NPPF. The proposals also conflict with numerous related Development Plan policies (adopted and emerging).

**Historic England Advice**

*Significance of the heritage assets*

**The development site** contains no designated or non-designated heritage assets, though the railway viaducts which bound it may be defined as the latter. Historically, the site was occupied by a coal depot, opposite what was the concourse to the Brixton and South Stockwell railway station. This section of Pope's Road is appears to have taken on its present character following the destruction of the original station building and replacement of the depot with the single storey building that currently exists, in the 1950s. Market traders replaced the coal merchants and the road continued to remain a bustling shopping street.



Pope's Road falls within the **Brixton Conservation Area**, though the site itself sits just outside of the boundary. In our view, this Conservation Area encompasses one of the best preserved and most characterful historic town centres in London. The history and development of Brixton is described in great detail in the Council's Conservation Area Statement. The Draft Revised Local Plan notes that '*Brixton has a rich architectural heritage and its built environment includes careful massing, fine detailing and respectful buildings that create a townscape of variety and a strong sense of place [para 11.37], all of which we agree with.*

Buildings are generally of a high quality owing to its development from an affluent Victorian suburb to the leading shopping destination in south London. There are buildings of equal note, but differing in style, from the Victorian, Edwardian and Interwar periods. These complement each other in their scale, proportions and materials. We would also single out the railways as a character defining feature, both shaping past development and remaining prominent elements in the townscape. The viaducts and bridges provide a strong horizontal emphasis in many views, drawing the eye to their level and in effect bringing down the perceived scale of the area. It is at this site where all three elevated tracks converge, with one line dramatically over-sailing another.

Although Brixton suffered some bomb damage, much of the townscape is largely experienced as it would have been in its heyday during the early-mid twentieth century, albeit with later important and transient layers of history. The built form is the backdrop to Brixton's vibrant, multicultural character that developed in the post-war period, manifested in its colourful shops, markets and artwork, for example. The network of covered markets that were built in the 20s and 30s, and later the heart of the Afro-Caribbean community, are distinctive and culturally significant spaces as their List Entry notes.

The significance, or character and appearance, of Brixton Conservation Area is therefore derived from a rich variety of sources; its strong sense of place is drawn from all phases of area's history. The makeup of the townscape, including the perceived scale, prominence of certain buildings and relationships of buildings and spaces are key to appreciating this.

The Grade II\* listed **Church of St Matthew** is an important Greek revival church in the southern part of the Conservation Area, constructed in 1822-4 to the designs of C F Porden. It was built following the Church Building Act of 1818 to serve the parishioners of Brixton, then a new suburb. The separation of tower and portico is a key feature of the church's special architectural interest. This innovative approach enabled a more satisfactory realisation of the classical composition, whereby the monumental Greek Doric entrance portico to the west remains unencumbered and enables the tower at the east end to terminate at ground level.



### *The Proposals and their Impact*

The proposals are for the demolition of all buildings on the site and the construction of a part four, part nine and part twenty storey building (95.5m AOD), designed by Adjaye Associates. This will contain predominantly office accommodation, and includes a restaurant and a flexible market/public space at ground and first floor level.

The works at the site itself appear to have no physical impact on any heritage assets. However, as a result of the height and massing of the scheme a visual impact will be appreciable from a wide range of vantage points, particularly from within the Brixton Conservation Area.

The principal impact of the development would therefore be on the setting of the Conservation Area, and to a lesser extent nearby listed buildings including the Grade II\* listed Church of St Matthew.

### *Relevant Policy and Guidance*

Policy Q22 Conservation areas in the **Local Plan (2015)** and the **Draft Revised Local Plan (2020)** states that *'Development proposals affecting conservation areas will be permitted where they preserve or enhance the character or appearance of conservation areas by:*

- (i) respecting and reinforcing the established, positive characteristics of the area in terms of the building line, siting, design, height, forms, materials joinery, window detailing etc;*
- ii) protecting the setting (including views in and out of the area).'*

The Brixton policy in both plans states that *'Brixton's role as a distinctive, multicultural and diverse major town centre will be safeguarded and promoted through careful and sensitive regeneration, recognising its local distinctiveness and historic built environment, and supporting economic, social and environmental sustainable development'*

The **Brixton SPD (2013)**, which we understand is soon to be superseded, in relation to sites in central Brixton, states *'Tall building development on suitable sites, to a height of 10 storeys, is likely to have a neutral impact on Brixton's heritage assets (and their settings). Development between 10 and 15 storeys will be visible from within the conservation area and has the potential to have an adverse impact. Development in excess of 15 storeys is likely to have a significant adverse impact.'*

The **Brixton Conservation Area Statement (2012)** states that *'Though there are several tall buildings adjacent to the conservation area new tall buildings are unlikely to be appropriate if they dominate or over shadow the conservation area [para 3.26]'*

The site is allocated as Site 16 in current and draft plan and is *not* identified as a site suitable for tall buildings (in the current plan it is in an area identified as 'sensitive to



tall buildings', which has been dropped in the Draft Revised Local Plan). Site 15, to the north of the development site is identified as being suitable for a tall building, and is set further away from the Conservation Area. Both of these allocations are supported by the **Brixton Tall Buildings Study (2018)** where massing models have been tested to determine appropriate building heights. Following the recommendations of this study, Annex 11 of the draft plan provides design and development principles for Site 15: *'A development of varied building heights ranging from 15m AOD to 30m AOD to 65m AOD ensuring that the tall elements are arranged to optimise daylight and sunlight, ensure no over-bearing impacts and be sympathetic to the scale and form of surrounding buildings especially in relation to the character and appearance (inc. setting) of the Brixton Conservation Area.'*

This study forms part of the evidence bases required by the **Draft New London Plan** and which Lambeth's draft plan is written to accord with. Policy D1 'London's form, character and capacity for growth' Part A requires that *'Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth...* Part B requires that *'In preparing Development Plans, boroughs should plan to meet borough-wide growth requirements, including their overall housing targets, by: 1) using the findings of area assessments (as required in Part A) to identify suitable locations for growth, and the potential scale of that growth (e.g. opportunities for extensive, moderate or limited growth) consistent with the spatial approach set out in this Plan...*

Policy D3 Optimising site capacity through the design-led approach, Part C, states *'Where development parameters for allocated sites have been set out in a Development Plan, development proposals that do not accord with the site capacity in a site allocation can be refused for this reason.'* Para 3.3.1 states that 'The optimum capacity for a site does not mean the maximum capacity'.

Policy D9, Tall buildings, Part B states that *'Tall buildings should only be developed in locations that are identified in Development Plans'* (the current London Plan 2016 also requires that they should be 'plan-led'). Part C states *'proposals should take account of, and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm...*

Policy HC1 Heritage conservation and growth, Part C states *'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.'*



The **National Planning Policy Framework 2019** (NPPF) sets out the government's policies for decision-making on planning proposals. At the heart of the framework is a presumption in favour of sustainable development, a key component of which includes protecting and enhancing the historic environment. The NPPF places great weight on the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; their potential to contribute to sustainable communities; and the desirability of new development making a positive contribution to local distinctiveness.

Para 193 of the NPPF states that 'great weight' must be given to the conservation of any designated heritage asset and Para 194 states that any harm to a designated asset must be clearly and convincingly justified.

### *Historic England's Position*

We consider that several of the verified views in the submitted Townscape, Heritage and Visual Impact Assessment (THVIA) demonstrate that there would be a significant harmful visual impact on the Conservation Area. Secondary to this, there would also be harm to the setting of the Church of St Matthew.

The selected views which best illustrate, but are not limited to, the adverse impact on the Conservation Area are 19, 23 and 26. These static, snapshots show a monumental change to the horizon which would represent a transformative change to the way that the area would be experienced in true, kinetic views. They show that the proposed development would have an aggressively dominant relationship with the existing low rise townscape and its positive features. As the scale is so much greater than the prevalent 3-4 storey historic buildings, these would no longer be the focus.

View 26 shows Electric Avenue, one of Brixton's main set pieces or elements of formal townscape; it was designed to be a prominent shopping destination. The proposals would have a very distracting presence, in effect becoming the main focal point at the expense of Brixton's famous market street. Presently, the sightline out of the Conservation Area is terminated by the railway bridges, another important feature as noted above. Due to their comparatively low height, the bridges serve to emphasise the height and grandeur of the historic buildings. Both become lost against the backdrop of the proposals, further undermining the way in which the way the historic development of the area is experienced.

Through dramatically breaking the scale established townscape, the harm to the setting of the Conservation Area is considered to be at a moderate-high level. Under the terms of the NPPF, this harm is 'less than substantial', and in our view represents an unacceptable impact. Throughout Lambeth's planning policies and supporting evidence there is a recognition that views from the south are highly sensitive and modelling has been undertaken to determine appropriate impacts and avoid harm. The site is not identified as suitable for a tall building, yet the proposals far exceed the



height parameters for the adjacent, less sensitive site, on Brixton Station Road by 30metres – approximately a third.

It is difficult to see that the design quality could represent mitigation for this significant adverse impact, particularly given that it is the scale and massing which are its inherent flaws. The proposal would act as a landmark, but this in itself does not convey either a positive or negative impact in place-making. We suggest that the development would markedly detract from the strong sense of place that Brixton already has. We cannot agree that the impact would be positive and that the proposed building '*will clearly belong to the particular urban character of central Brixton*' as advanced by the applicant. For example, the flank elevations have a warehouse-like quality owing to the repetitious windows with squat proportions, which combined with the brick facing material and concrete lintels give it a very functional character. Whilst this may represent a successful interpretation in some of London's historically industrial areas, it has no particular resonance with Brixton's building stock, which generally features more celebratory, polite commercial buildings and very few prominent industrial buildings. In this respect, we do not see that it could be said to reinforce local distinctiveness or draw upon local history. The double height upper floors of the front elevation exacerbate the impact, giving emphasis to the tallest part of the building by making it proportionally dominant.

The appearance of the development behind St Matthew's Church, as illustrated in THVIA views 10 & 11, is considered to diminish its presence as an important civic building, and distracts from its roofline. These are a key element of its significance and presently the roofline and west end portico are framed against the sky. The proposed development would interrupt this, acting as a distracting feature which diminishes one's ability to appreciate the architectural qualities of the church from the south. However, since better views of the church would remain uninterrupted, this harm is considered to be low-moderate.

We acknowledge that this is an important development site for Brixton and consider this to be all the more reason to ensure that any development brought forward is planned, supported by appropriate evidence bases and ensures that harmful impacts to character and appearance, and the significance of heritage assets, is avoided. We do not consider that the harm arising from the proposals has clear and convincing justification as required by para 194 of the NPPF, particularly in the absence of Development Plan support. Policy D9 of the Draft New London Plan also requires that alternatives are explored to demonstrate this justification (and in any case requires the development of tall buildings only in locations identified in Development Plans). The proposals would not deliver any heritage benefits that would help to offset the harm.

## Recommendation

Historic England objects to the application on heritage grounds.

In determining this application you should bear in mind the statutory duty of



section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, and, section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If, however, you propose to determine the application in its current form, please treat this as a letter of objection, inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Please contact me if we can be of further assistance.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

[Redacted signature]

[Redacted name]

Inspector of Historic Buildings and Areas

E-mail: [Redacted email address] [historicengland.org.uk](mailto:[Redacted email address]@historicengland.org.uk)

cc.

[Redacted name], London Borough of Lambeth



Historic England

[REDACTED]  
Lambeth Council  
Development Management  
Phoenix House, 10 Wandsworth Road  
London  
Greater London  
SW8 2LL

[REDACTED]  
Our ref: P01198267

14 October 2020

Dear [REDACTED]

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**20-24 POPE'S ROAD LONDON SW9 8JB  
Application No. 20/01347/FUL**

Thank you for your letter of 01 October regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

The amendments primarily relate to the public realm and detailed elevation design. We previously suggested that the double height expression of the upper levels of the tower was not a successful way to resolve the design given that it draws more attention to the uncharacteristic scale of the development. We therefore welcome the amendment, which introduces further subdivision of this part of the elevation, in keeping with the floors below.

However, we do not consider that it results in an appreciable change to the level of harm to the Conservation Area. This arises primarily as a result of the scale and massing of the development. We therefore refer you to our original advice and position, which followed an internal case review, as set out in our letter of 18 May.

**Recommendation**

Historic England objects to the application on heritage grounds.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, and, section



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700  
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Historic England

38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account in determining the application. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity.

Please contact me if we can be of further assistance.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Yours sincerely

[REDACTED]

Inspector of Historic Buildings and Areas

E-mail: [REDACTED]@historicengland.org.uk



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

Telephone 020 7973 3700  
HistoricEngland.org.uk



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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 06 May 2021 11:14  
**To:** [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]  
**Subject:** RE: Pope's Road

Seconded

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 06 May 2021 11:08  
**To:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** Re: Pope's Road

I agree with your suggestion

[REDACTED] [REDACTED]  
Deputy Head of Development Management

---

**From:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** Thursday, May 6, 2021 10:44:52 AM  
**To:** [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Pope's Road

Hi all

It would be helpful if we could agree how best to respond to this. I'm conscious that we are still awaiting the sensitivity testing options we requested back in March, and the course of action is only likely to become clear once we have briefed Jules on that.

I'm minded to look at a meeting next week to receive a presentation of the options, and then suggest we reconvene 1/2 weeks later to discuss the way forward after we have briefed Jules.

If you all agree with that, perhaps [REDACTED] should reply to [REDACTED] and co on that basis?

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@dp9.co.uk>  
**Sent:** 06 May 2021 10:04

To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED][dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>  
Cc: [REDACTED][lambeth.gov.uk](mailto:[REDACTED]@lambeth.gov.uk)>; [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED]  
<[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

**Subject:** Pope's Road

Morning [REDACTED]

I hope you are well. Please can we schedule a meeting for next week to devise a road map to the Mayor's hearing. Please get back to me with dates. I have copied in [REDACTED] as I am keen to move in unity.

Many thanks

Best,

[REDACTED]

[REDACTED]

Board Director

direct: [REDACTED]

mobile: [REDACTED]

e-mail: [REDACTED][dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 06 May 2021 12:15  
**To:** [REDACTED]  
**Cc:** [REDACTED] lambeth.gov.uk  
**Subject:** RE: Pope's Road

Afternoon [REDACTED]

Thank you for getting in touch. We'd be happy to meet to discuss a way forward with this.

However, I am conscious that we are still awaiting sensitivity testing options requested back in March. We'd very much like to opportunity to consider these and to brief the Deputy Mayor before progressing with our discussions.

I'd suggest we meet next week to receive a presentation of these options. We can then schedule a follow up meeting 1-2 weeks later to discuss the way forward after we have had the chance to brief the Deputy Mayor.

If you are in a position to present the options next week I can provide some dates. Otherwise, let us know when best suits to share the options and we can arrange next steps.

Feel free to contact [REDACTED] or I if you have any questions.

Kind regards

[REDACTED]  
Principal Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

t: 020 8039 [REDACTED] m: [REDACTED]

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---

**From:** [REDACTED] <[REDACTED]@dp9.co.uk>  
**Sent:** 06 May 2021 10:04  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@dp9.co.uk>  
**Cc:** [REDACTED] <[REDACTED]@lambeth.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** Pope's Road

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I hope you are well. Please can we schedule a meeting for next week to devise a road map to the Mayor's hearing. Please get back to me with dates. I have copied in [REDACTED] as I am keen to move in unity.

Many thanks

Best,

[REDACTED]  
Board Director

direct: [REDACTED]

mobile: [REDACTED]

e-mail: [REDACTED] [dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 24 May 2021 11:21  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: popes road

Hi [REDACTED]

Do you have a record of the reps received, I'll need to reference these when I come to draft the stage 3 report.

Updated response below:

*Thank you for your email to the Mayor regarding future proposals at 20-24a Pope's Road, Brixton. As you will be aware, this site is currently the subject of a planning application and for this reason, your email has been passed to me to respond.*

*Having considered the new stage 2 report on 1 March (you can view the stage 2 report online [here](#)) and having had regard to all the representations and relevant material considerations, the Mayor decided to take over the application and act as local planning authority for the purposes of determining this case. A public Representation Hearing will be conducted before a decision on whether or not to grant planning permission is taken. As part of this process the Mayor will carefully consider all planning issues and representations, both in favour and against the proposal. Further information on this process is set out in the link below.*

<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/popess-road-public-hearing>

*In order not to prejudice the decision-making process it is important that I refrain from commenting on the application in further detail at this time, but please be assured that all comments received will be considered in due course as part of the final determination.*

Yours sincerely,

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 24 May 2021 10:30  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** popes road  
**Importance:** High

Hi [REDACTED]

Do you have an updated line for the popes road application as I see a stage 3 application.

Regards

[REDACTED]

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 16 June 2021 09:42  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Hondo Tower, Brixton

Hi [REDACTED]  
Yes, the regeneration scheme includes Station road, but not Pope's road. The borough's regeneration team have expanded the scope of the project to call it 'Brixton Rec Quarter', the first elements of which are being consulted on now <https://beta.lambeth.gov.uk/revitalising-brixtons-rec-quarter/project-overview> ; the implementation of this is due later this year, but as I understand it, there are plans to ensure that the new developments on Popes Road and the Pop Brixton site are coordinated with this more trader/market user-focussed improvement programme.

With regards to your application, the bottom line for me urbanistically was the provision of as much public realm space as possible on Pope's road, given it is already very tight without this building and a possible new station entrance; and to make the two lanes on either side of the tower facing the viaduct feasibly usable and welcoming – both seemed very compromised in the last version of the Hondo scheme I saw. The integration into, and resolution of the wider street market waste management regime would also seem to me to be something this project should be doing, as well as better coordination and planning with Network Rail to open up a pedestrian route through a vacant arch, to make better permeability from Brixton Station Road from the Popes Road site.

Do loop me in when things move on,

Thanks  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 14 June 2021 14:16  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Hondo Tower, Brixton

Hi [REDACTED]

I'm well thanks, very much enjoying the weather!

Yes, this has been called in but we are very much in the early stages of discussions with the applicant and Lambeth on the stage 3 process. A date for the hearing has not yet been set. I'll be sure to loop you in as things progress.

Can you refresh my memory on the regeneration scheme, are these the proposals to the Brixton Rec only or do they extend to the market streets and more specifically onto Pope's Road?

Kind regards

[REDACTED]  
[REDACTED]  
**Principal Strategic Planner, Development Management**  
GREATERLONDONAUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA  
t: 020 8039 [REDACTED] m: [REDACTED]  
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[REDACTED] [london.gov.uk](http://london.gov.uk)

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---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 11 June 2021 11:32  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** Hondo Tower, Brixton

Hello both

I hope you are well. Just a quick question on where we are at with this application? We get asked as the Mayor's regeneration investment immediately adjacent is currently out to public consultation. If you are forming a response (it has been called in, right?), do loop us in, as there were some regeneration points made way back at the pre-app it would be helpful to ensure are reflected through to this stage.

Thanks

[REDACTED]

[REDACTED] [REDACTED]

Regeneration and Economic Development

GREATERLONDONAUTHORITY

City Hall

The Queen's Walk

London SE1 2AA

[REDACTED]

Please note my GLA work days are Wednesday to Friday

[Sign up](#) to the Mayor's Regeneration Newsletter to find out about opportunities for funding and support, get tips on making great projects happen, and discover regeneration highlights from around London.

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 18 June 2021 15:10  
**To:** [REDACTED]  
**Subject:** RE: Popes Road, Brixton

Cheers. Thanks for your help.

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 18 June 2021 14:42  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Popes Road, Brixton

Excellent. Very happy with that

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 18 June 2021 14:34  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Popes Road, Brixton

Thanks [REDACTED]

Noted. Rejigged response in red below.

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 18 June 2021 11:27  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Popes Road, Brixton

Hi [REDACTED]

The key points are all there, but given our discussions with [REDACTED] yesterday I think my main comment would be lets make it more matter of fact and less forgiving. I think they have been a little bit cynical with some of the content so an adjustment in tone is warranted.

Have a go at that and I'll review again.

Thanks!

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 18 June 2021 09:36  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** RE: Popes Road, Brixton

Morning [REDACTED]

Below is a draft of the email to DP9. I've included a question seeking clarity on the 14 and 16 storey options. Happy to discuss if needed.

Thank you for sending through the requested study.

We note that the height options do need to be considered together with the impact that any such reduction would have on the package of public benefits that can be delivered with the proposal. However, the intention of the option study was to allow us to assess the townscape impacts visually. The presentation of study sent through obscures the intention behind presenting the options visually and undermines our ability to report this upwards in a manner that reflects the assessment of GLA Planning. In order to progress with this we would require the study to be supplemented with clean images of the options.

Furthermore, we understand and anticipated that reductions in height and lettable floorspace would impact on the package of public benefits that can be delivered. Further clarity is required on the reasons why each line item in the package of public benefits is affected in the way shown. We require an explanation of the cause and effect of the height reduction on each impacted public benefit so that we can have an understanding of how the loss of two storeys gets us to the point shown in the document. At present there is not sufficient information here for us to make a reasoned assessment, which again limits our ability to report this upwards.

We note your comments on the 14 and 16 storey options. Just to be clear, is it the case that, given the impact on floorspace, the applicant will simply not progress with the scheme at the quantum of office delivered by these options?

Once we've had the chance to consider the above, we'd be happy to get a date in the diary to discuss next steps.

Kind regards

---

**From:** [REDACTED] <[REDACTED]@dp9.co.uk>  
**Sent:** 17 June 2021 09:20  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@dp9.co.uk>  
**Subject:** Popes Road, Brixton

Hi all,

Please can we diarise the next meeting and it would be useful to have your feedback on the height study.

Best,

[REDACTED]

[REDACTED]  
Board Director  
direct: [REDACTED]  
mobile: [REDACTED]  
e-mail: [REDACTED]@dp9.co.uk

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telephone: 020 7004 1700 facsimile: 020 7004 1790 website: [www.dp9.co.uk](http://www.dp9.co.uk)

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 12 July 2021 15:51  
**To:** [REDACTED]  
**Subject:** RE: AGENDA ITEM REQUEST for Jules' Planning Issues Meeting on Thursday 15th July 2021  
**Attachments:** 15 July Planning Issues Briefing Note.doc

Afternoon [REDACTED].

Hope all's good.

Can I add the following case to the Agenda for Thursday's meeting please.

I've discussed this with [REDACTED]

Thanks  
[REDACTED]

---

**From:** [REDACTED]@london.gov.uk>  
**Sent:** 12 July 2021 08:54  
**To:** [REDACTED]

**Cc:** All Planning Staff [REDACTED]  
**Subject:** AGENDA ITEM REQUEST for Jules' Planning Issues Meeting on Thursday 15th July 2021

**AGENDA ITEM REQUEST for Jules' Planning Issues Meeting on Thursday 15<sup>th</sup> July@  
10.00-12.00**

Please could you complete the attached template for any item you want on the agenda for this week's Jules' Planning Issues meeting (and cc Lucinda Turner and [planningsupport@london.gov.uk](mailto:planningsupport@london.gov.uk)) by **COP today**. When completing the attached template, please indicate if your item will be verbal or written and the purpose or general steer being sought.

**Item titles that are not received by the deadline will go on the agenda for the following week (in this case 22<sup>nd</sup> July 2021)**

For any written items/report, please ensure you send the final written item/report to me by **4pm Tuesday**.

The final agenda and associated items/reports will be circulated on Wednesday.

The meeting will take place over Microsoft Teams.

Thank you,

[REDACTED]  
Planning Technician, Planning  
GREATER LONDON AUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA

## Agenda item

### Jules' Planning Issues Meeting

---

|                                               |                                        |
|-----------------------------------------------|----------------------------------------|
| <b>Prepared by:</b>                           | ■■■■ ■■■■                              |
| Title<br>Extension                            | Principal Strategic Planner            |
| <b>Meeting Date:</b>                          | 15 July 2021                           |
| <b>Item:</b>                                  | 20-24a Popes Road                      |
| <b>Format:</b><br><br><i>Attached papers:</i> | Verbal update                          |
| <b>Purpose</b>                                | To provide an update on called in case |

### Body of Briefing

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 08 July 2021 09:42  
**To:** [REDACTED]  
**Subject:** RE: Popes Road

Hi [REDACTED]

I've just been through this too.

I've found that they do have a full set of views for Electric Avenue (at PDF pages 8-12), but they seem to have added an extra slide at the end – just putting the 20 and 18-storey versions side by side in the Electric Avenue view. Slightly curious, but at least we should have all the views we asked for.

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 07 July 2021 22:30  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Subject:** FW: Popes Road

Hi [REDACTED]

They havent included the images for 14 and 16 storeys for Electric Avenue and they have these for every other view. It could be a genuine omission but we need these to be included before we take this forward

Thanks  
[REDACTED]

[REDACTED]

**Deputy Head of Development Management, Planning**  
GREATERLONDONAUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA  
020 7084 2820 | 07840 046 318

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---

**From:** [REDACTED] <[REDACTED]@dp9.co.uk>  
**Sent:** 07 July 2021 17:25  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@dp9.co.uk>  
**Subject:** RE: Popes Road

Dear all

Please find attached a revised pack on this matter via this we transfer link.

[LINK](#)

Please confirm receipt and assuming this all makes sense and you are content to share with the Deputy Mayor please can we discuss the road map.

Best,

[REDACTED]

[REDACTED]

Board Director

direct: [REDACTED]

mobile: [REDACTED]

e-mail: [REDACTED] [dp9.co.uk](mailto:dp9.co.uk)

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---

**From:** [REDACTED] <[REDACTED]@[london.gov.uk](mailto:london.gov.uk)>

**Sent:** 18 June 2021 15:15

**To:** [REDACTED] <[REDACTED]@[dp9.co.uk](mailto:dp9.co.uk)>

**Cc:** [REDACTED] <[REDACTED]@[london.gov.uk](mailto:london.gov.uk)>; [REDACTED] <[REDACTED]@[london.gov.uk](mailto:london.gov.uk)>; [REDACTED]

<[REDACTED]@[london.gov.uk](mailto:london.gov.uk)>; [REDACTED] <[REDACTED]@[dp9.co.uk](mailto:dp9.co.uk)>

**Subject:** RE: Popes Road

Dear [REDACTED]

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We note that the height options do need to be considered together with the impact that any such reduction would have on the package of public benefits that can be delivered with the proposal. However, the intention of the option study was to allow us to assess the townscape impacts visually. The presentation of study sent through obscures the intention behind presenting the options visually and undermines our ability to report this upwards in a manner that reflects the assessment of GLA Planning. In order to progress with this we would require the study to be supplemented with clean images of the options.

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storeys gets us to the point shown in the document. At present there is not sufficient information here for us to make a reasoned assessment, which again limits our ability to report this upwards.

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Once we've had the chance to consider the above, we'd be happy to get a date in the diary to discuss next steps.

Kind regards

**Principal Strategic Planner, Development Management**

**GREATERLONDONAUTHORITY**

City Hall, The Queen's Walk, London SE1 2AA

t: 020 8039 m:

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---

**From:** <> [dp9.co.uk](mailto:dp9.co.uk)

**Sent:** 10 June 2021 20:02

**To:** <> [london.gov.uk](mailto:london.gov.uk); <> [london.gov.uk](mailto:london.gov.uk); <>

<> [london.gov.uk](mailto:london.gov.uk)

**Cc:** <> [lambeth.gov.uk](mailto:lambeth.gov.uk); <>

<> [dp9.co.uk](mailto:dp9.co.uk)

**Subject:** Popes Road

Dear and

I refer to our conversations about this application which the Mayor has recovered for his own determination. As an initial exercise, we understand that the Deputy Mayor has requested to see a series of alternative height studies comparing the "Lambeth resolved to grant" 20 storey scheme at 18, 16 and 14 storeys and for this to be shown in views from Electric Avenue, the Town Hall steps and Brixton Hill on front of St Matthew's Church. As we explained on a recent call, the notional reduction in the height of the building cannot be assessed as a townscape matter alone and must be considered in the round with the associated benefits and how those benefits would change with corresponding height loss. We have added the 23 storey version to the study as that was shown in pre-app stage on the basis that it represented the appropriate townscape response to the site was reduced in dialogue with Lambeth. The attached document therefore presents the various height studies in those views and alongside it shows how this would affect the planning benefits package. As you know, the current scheme was given very careful and rigorous consideration in negotiation with Lambeth officers and this arrived at 20 storeys with the associated planning benefits presented to the August 2020 Planning Applications Committee then further enhanced in the November 2020 which that committee resolved to grant planning permission.

The basic Brief for this project and through the selection of David Adjaye as architect has been to create a new office ecosystem alongside considerable amenities in an exemplary designed building. To act as a catalyst to regeneration in the area, the office ecosystem requires a critical mass of a minimum of 200ksqft, which would be compromised by any reduction in height and consequential loss of floorspace. Furthermore, the office ecosystem comprises micro, small and medium enterprise plus the capability to

attract larger tenants at higher rents and this was demonstrated in the Savills report which we also attach to this note. Whilst our advice is that any loss of area would jeopardise the ecosystem, it is for this reason that the 14 and 16 storey versions are shown struck through because they would fall significantly short of the stated minimum quantum of office space that would create the ecosystem that acts as the catalyst for the regeneration of Brixton Central, and the associated aspirations for job creation.

Finally, notwithstanding the “less than substantial harm” that has been identified by Lambeth, we would also add that the quality of architecture of the scheme also represents a planning benefit. It has been designed by Adjaye Associates, one of the UK and the world’s greatest architects (and recent RIBA Gold Medal Prize winner) who has presented a scheme of high distinction and the height, at 20 storeys, is part of a careful consideration of proportion and scale. This slenderness ratio would be reduced if the height is reduced and the greater the height reduction the less elegant it becomes and therefore the architectural distinction is diminished.

I am copying this to Lambeth who will be able to comment on the relative merits of the reduced heights and corresponding planning benefits package.

I look forward to continuing discussions with you about a route map to the mayoral hearing.

Best,

[Redacted signature]

[Redacted name]  
Board Director

direct: [Redacted]  
mobile: [Redacted]  
e-mail: [Redacted] [dp9.co.uk](mailto:[Redacted]@dp9.co.uk)

**DP9 Ltd**

100 Pall Mall

London

SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: [www.dp9.co.uk](http://www.dp9.co.uk)

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 12 July 2021 15:45  
**To:** John Finlayson  
**Cc:** [REDACTED]  
**Subject:** Jules Planning meeting

Hi John

[REDACTED] will be adding Popes Road as a verbal update to this weeks agenda

Thanks

[REDACTED]

**Deputy Head of Development Management, Planning**  
GREATERLONDONAUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA

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[REDACTED] [london.gov.uk](http://london.gov.uk)

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 15 July 2021 13:47  
**To:** [REDACTED]sidy  
**Subject:** Pope's Road update

Afternoon [REDACTED]

Hope all is well.

Do you have a slot to discuss Pope's Road either tomorrow or early next week (Monday or Tuesday)? It would be useful to catch up on developments to date and get an update on the progress with the s106 drafting.

Kind regards

[REDACTED]  
**Principal Strategic Planner, Development Management**  
GREATERLONDONAUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA  
t: 020 8039 [REDACTED] m: [REDACTED]  
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We appreciate that you are all already very busy, so we are extremely grateful for your help and support with this process.

Please review the attached table to identify your re-allocations.

■■■■ has done a very good job of tying things up and preparing handover notes as appropriate, so this should hopefully make the next steps self-explanatory. ■■■■ is nevertheless able to make himself available during next week to provide more detailed handovers on key cases where this may be helpful in addition.

I will now update the case officer records on ARCUS to reflect these re-allocations. I recommend you take this opportunity to make contact with relevant LPA case officers to notify them that you will be taking these cases forward, and to scope out/agree the future reporting programmes as appropriate.

Many thanks again for your support

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**Team Leader, Development Management**  
GREATERLONDONAUTHORITY  
City Hall, The Queen's Walk, London SE1 2AA  
020 7983 ■■■■  
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