

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA140319-7939

22 March 2019

Dear [REDACTED]

Thank you for your request for information which the GLA received on 25 February 2019. Your request has been dealt with under the Freedom of Information Act 2000.

You requested:

The Mayor's Office has stated that the financial viability assessment of this scheme would be made public but this has not happened and I would be glad if you could provide me with a copy of the assessment which Westbrook's planning consultants stated had been accepted by the GLA.

It is a matter of public record that Westbrook purchased the freehold and leasehold interests at Dolphin Square for a total sum of around £400 million but subsequently recorded a total purchase price of £850 million at the Land Registry. It would be interesting to know what base price was used for the financial appraisal.

Thank you for your interest in this planning application and email the contents of which has been noted.

As you are aware, the Mayor reviewed the scheme on 9 July 2018, and provided his initial 'Stage 1' comments to the City of Westminster, a copy of can be accessed from this link:

<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-search/dolphin-square>

Following receipt of consultation responses, it is now for the City of Westminster to consider the scheme and make a recommendation to grant or refuse planning permission. Following that process, the City of Westminster must then refer the application back to the Mayor to enable him to decide whether the Council's decision can stand or if he wishes to direct the Council to refuse the application or take it over for his own determination; this is known as the 'Stage 2' referral process.

Please find attached the requested information which includes the applicants submitted financial viability assessment and associated appendices (this includes the

appraisal input for land value, which you specifically referred to in your request). I note your email makes reference to the GLA's assessment of the financial viability assessment. This assessment is ongoing and at present not yet finalised. Accordingly, no conclusions have been shared with the applicant team or local authority.

In order not to fetter his decision making role in due course, it is important that the Mayor does not comment on the application in further detail at this time. However, as part of the Stage 2 referral, he will take into account all representations received, in addition to a detailed assessment of the proposal by GLA planning officers. Please be assured that when the time comes to review the application again, GLA case officers will carefully consider all representations received, both in favour and against the proposal and report these to the Mayor for his consideration and to assist his decision making.

I hope the above clarifies our position and satisfies your request.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA140319-7939.

Yours sincerely


Strategic Planner, Development Management

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>