

GREATER LONDON AUTHORITY

(By email)

Our reference: MGLA070622-2567

Date: 29 June 2022

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 5 June 2022. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

Some parts of your request have been responded to and are available at: [EIR - Pope's Road Representation Hearing \[Jun 2022\] | London City Hall](#).

I am responding to the outstanding parts of your request as follows:

- a) *A copy of the officer's report (in draft form or otherwise) prepared for the Representation Hearing planned for the 10th June 2022*
- b) *A copy of all communications between the Mayor's office, Lambeth council and the applicant (and their agents) in respect of the request for the postponement of the Representation Hearing and the subsequent decision by the Mayor*
- c) *A copy of all communications between the Mayor's office, Lambeth council and the applicant (and their agents) in respect of the request for the postponement of the Representation Hearing and the subsequent decision by the Mayor*
- d) *A schedule of the specific "significant concerns raised by Historic England and others" referred to in the notice of postponement of the 1st June 2022 and as identified in the correspondence referred to in ii) above*
- e) *Copies of correspondence between the Mayor's office and Historic England*
- f) *The same letter refers to a meeting held on 30th May 2022 between Oliver Sheppard and Lucinda Turner. Please provide us with a copy of the minutes or record of that meeting.*

Please find attached the information we hold within the scope of part b to e of your request. We do not hold a record or minutes of the meeting you have referenced under part f of your request. Some of the information in relation to your request as been published here (communications between the Mayor and the applicant): [Pope's Road Public Hearing | London City Hall](#)

After careful consideration, we have decided the officer's report *(in draft form or otherwise) prepared for the Representation Hearing planned for the 10th June 2022* is exempt information by virtue of the disclosure-exception provisions found under regulation 12(4)(d) of the EIR

Regulation 12(4)(d) is engaged when the request relates to material that is still in the

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course of completion, unfinished documents or incomplete data. If the information in question falls into one of these categories, then the exception is engaged.

Guidance¹ published by the Information Commissioner clarifies:

“The fact that the exception refers to both material in the course of completion and unfinished documents implies that these terms are not necessarily synonymous. While a particular document may be itself be finished, it may be part of material still in the course of completion. An example may be where a public authority is formulating and developing policy.”

The same guidance also clarifies that material which is still in the course of completion can include information created as part of the process by which it formulates policy and reaches decisions.

It is not necessary for the GLA to demonstrate where disclosure might have a particular adverse effect in order to engage the exception, but any adverse effects of disclosure may be relevant in the public interest considerations which the GLA is required to balance in order to decide whether the information should be withheld.

There is a strong public interest in the release of information that would inform and engage public debate on issues pertinent to major planning applications. The release of this report would also therefore help reassure the public that we are considering the most appropriate options and advice regarding the Pope's Road site.

There is a general public interest in transparency in relation to planning and development matters, particularly in the decision making behind, and progress of, developments of this size and impact. Disclosure of this information would enable the community affected by the development to understand more fully the decision making process.

Effective policy and decision making should be informed by engaging with the public and key stakeholders; however this engagement needs to be structured to be effective. Release of this information at this time would divert attention and resources away from the task at hand and towards responding to external thoughts whilst discussions are still ongoing. Furthermore, our procedures require that the requested report is published 7 clear days prior to the Hearing which will allow for the required public engagement on this subject.

The best interests of the public – i.e. the public interest – is best served by ensuring that public authorities continue to deliberate robustly and comprehensively, considering all options and their potential impacts, in order for the best possible decisions to be taken.

Once the hearing date has been set, our planning team will be able to advise you further on a publication date. If you have any further questions relating to this matter, please contact me, quoting the reference MGLA070622-2567.

Yours sincerely

Information Governance Officer

¹ [eir material in the course of completion.pdf \(ico.org.uk\)](#)

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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:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

[REDACTED]

From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 27 September 2021 10:48
To: [REDACTED]
Subject: Accepted: Pope's Road catch-up

[REDACTED]

From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 23 September 2021 14:52
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 20-24 Pope's Road, Brixton

Hi [REDACTED]
That's helpful – thank you.
A quick Teams call would be great. I can be quite flexible on Tuesday and Wednesday next week, if there's a time that suits you both?
Kind regards
[REDACTED]

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

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 22 September 2021 16:26
To: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 20-24 Pope's Road, Brixton

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Hi [REDACTED]
Thanks for getting back in touch. Yes, [REDACTED] so [REDACTED] (cc'd) is now our case officer for this.
We don't have a hearing date as yet, but we are happy to keep you posted on that. If you like we could schedule a quick call on MS Teams so you can be introduced to [REDACTED] and so we can catch up more generally with respect to the likely programme etc.
Kind regards
[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]@HistoricEngland.org.uk>
Sent: 22 September 2021 12:01
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 20-24 Pope's Road, Brixton

Dear [REDACTED]
I've just received [REDACTED] out of office and wonder if you might be able to help.
I'd be very grateful for a brief update on this site and the public hearing. If there is a new case officer, their contact details would be helpful too.
I can be contacted on either number below.

Many thanks

Inspector of Historic Buildings and Areas
London and South East Region
4th 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: 22 September 2021 11:54

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

Subject: Automatic reply: 20-24 Pope's Road, Brixton

Thank you for your email.

[REDACTED]
All live Planning casework has been reallocated to a new officer. Please contact Planning Support for further information.

If you have an urgent query you may also contact the GLA Planning support team at:
planningsupport@london.gov.uk

Kind regards

[REDACTED]

[REDACTED] Principal Strategic Planner - Development Management | Good Growth
GREATER LONDON AUTHORITY | City Hall, The Queen's Walk, London SE1 2AA
Tel: 020 8039 [REDACTED]
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[REDACTED]

From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 27 September 2021 10:20
To: [REDACTED]
Subject: RE: 20-24 Pope's Road, Brixton

Hi [REDACTED]
That would suit me – thank you for arranging.
Best

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

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 23 September 2021 19:53
To: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Subject: RE: 20-24 Pope's Road, Brixton

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Hi [REDACTED]
Looking forward to meeting you. Would 12pm on Tuesday suit?
Best,

[REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
[london.gov.uk](https://www.london.gov.uk)

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

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From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
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Subject: RE: 20-24 Pope's Road, Brixton

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Kind regards

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

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

Sent: 22 September 2021 16:26

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

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

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

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We don't have a hearing date as yet, but we are happy to keep you posted on that. If you like we could schedule a quick call on MS Teams so you can be introduced to [REDACTED] and so we can catch up more generally with respect to the likely programme etc.

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

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

Sent: 22 September 2021 12:01

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

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

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I'd be very grateful for a brief update on this site and the public hearing. If there is a new case officer, their contact details would be helpful too.

I can be contacted on either number below.

Many thanks

[REDACTED]

Inspector of Historic Buildings and Areas

London and South East Region

4th 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: 22 September 2021 11:54

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

Subject: Automatic reply: 20-24 Pope's Road, Brixton

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] Principal Strategic Planner - Development Management | Good Growth

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Tel: 020 8039 [REDACTED]

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Historic England

John Finlayson
Head of Development Management
Greater London Authority
City Hall, Kamal Churchie Way
London
E16 1ZE

Direct Dial: 020 7973 3091

Our ref: P01198267

17 December 2021

Dear John Finlayson

**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 & 2021/0265/S3**

Thank you for your letter of 26 November 2021 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The heritage impacts arising from the application proposals remain the same as previously considered. Historic England has provided detailed comments on the proposals in its objection letters of 18 May 2020 and 14 October 2020. We wish to reiterate our very serious concerns and refer you to these letters, which set out the harmful impact on significance and our position.

In summary, Brixton Conservation Area represents a particularly characterful town centre with a very strong sense of place. We consider that the proposed development, by virtue of its scale and design, would have an aggressively dominant relationship with the conservation area, resulting in harm to its significance, and that of the Grade II* listed Church of St Matthew. There would also be similar harm to the Grade II* listed Budd Mausoleum in the churchyard (which we have not identified previously) as the proposal would detract from its townscape prominence and distinctive silhouette. The application presents a clear conflict with national and development plan policy because of this harm, and by virtue of the fact that the site has not been allocated as suitable for a tall building. Historic England therefore objects to the grant of planning permission.

Lambeth's Local Plan 2021 has been adopted since our previous consultation responses. Policy Q26 Tall buildings, Part B allows for the consideration of tall



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

Telephone 020 7973 3700
HistoricEngland.org.uk



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buildings outside of site allocations, providing that the application provides *'clear and convincing justification and demonstrate the appropriateness of the site for a tall building having regard to the impact on heritage assets, the form, proportion, composition, scale and character of the immediate buildings and the character of the local area'*. Lambeth officers have described the impact of the proposed development on the setting of the Brixton Conservation Area as "overwhelmingly negative" (CR 8.2.94). They have also undertaken their own modelling exercise which demonstrates that the proposals are 38 metres taller than what they consider that the site could reasonably accommodate (CR 8.2.31).

In this opportunity to provide further comment, we wish to draw your attention to what we consider to be serious flaws in the design process and design quality, in light of recent high-profile appeal decisions relating to heritage which consider these points in more detail. This is pertinent because the applicant claims the quality of the design is a key justification for the scheme. In response to the identification of harm (by the GLA, Lambeth and Historic England), the applicant has submitted that *'this does not affect - and is indeed outweighed by - the exceptional quality of its design.'* Contrary to this view, recent decisions, including those resulting from recent public inquiries for the Citroen site and 'Tulip' proposal, found that harm to the setting of designated heritage assets detracts from the overall design quality. In the case of the Tulip, the harm caused to designated heritage assets, arising from its form and materials, at its proposed height and location, 'weighs very heavily against the quality of the design' (IR 14.87).

Furthermore, both the NPPF and London Plan place importance on the scrutiny of development proposals through the use of design review (NPPF Para 133; LP Policy D4). In the case of the Tulip appeal, the Secretary of State found that the criticisms that arose through design review carried significant weight against the scheme, and that it could not be considered to have the support of NPPF paras 132 and 133 (Para 43). A number of concerns raised by Lambeth's independent Design Review Panel remain unaddressed. For example, they were critical of the unwelcome visual dominance of the bold concrete diagonal elements of the east and west elevations in addition to the repetitive window treatment and lack of articulation of the north and south elevations when viewed from street level. We share these concerns and consider that they contribute significantly to the building's alien character in the context of Brixton's existing townscape, amplifying the harm caused by its uncharacteristic scale.

The revised NPPF (2021) Para 134 requires that developments should be sympathetic to local character and history, and development that is not well designed should be refused permission, especially where it fails to reflect local and government design guidance. Related to this, the National Design Guide (2021) emphasises the importance of heritage and context when considering the merits of a design. These points are all reinforced in London Plan Policies D1, D3, D9 and HC1, in particular.



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

Telephone 020 7973 3700
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These related policies rely on a design-led approach for optimising sites, to ensure that the form of the proposed development responds to a site's context and capacity for growth, including through identifying and avoiding harm to heritage assets.

The form and scale of the proposed development has been determined principally by a desire to provide a minimum quantum of commercial floorspace, to create an office ecosystem. This predetermined quantum appears to bypass the design-led approach to optimising site capacity, which requires an evaluation of the site's surrounding context. The brief does not allow for the surrounding context, including heritage assets, to inform the scale or form of the proposed development in relation to the capacity of the site for potential growth, as required by all the London Plan policies listed above.

The methodology employed by the submitted Townscape, Heritage and Visual Impact Assessment concludes that the development has either a neutral or beneficial impact on the setting of heritage assets. Of this same methodology, in dismissing the Tulip appeal, the Inspector noted that 'enhancing a view is not the same as enhancing the aspects of a setting that contribute to the significance...[of listed buildings]' (IR 14.59). As no possible harm was identified by the applicants in developing the scale and form of the proposed scheme - a major flaw in the methodology in this case - we query how it could have been developed to avoid harm to heritage assets and sensitively respond to its context, as policy robustly requires.

Recommendation

Historic England objects to the application on heritage grounds. The proposals would result in clear harm to important designated heritage assets and would markedly detract from Brixton's very strong sense of place. The application is contrary to the Development Plan (London Plan Policies D3, D4, D9 and HC1; Lambeth Local Plan Policies Q7, Q20, Q22 and Q26).

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.

Yours sincerely



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

Telephone 020 7973 3700
HistoricEngland.org.uk





Historic England

[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] <[REDACTED]@HistoricEngland.org.uk>
Sent: 21 February 2022 17:41
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Perfect – thanks [REDACTED]

Best

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

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

Sent: 21 February 2022 17:39

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

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

Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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Hi [REDACTED]
Tomorrow at 3pm would work for us. If that works for you I'll send through a Teams meeting invite.
Best,

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
[london.gov.uk](https://www.london.gov.uk)

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

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

Sent: 21 February 2022 16:32

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

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

Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Hi [REDACTED]
Very happy to meet with you to discuss this. At the moment I'm available Tuesday PM, Wednesday PM and Thursday PM – please let me know if there's a time that suits?
Kind regards

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

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

Sent: 21 February 2022 10:53

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

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

Subject: FW: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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Hi [REDACTED]

I hope you are well.

I am managing the Pope's Road application and [REDACTED] copied in, is the case officer. I understand there has been some discussions with my managers regarding this application and your testing on VuCity.

Would you be available later this week to meet with us, discuss the proposals from your perspective and show us your testing using VuCity?

Kind Regards

[REDACTED]

Special Projects Team Leader, Planning

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Union Street, London, SE1 0LL

london.gov.uk

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

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

Sent: 17 December 2021 16:44

To: Planning Support <planningsupport@london.gov.uk>; John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED]

[REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Dear all

Please find attached our advice on the following site –

20-24 POPE'S ROAD LONDON SW9 8JB

Application No. 20/01347/FUL & 2021/0265/S3

I would be happy to discuss any of the points raised if this would be considered helpful.

Kind regards

[REDACTED]

Inspector of Historic Buildings and Areas

London and South East Region

4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Direct Dial: [REDACTED]

Mobile: [REDACTED]



Historic England

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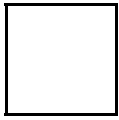
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From: Greater London Authority <greater.london.authority@notifications.service.gov.uk>

Sent: 26 November 2021 08:45

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

Subject: Proposed development at 20 – 24 Pope's Road, Brixton, London, SW9 8JB



Dear Sir/Madam

Town & Country Planning Act 1990 (as amended); Town and Country Planning (Development Management Procedure) England Order 2015 (DMPO).

On 31 March 2019, planning application (reference 20/01347/FUL) ('the Application') was submitted to the London Borough of Lambeth by AG Hondo Popes Road BV ('the Applicant') for the following development:

"Demolition of existing building and erection of part 5, part 9 and part 20-storey building with flexible A1 (shops)/ A3 (restaurants and cafes) / B1 (business) / D1 (non-residential institutions) / D2 (assembly and leisure) uses at basement, ground floor and first floor levels, with restaurant (Class A3) use at eighth floor level and business accommodation (Class B1) at second to nineteenth floor levels, with plant enclosures at roof level and associated cycle parking, servicing and enabling works"

On 1 March 2020, the Mayor of London issued a direction under Article 7 of the Town and Country Planning (Mayor of London) Order 2008 that the Mayor will act as the Local Planning Authority for the purposes of determining the Application. Subsequent to that direction, the Applicant has submitted revisions to the Application to the Mayor, as follows:

� Increasing the term of the Affordable Workspace to 2090. A period of 25 years was originally provided.

� Providing a new Brixton job training fund of £1,000,000 (£40,000 per annum for a period of 25 years).

� In addition to the apprenticeships already provided, the applicant would provide an additional 50% for apprenticeship opportunities during the occupation phase.

Hard copies of the revisions to the Application detailed above can be inspected by members of the public at all reasonable hours between 8.30am on 26 November 2021 until 4.30pm on 17 December 2021 at 169 Union Street, London SE1 0LL. Copies of these documents are also available online at:

� Lambeth Council website at:

<https://planning.lambeth.gov.uk/online-applications/search.do?action=simple&searchType=Application>
(using ref: 20/01347/FUL).

� GLA website at: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/poppe-road-public-hearing>

How to comment

Representations about these detailed revisions to the Application can be submitted in writing or online to the following address and should be received by 17 December 2021:

*Online via: <https://planning.london.gov.uk/pr/s/planning-application/a0i4J000002gBW8QAM/20210265?tabset-c2f3b=3>

*By post: Pope's Road, The Planning Team, Greater London Authority, City Hall, Kamal Chumchie Way, London E16 1ZE.

Notification Period

The notification period runs until 17 December 2021.

Representations received after the date referred to above, but before a decision is made, may still be taken into account but failure to meet this deadline could result in your representations not being considered.

Any representations you have previously made on this application

to the London Borough of Richmond and/or GLA will still be taken into account.

How will the application be decided?

The Mayor will consider the planning application at a public representation hearing. A date for this will be confirmed in due course and all respondents will be notified. Further details on this process are available on the GLA website as above.

Yours sincerely

John Finlayson
Head of Development Management

[REDACTED]

From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 21 February 2022 17:41
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Perfect – thanks [REDACTED]

Best

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

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

Sent: 21 February 2022 17:39

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

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

Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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Hi [REDACTED]
Tomorrow at 3pm would work for us. If that works for you I'll send through a Teams meeting invite.
Best,

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL
[london.gov.uk](https://www.london.gov.uk)

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

My pronouns are: she/her

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

Sent: 21 February 2022 16:32

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

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

Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Hi [REDACTED]
Very happy to meet with you to discuss this. At the moment I'm available Tuesday PM, Wednesday PM and Thursday PM – please let me know if there's a time that suits?
Kind regards

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

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

Sent: 21 February 2022 10:53

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

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

Subject: FW: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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Hi [REDACTED]

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Would you be available later this week to meet with us, discuss the proposals from your perspective and show us your testing using VuCity?

Kind Regards

[REDACTED]

Special Projects Team Leader, Planning

GREATERLONDONAUTHORITY

Union Street, London, SE1 0LL

london.gov.uk

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

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

Sent: 17 December 2021 16:44

To: Planning Support <planningsupport@london.gov.uk>; John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED]

[REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Dear all

Please find attached our advice on the following site –

20-24 POPE'S ROAD LONDON SW9 8JB

Application No. 20/01347/FUL & 2021/0265/S3

I would be happy to discuss any of the points raised if this would be considered helpful.

Kind regards

[REDACTED]

Inspector of Historic Buildings and Areas

London and South East Region

4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Direct Dial: [REDACTED]

Mobile: [REDACTED]



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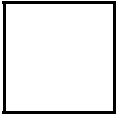
From: Greater London Authority <greater.london.authority@notifications.service.gov.uk>

Sent: 26 November 2021 08:45

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

Subject: Proposed development at 20 – 24 Pope's Road, Brixton, London, SW9 8JB

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Dear Sir/Madam

Town & Country Planning Act 1990 (as amended); Town and Country Planning (Development Management Procedure) England Order 2015 (DMPO).

On 31 March 2019, planning application (reference 20/01347/FUL) ('the Application') was submitted to the London Borough of Lambeth by AG Hondo Popes Road BV ('the Applicant') for the following development:

[REDACTED]

From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 24 February 2022 15:38
To: [REDACTED]
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3
Attachments: Erratum notice_0.pdf

Dear [REDACTED] and [REDACTED]

Thank you for meeting with me on Tuesday to discuss the Pope's Road application. I was unaware of, and somewhat surprised by the 90m AOD height suggested in Annex 10 of the adopted Local Plan, given its discordance with the evidence base that illustrates that such parameters would cause unacceptable harm. I have followed this up and note that an erratum notice was published by Lambeth on 7th October 2021. This states that the figure is a typographical error and the supporting text recommending a maximum height of 65m AOD is adopted, as the Tall Buildings Study (2018) and Draft Local Plan (2020) also indicate. I have attached the erratum notice, which can also currently be found here – https://beta.lambeth.gov.uk/sites/default/files/2021-10/Erratum%20notice_0.pdf.

I hope that the modelling we discussed is therefore helpful to your recommendation on this application. We consider that whilst the possible worst case impact for the Pop Brixton site would likely result in some harm to Brixton Conservation Area, this would be significantly less harm than the current Pope's Road application. The lower rise scale and location of the site would result in a smaller zone of visual influence and considerably less dominance in key conservation area views such as those from Brixton Road, Atlantic Road, Windrush Square and Electric Avenue. The impacts on the settings of the Grade II* listed Church of St Matthew and Budd Mausoleum would also be demonstrably smaller. As discussed, we think that the modelling clearly illustrates the striking additional harm that the Pope's Road application would cause, which was key to formulating our position on the proposals.

Please let me know if you would like to discuss this further. I have additionally checked the kinetic views from Brixton Hill that you enquired about; importantly, these show that a 65m AOD development on the allocated site would not rise above the roofline of the church in the same approximate TVIA views as submitted with the application. I would be happy to also show you these if that would be helpful.

Kind regards

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

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Tomorrow at 3pm would work for us. If that works for you I'll send through a Teams meeting invite.

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[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

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From: [REDACTED] <[REDACTED] [HistoricEngland.org.uk](https://www.HistoricEngland.org.uk)>

Sent: 21 February 2022 16:32

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

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

Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Hi [REDACTED]

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Kind regards

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

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

Sent: 21 February 2022 10:53

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

Subject: FW: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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Hi [REDACTED]

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I am managing the Pope's Road application and [REDACTED] copied in, is the case officer. I understand there has been some discussions with my managers regarding this application and your testing on VuCity.

Would you be available later this week to meet with us, discuss the proposals from your perspective and show us your testing using VuCity?

Kind Regards

[REDACTED]
[REDACTED]
Special Projects Team Leader, Planning

GREATERLONDONAUTHORITY

Union Street, London, SE1 0LL

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

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

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From: [REDACTED] <[REDACTED] [HistoricEngland.org.uk](https://www.HistoricEngland.org.uk)>

Sent: 17 December 2021 16:44

To: Planning Support <planningsupport@london.gov.uk>; John Finlayson <[REDACTED] [london.gov.uk](https://www.london.gov.uk)>; [REDACTED]

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

Subject: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Dear all

Please find attached our advice on the following site –

20-24 POPE'S ROAD LONDON SW9 8JB

Application No. 20/01347/FUL & 2021/0265/S3

I would be happy to discuss any of the points raised if this would be considered helpful.

Kind regards

[REDACTED]

Inspector of Historic Buildings and Areas

London and South East Region

4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Direct Dial: [REDACTED]

Mobile: [REDACTED]



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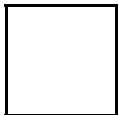
From: Greater London Authority <greater.london.authority@notifications.service.gov.uk>

Sent: 26 November 2021 08:45

To: [REDACTED] <[\[REDACTED\]@HistoricEngland.org.uk](mailto:[REDACTED]@HistoricEngland.org.uk)>

Subject: Proposed development at 20 – 24 Pope's Road, Brixton, London, SW9 8JB

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Dear Sir/Madam

Town & Country Planning Act 1990 (as amended); Town and Country Planning (Development Management Procedure) England Order 2015 (DMPO).

On 31 March 2019, planning application (reference 20/01347/FUL) ('the Application') was submitted to the London Borough of Lambeth by AG Hondo Popes Road BV ('the Applicant') for the following development:

Lambeth Local Plan 2021

ERRATUM NOTICE

7 October 2021

This erratum notice identifies two typographical errors in the Lambeth Local Plan 2021 as adopted on 22 September 2021.

- 1) The supporting text in Annex 10 of the Lambeth Local Plan 2021 contains a typographical error that occurred unintentionally during the design of the document in preparation for adoption.

On page 382, the Annex 10 General Building Heights table supporting text relating to Location B2 reading '90m AOD' should be blank. The paragraph below reads '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' should relate to Location B2.

Therefore, this part of Annex 10 should read as follows:

Location B2	Former Canterbury Arms / Pop Brixton
-------------	--------------------------------------

'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 is consistent with the submission version of the [Draft Revised Lambeth Local Plan January 2020](#) and the [Inspector's report](#), which does not recommend main modifications to this part of the Plan.

- 2) Policy Q14 of the Lambeth Local Plan also contains a typographical error with the policy numbering that occurred unintentionally during the design of the document in preparation for adoption. On page 21, Policy Q14 reads:

'C. New development in rear gardens (or on land last used as rear gardens) will be supported where:

D. outside of conservation areas, the total area of ground covered by buildings within the curtilage does not exceed 50 per cent of the total area of the curtilage excluding the ground area of the original dwelling; and

E. Local Plan policy H5 requirements for external amenity space for both new and existing residential properties on the site are achieved, plus an additional 10m² amenity space for every bedroom above three in the host building; and

i. it is subordinate in height and scale to the host building; and

- ii. access arrangements meet relevant standards (including inclusive mobility guidance), are safe and direct; and
- iii. there would be no unacceptable impacts on amenity’.

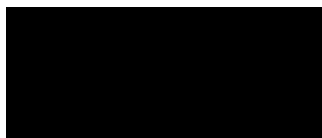
It should read:

c) ‘New development in rear gardens (or on land last used as rear gardens) will be supported where:

- i) outside of conservation areas, the total area of ground covered by buildings within the curtilage does not exceed 50 per cent of the total area of the curtilage excluding the ground area of the original dwelling; and
- ii) Local Plan policy H5 requirements for external amenity space for both new and existing residential properties on the site are achieved, plus an additional 10m² amenity space for every bedroom above three in the host building; and
- iii) it is subordinate in height and scale to the host building; and
- iv) access arrangements meet relevant standards (including inclusive mobility guidance), are safe and direct; and
- v) there would be no unacceptable impacts on amenity

d) Domestic curtilage structures...’

Signed:



Date: 7 October 2021

Director Planning Transport and Sustainability
London Borough of Lambeth



[REDACTED]

From: [REDACTED]
Sent: 17 May 2022 09:55
To: [REDACTED]
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Thanks [REDACTED] and sorry for the short notice.

[REDACTED]
Special Projects Team Leader, Planning
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

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

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From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 17 May 2022 09:54
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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Hi both

I will do this later on today – about to head out on a site visit.

Kind regards

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

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 17 May 2022 09:42
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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Hi [REDACTED]

And sorry if you could provide these shortly that would be really appreciated as have a meeting to discuss site towards end of this week with senior management.

Thanks
[REDACTED]

[REDACTED] [REDACTED]
Special Projects Team Leader, Planning
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

london.gov.uk

[REDACTED] london.gov.uk

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

Sent: 17 May 2022 09:32

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

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

Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Hi [REDACTED]

Hope all's well with you.

Recall that you showed us some modelling when we met a while back that Historic England had done in VuCity demonstrating the impact of a tall building on the Pop Brixton site. As I recall the modelling assumed the tallest possible massing (65m AOD, per current policy) on the nearest corner of the site. Am I remembering this correctly?

Would you be able to send through a couple of screen shots of that?

Kind regards,
[REDACTED]

[REDACTED] [REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

london.gov.uk

[REDACTED] london.gov.uk

My pronouns are: she/her

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From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 24 February 2022 15:38
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Dear [REDACTED] and [REDACTED]

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Kind regards

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London and South East Region
4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
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Cc: [REDACTED] <[REDACTED]@london.gov.uk>
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Hi [REDACTED]

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Best,
[REDACTED]
[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
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london.gov.uk

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Sent: 21 February 2022 16:32

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

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

Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Hi [REDACTED]

Very happy to meet with you to discuss this. At the moment I'm available Tuesday PM, Wednesday PM and Thursday PM – please let me know if there's a time that suits?

Kind regards
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[REDACTED] [REDACTED]

Inspector of Historic Buildings and Areas
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Direct Dial: [REDACTED]
Mobile: [REDACTED]

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

Sent: 21 February 2022 10:53

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

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

Subject: FW: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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[REDACTED] [REDACTED]

Special Projects Team Leader, Planning

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

Sent: 17 December 2021 16:44

To: Planning Support <planningsupport@london.gov.uk>; John Finlayson <[REDACTED] london.gov.uk>; [REDACTED] <[REDACTED] london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED] london.gov.uk>

Subject: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Dear all

Please find attached our advice on the following site –

20-24 POPE'S ROAD LONDON SW9 8JB
Application No. 20/01347/FUL & 2021/0265/S3

I would be happy to discuss any of the points raised if this would be considered helpful.

Kind regards

[REDACTED] [REDACTED]

Inspector of Historic Buildings and Areas

London and South East Region

4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Direct Dial: [REDACTED]

Mobile: [REDACTED]



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[REDACTED]

From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 17 May 2022 15:25
To: [REDACTED]
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3
Attachments: VUCITY comparisons.pptx

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Hi both

Here are the images we discussed – happy to speak if there are any queries.

Best

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

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 17 May 2022 09:42
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@HistoricEngland.org.uk>
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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Hi [REDACTED]

And sorry if you could provide these shortly that would be really appreciated as have a meeting to discuss site towards end of this week with senior management.

Thanks

[REDACTED]
[REDACTED]
Special Projects Team Leader, Planning
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

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

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 17 May 2022 09:32
To: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Hi [REDACTED]

Hope all's well with you.

Recall that you showed us some modelling when we met a while back that Historic England had done in VuCity demonstrating the impact of a tall building on the Pop Brixton site. As I recall the modelling assumed the tallest possible massing (65m AOD, per current policy) on the nearest corner of the site. Am I remembering this correctly?

Would you be able to send through a couple of screen shots of that?

Kind regards,
[REDACTED]

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

london.gov.uk
[REDACTED]@london.gov.uk

My pronouns are: she/her

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From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 24 February 2022 15:38
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Dear [REDACTED] and [REDACTED]

Thank you for meeting with me on Tuesday to discuss the Pope's Road application.

I was unaware of, and somewhat surprised by the 90m AOD height suggested in Annex 10 of the adopted Local Plan, given its discordance with the evidence base that illustrates that such parameters would cause unacceptable harm. I have followed this up and note that an erratum notice was published by Lambeth on 7th October 2021. This states that the figure is a typographical error and the supporting text recommending a maximum height of 65m AOD is adopted, as the Tall Buildings Study (2018) and Draft Local Plan (2020) also indicate. I have attached the erratum notice, which can also currently be found here – https://beta.lambeth.gov.uk/sites/default/files/2021-10/Erratum%20notice_0.pdf.

I hope that the modelling we discussed is therefore helpful to your recommendation on this application. We consider that whilst the possible worst case impact for the Pop Brixton site would likely result in some harm to Brixton Conservation Area, this would be significantly less harm than the current Pope's Road application. The lower rise scale and location of the site would result in a smaller zone of visual influence and considerably less dominance in key conservation area views such as those from Brixton Road, Atlantic Road, Windrush Square and Electric Avenue. The impacts on the settings of the Grade II* listed Church of St Matthew and Budd Mausoleum would also be demonstrably smaller. As discussed, we think that the modelling clearly illustrates the striking additional harm that the Pope's Road application would cause, which was key to formulating our position on the proposals.

Please let me know if you would like to discuss this further. I have additionally checked the kinetic views from Brixton Hill that you enquired about; importantly, these show that a 65m AOD development on the allocated site would not rise above the roofline of the church in the same approximate TVIA views as submitted with the application. I would be happy to also show you these if that would be helpful.

Kind regards

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

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 21 February 2022 17:39
To: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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Hi [REDACTED]

Tomorrow at 3pm would work for us. If that works for you I'll send through a Teams meeting invite.

Best,

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

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

My pronouns are: she/her

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From: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Sent: 21 February 2022 16:32
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Hi [REDACTED]

Very happy to meet with you to discuss this. At the moment I'm available Tuesday PM, Wednesday PM and Thursday PM – please let me know if there's a time that suits?

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

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

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 21 February 2022 10:53
To: [REDACTED] <[REDACTED]@HistoricEngland.org.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: FW: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

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Hi [REDACTED]

I hope you are well.

I am managing the Pope's Road application and [REDACTED] copied in, is the case officer. I understand there has been some discussions with my managers regarding this application and your testing on VuCity.

Would you be available later this week to meet with us, discuss the proposals from your perspective and show us your testing using VuCity?

Kind Regards

[REDACTED]

[REDACTED] [REDACTED]

Special Projects Team Leader, Planning
GREATERLONDONAUTHORITY
Union Street, London, SE1 0LL

london.gov.uk
[REDACTED] [london.gov.uk](#)

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

Sent: 17 December 2021 16:44

To: Planning Support <planningsupport@london.gov.uk>; John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED]
[REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: Historic England advice on Application no(s) 20/01347/FUL & 2021/0265/S3

Dear all

Please find attached our advice on the following site –

20-24 POPE'S ROAD LONDON SW9 8JB
Application No. 20/01347/FUL & 2021/0265/S3

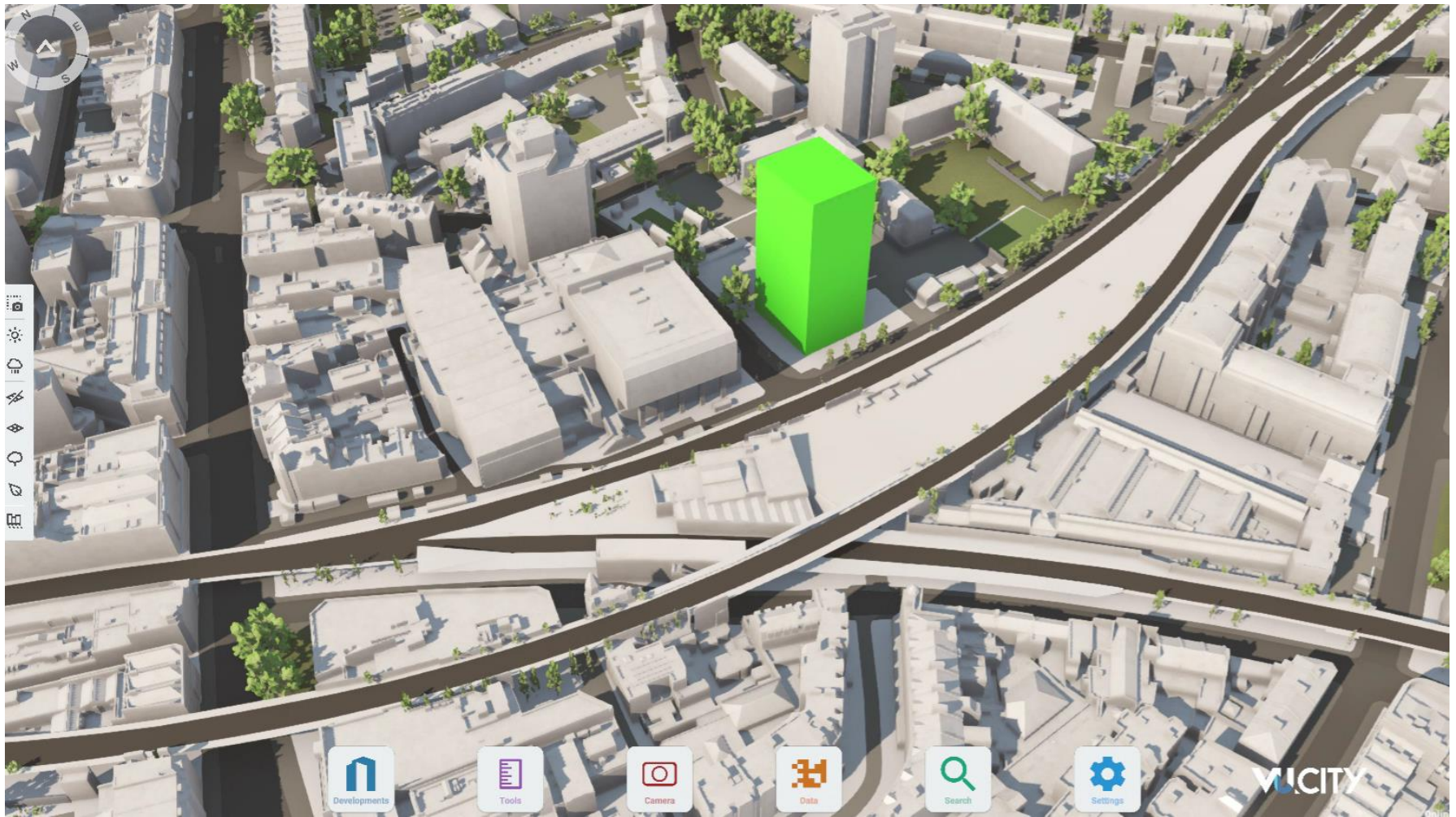
I would be happy to discuss any of the points raised if this would be considered helpful.

Kind regards

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



Historic England



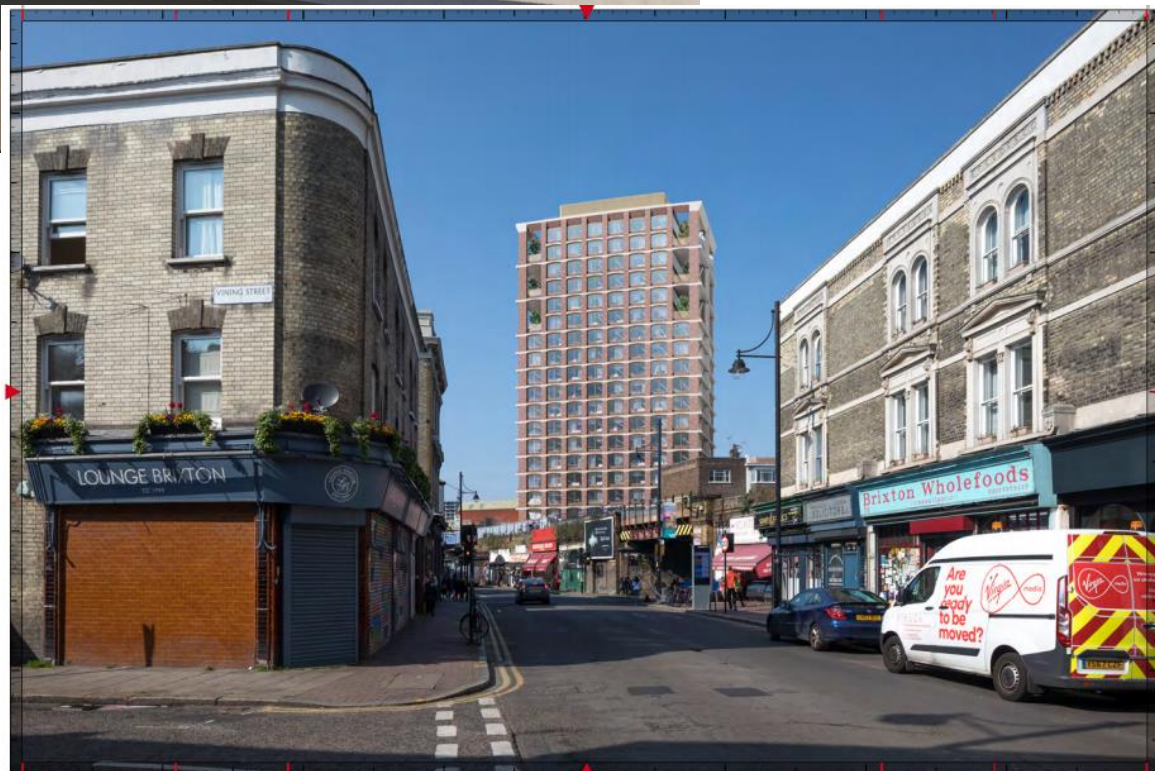
Approximate worst case scenario – 65m AOD on corner of site closest to CA.
(Lambeth Local Plan: *‘A development of varied building heights ranging from 15m AOD to 30m AOD to 65m AOD ensuring that the tall elements are arranged to optimise daylight and sunlight, ensure no over-bearing impacts and be sympathetic to the scale and form of surrounding buildings especially in relation to the character and appearance (inc, setting) of the Brixton Conservation Area.’*)







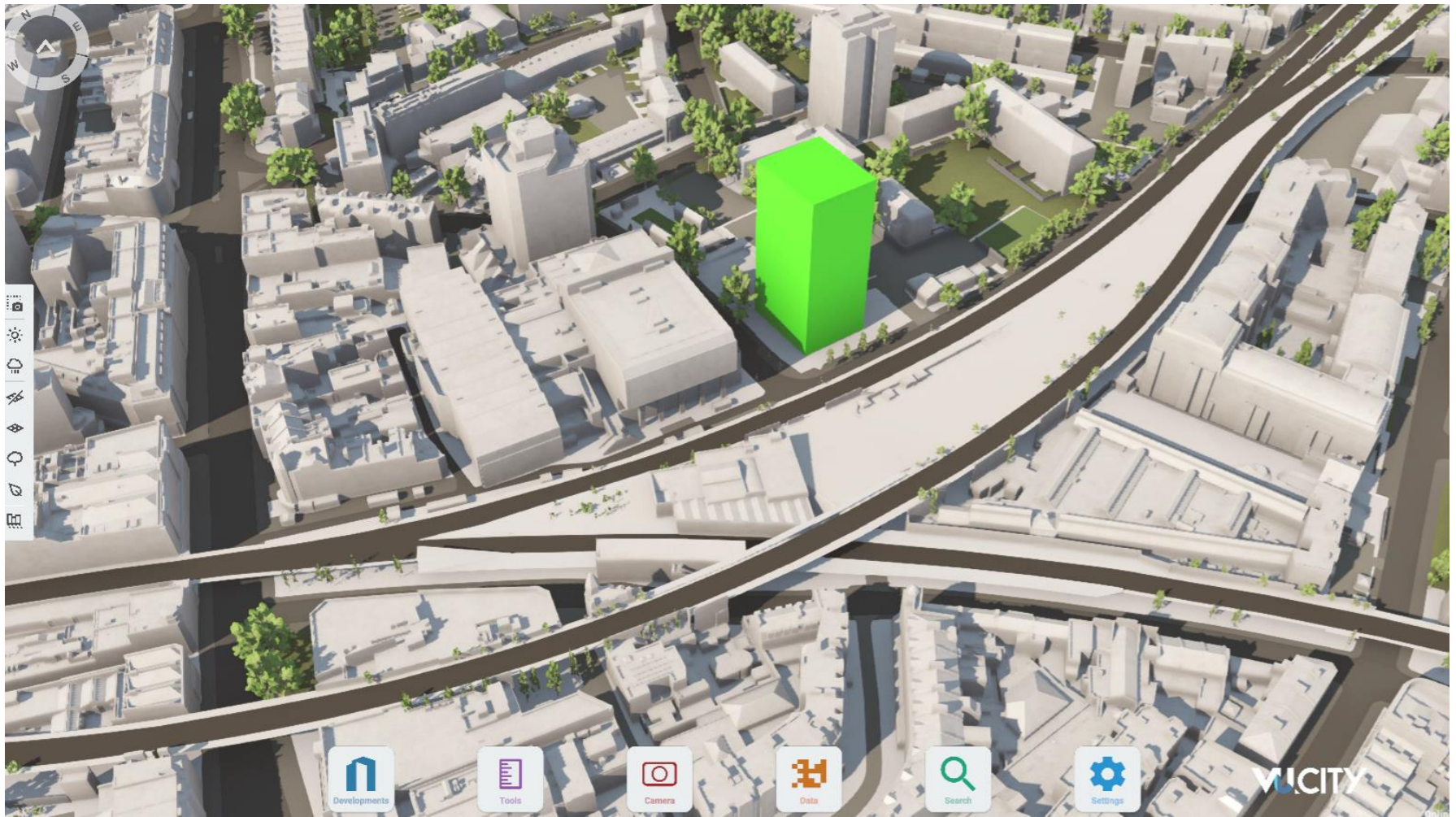












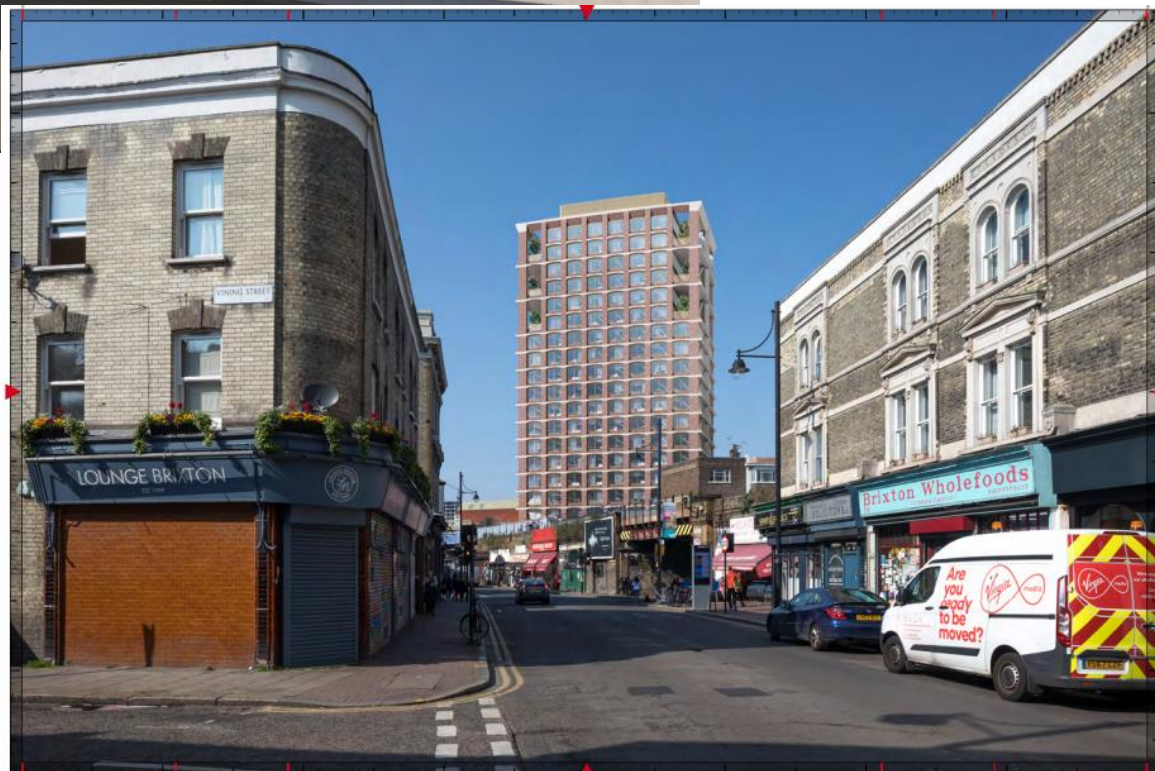
Approximate worst case scenario – 65m AOD on corner of site closest to CA.
(Lambeth Local Plan: *‘A development of varied building heights ranging from 15m AOD to 30m AOD to 65m AOD ensuring that the tall elements are arranged to optimise daylight and sunlight, ensure no over-bearing impacts and be sympathetic to the scale and form of surrounding buildings especially in relation to the character and appearance (inc, setting) of the Brixton Conservation Area.’*)

















[REDACTED]

From: [REDACTED]
Sent: 01 June 2022 17:55
To: [REDACTED]
Subject: NOTIFICATION OF POSTPONEMENT - POPES ROAD HEARING

Importance: High

Dear Sir / Madam,

You have registered to speak at the Representation Hearing for Pope's Road planning application due to take place at the end of next week, on 10 June.

I am emailing to advise you that, following a request from the applicant to postpone the Hearing to allow them to consider changes to the scheme to address significant concerns raised by Historic England and others, the Mayor has agreed to this. The postponement has been granted on condition that this is done in engagement with the local community as well as the GLA, Historic England and others.

This therefore means that the Hearing will not be proceeding next week. We apologise for any inconvenience this causes you and will contact you directly with notice of a new date for the planning hearing, and how you can be involved in it, in due course.

Best wishes

[REDACTED]
Head of Change and Delivery, Planning
GREATERLONDONAUTHORITY
City Hall, Kamal Churchie Way, London, E16 1ZE
07809 [REDACTED]

www.london.gov.uk/what-we-do/planning
[REDACTED] London.gov.uk

My Pronouns are He / Him

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[REDACTED]

From: [REDACTED] tfl.gov.uk
Sent: 01 June 2022 06:12
To: [REDACTED] (Legal)
Subject: Fwd: Popes Road - URGENT
Attachments: Ltr - L Turner 310522 - Popes.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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From: [REDACTED] <[REDACTED]@dp9.co.uk>
Sent: Tuesday, May 31, 2022 6:07 pm
To: Turner Lucinda <[REDACTED]@tfl.gov.uk>
Cc: John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lambeth.gov.uk>; [REDACTED] <[REDACTED]@hondo-enterprises.com>; [REDACTED] <[REDACTED]@dp9.co.uk>
Subject: Popes Road - URGENT

Dear Lucinda

Please find attached a letter on behalf of Hondo Enterprises.

Many thanks

Best

[REDACTED]

[REDACTED]
[REDACTED]
Board Director
direct: 020 7004 [REDACTED]
mobile: 07809 [REDACTED]
e-mail: [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

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OBS/HW/DP5143
31 May 2022

L. Turner
Assistant Director, Planning
Greater London Authority
City Hall
Kamal Chunchie Way
London
E16 1ZE

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Lucinda,

20-24 Pope's Road, London SW9 8JB

GLA reference: 2020/6774/S2

Lambeth reference: 20/01347/FUL

I refer to our meeting on 30th May where we discussed a potential adjournment of the hearing that is currently scheduled for 10th June.

As you know we have been engaged in the spirit of collaboration on this application since the Mayor recovered the application on 1st March 2021 following the decision by Lambeth in November 2020 to grant planning permission for the Popes Road project.

We have always approached the project out of respect for Brixton's heritage and iconic character. We recognise that it is about buildings and spaces but also communities – those in need of support and future employment opportunities. The Coldharbour ward (now Windrush ward) which covers most of Brixton has over 2,000 unemployed adults. This is the highest level in any Lambeth ward. This and other indicators of deprivation are recognised by its designation as a Strategic Regeneration Area in the London Plan. The borough is losing growing businesses and those businesses could potentially leave the city. Lambeth is one of the few boroughs to have seen loss of business floorspace in recent years and existing workspace has a very low vacancy rate (2.2%) with only 100 desks available in Brixton. There is significant evidence of demand for flexible office workspace including affordable workspace.

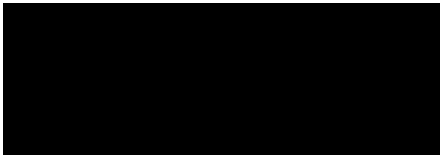
This project, together with other Lambeth initiatives would reinforce the Brixton Creative Enterprise Zone, one of only six in London, a policy launched by the GLA four years ago.



We acknowledge Historic England feedback and their willingness to collaborate further to improve the scheme, and the recent London Review Panel report. In particular, the LRP saw scope for improvement in the quality and nature of the design.

Taking all these points into account and the overriding need to deliver lasting job and employment opportunities the applicant is willing to re-engage and consider changes to the scheme. We therefore request that the scheduled hearing is deferred to enable these important discussions to take place.

Yours sincerely,



 
Board Director
DP9 Ltd

CC: J. Finlayson Esq. – Greater London Authority
R. Bristow Esq. – London Borough of Lambeth

[REDACTED]

From: Lucinda Turner
Sent: 01 June 2022 12:27
To: [REDACTED] dp9.co.uk
Cc: John Finlayson; [REDACTED]
Subject: Re: Popes Road - URGENT
Attachments: Ltr - L Turner 310522 - Popes.pdf

Dear [REDACTED]

I am responding to your letter of 31 May. The Mayor notes your proposal to re-engage and consider changes to the scheme.

Without prejudice to the Mayor's position and any subsequent decision he may take, the Mayor is prepared to postpone the hearing if there is express acknowledgement that:

- a) Significant concerns have been raised by Historic England and others which would require commensurate changes if these are to be overcome; and
- b) Re-engagement should involve the local community as well as statutory bodies.

I require your confirmation on these points by 1pm today.

Regards
Lucinda Turner

Assistant Director, Planning & Regeneration GLA

From: [REDACTED] <[REDACTED] dp9.co.uk>
Sent: 31 May 2022 18:08
To: Turner Lucinda <[REDACTED] tfl.gov.uk>
Cc: John Finlayson <[REDACTED] london.gov.uk>; [REDACTED] <[REDACTED] lambeth.gov.uk>; [REDACTED] <[REDACTED] hondo-enterprises.com>; [REDACTED] <[REDACTED] dp9.co.uk>
Subject: Popes Road - URGENT

Dear Lucinda

Please find attached a letter on behalf of Hondo Enterprises.

Many thanks

Best

[REDACTED]

Board Director

direct: 020 7004

mobile: 07809

e-mail: dp9.co.uk

DP9 Ltd

100 Pall Mall

London

SW1Y 5NQ

telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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[REDACTED]

From: Lucinda Turner
Sent: 01 June 2022 12:54
To: [REDACTED] John Finlayson; [REDACTED] (Legal)
Subject: FW: Popes Road - URGENT

On this basis, are we accepting the postponement?

And if so, we need to start things rolling practically.

Thanks
Lucinda

From: [REDACTED] <[REDACTED]@dp9.co.uk>
Sent: 01 June 2022 12:51
To: [REDACTED]@london.gov.uk>
Cc: John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@lambeth.gov.uk>; [REDACTED] <[REDACTED]@hondo-enterprises.com>; [REDACTED] <[REDACTED]@dp9.co.uk>
Subject: RE: Popes Road - URGENT

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Lucinda

Thank you for your email. On behalf of the applicant I acknowledge these concerns. I also confirm that we are willing to re-engage in changes to the scheme in an effort to overcome these concerns and that this work will engage the local community alongside the GLA team, Lambeth Council and other bodies.

I look forward to hearing from you.

Many thanks

[REDACTED]

[REDACTED]
Board Director
direct: 020 7004 [REDACTED]
mobile: 07809 [REDACTED]
e-mail: [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

From: Lucinda Turner [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Sent: 01 June 2022 12:27

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

Cc: John Finlayson <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lambeth.gov.uk](mailto:[REDACTED]@lambeth.gov.uk)>; [REDACTED] <[\[REDACTED\]@hondo-enterprises.com](mailto:[REDACTED]@hondo-enterprises.com)>; [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>

Subject: Re: Popes Road - URGENT

Dear [REDACTED]

I am responding to your letter of 31 May. The Mayor notes your proposal to re-engage and consider changes to the scheme.

Without prejudice to the Mayor's position and any subsequent decision he may take, the Mayor is prepared to postpone the hearing if there is express acknowledgement that:

- a) Significant concerns have been raised by Historic England and others which would require commensurate changes if these are to be overcome; and
- b) Re-engagement should involve the local community as well as statutory bodies.

I require your confirmation on these points by 1pm today.

Regards

Lucinda Turner

Assistant Director, Planning & Regeneration GLA

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

Sent: 31 May 2022 18:08

To: Turner Lucinda <[\[REDACTED\]@tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>

Cc: John Finlayson <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@lambeth.gov.uk](mailto:[REDACTED]@lambeth.gov.uk)>; [REDACTED] <[\[REDACTED\]@hondo-enterprises.com](mailto:[REDACTED]@hondo-enterprises.com)>; [REDACTED] <[\[REDACTED\]@dp9.co.uk](mailto:[REDACTED]@dp9.co.uk)>

Subject: Popes Road - URGENT

Dear Lucinda

Please find attached a letter on behalf of Hondo Enterprises.

Many thanks

Best

[REDACTED]

Board Director

direct: 020 7004

mobile: 07809

e-mail: dp9.co.uk

DP9 Ltd

100 Pall Mall

London

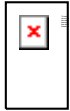
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telephone: 020 7004 1700 facsimile: 020 7004 1790 website: www.dp9.co.uk

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[REDACTED]

From: Greater London Authority <greater.london.authority@notifications.service.gov.uk>
Sent: 06 June 2022 15:03
To: [REDACTED]
Subject: Notice of Representation Hearing Cancellation



Dear Sir/Madam,

Pope's Road, London Borough of Lambeth
GLA reference: 2021/0265
Lambeth Council reference: 20/01347/FUL

I recently wrote to you about a public Representation Hearing, due to be held at City Hall on the 10th June 2022 to consider the development proposals at Pope's Road.

Following a request from the applicant to postpone the Hearing, without prejudice to the Mayor's position and any subsequent decision he may make, the Mayor has agreed to postpone the hearing.

This is on the basis that:

- . Significant concerns have been raised by Historic England and others which would require commensurate changes if these are to be overcome; and
- . Re-engagement should involve the local community as well as statutory bodies.

Notice of a new date for the Representation Hearing will be given in due course, in line with our Representation Hearings procedures, which can be found on our website.

We will continue to update our website page:
<https://www.london.gov.uk/what-we-do/planning/planning->

[applications-and-decisions/public-hearings/pop-es-road-public-hearing](#)

If you have any further questions regarding this postponement please feel free to contact us at popesroad@london.gov.uk

Once again, we would like to apologise for any inconvenience this may have caused.

Yours faithfully

John Finlayson
Head of Development Management
Greater London Authority

[Lucinda Turner - text messages]



Mon 30 May, 17:29

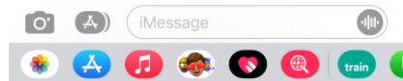
Thank you for attending. And such a clear exposition of the issues from your perspective.

Wed 1 Jun, 18:18

Hi. Just a heads up that we've agreed to a postponement on popes road to allow them to consider changes to address your's and others' significant concerns. It will probably be very public soon and we do cite HE's concerns specifically and working with you, us but also the local community to see if they can be addressed. Hope that is ok?

We couldn't refer directly to our position since there isn't a published or final report.

And Sorry to interrupt the start of your bank holiday weekend.



He mentioned that he would ask you - and then us - to set out concerns at the opening of the meeting

Mon 30 May, 16:28

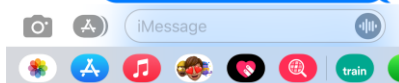
Thanks for including us

Mon 30 May, 17:29

Thank you for attending. And such a clear exposition of the issues from your perspective.

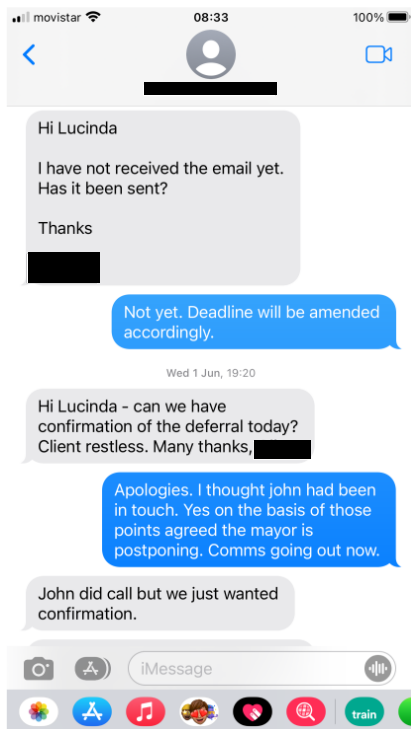
Wed 1 Jun, 18:18

Hi. Just a heads up that we've agreed to a postponement on popes road to allow them to consider changes to address your's and others' significant concerns. It will probably be very public soon and we do cite HE's concerns specifically and working with you, us but also the local community to see if they can be addressed. Hope that is ok?

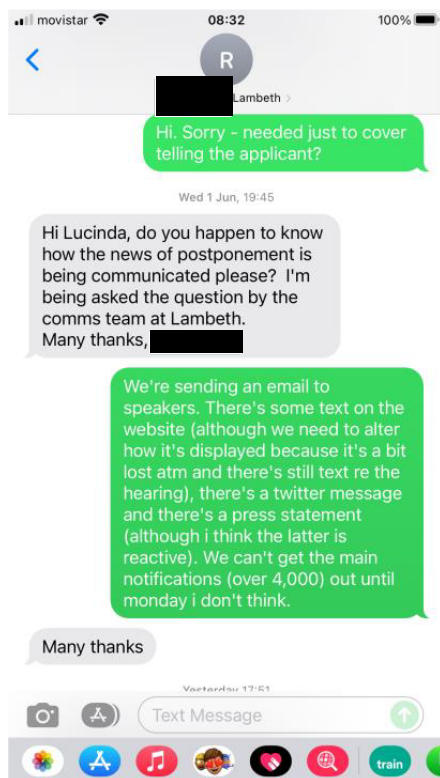


[Historic England]

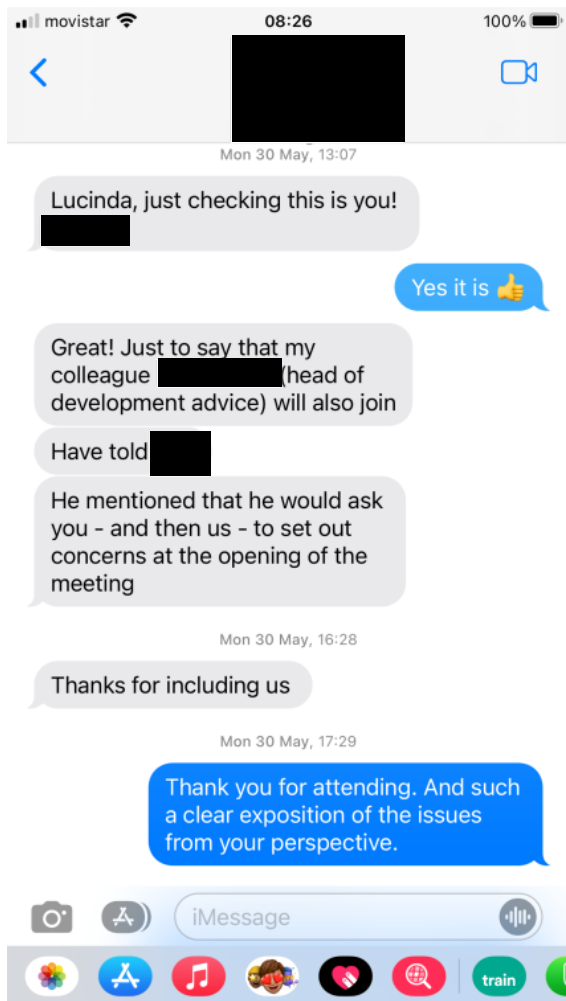
[Historic England]



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