

# MAYOR OF LONDON

**GLA ref:** GLA/3800/05

**RBG ref:** 16/4008/F

**Date:** 4 February 2019

## **VIP Trading Estate and VIP Industrial Estate, Charlton**

I refer to the above case and the Representation Hearing that was held at City Hall on 29 January 2019. Further to my decision to refuse the application, against the recommendation of GLA officers, and as promised, I wish to confirm the detailed reasons for refusal:

- 1) The proposal does not constitute development of the highest quality as required by policy. Its poor design, layout and massing, gives rise to an overly constrained residential environment and to an inadequate and compromised public realm. The proposal would therefore not comprise sustainable development and would be contrary to the NPPF, London Plan (2016) Policies 3.5, 7.1, 7.4, 7.5, 7.6 and 7.7, draft London Plan Policies D1, D4, D6 and D7, Greenwich Local Plan Policies H5, DH1 and DH2 and the Charlton Riverside SPD (2017).
- 2) The proposal fails to ensure a satisfactory relationship with the retained commercial building at Imex House. It fails to provide a safe and convenient access to the business. It introduces noise sensitive uses to the site without providing demonstrably appropriate, sufficient or deliverable mitigation measures contrary to the Agent of Change principles thus threatening the sustainability of this local business. The development would not constitute sustainable development and is contrary to the NPPF, London Plan (2016) Policy 7.15, draft London Plan Policies GG5, D12 and D13, the Mayor's Culture & Night-time Economy SPG (2017) and the Charlton Riverside SPD (2017).
- 3) The proposal fails to provide any floorspace suitable for the relocation of existing established local businesses on the site and fails to provide a suitable and robust mechanism to secure suitable alternative premises for these existing occupiers. The development would not constitute sustainable development and would be contrary to the NPPF, London Plan (2016) Policies 4.4, draft London Plan Policies GG5, E4 and E7, and the Charlton Riverside SPD (2017).
- 4) The proposal, in the absence of a S106 agreement to secure affordable housing and other obligations, would fail to provide the maximum reasonable level of affordable housing or adequately mitigate the other harmful impacts of the development, contrary to London Plan (2016) Policies 3.12, 3.18, 5.2, 6.2 and 8.2, draft London Plan Policies H6, S1, E2, S12, T3 and DF1, Greenwich Local Plan Policies H3, EA(c), E1 and IM1, the Mayor's Affordable Housing & Viability SPG and the Charlton Riverside SPD (2017).

I'd again like to thank everyone who attended the hearing. I called in this application to subject it to further scrutiny. If we are to deliver the social rented and genuinely affordable homes Londoners urgently need I am determined to ensure that we thoroughly explore all options for building new and affordable homes across the capital. The site is an underutilised, brownfield site in an Opportunity Area and is very accessible. It is well-connected and located in an area capable of accommodating growth. It is precisely the kind of site that we need to bring forward in order to create vibrant and active places, ensuring a compact and well-functioning city.

However, I am clear that we must deliver Good Growth, not growth at any cost, where people have more of a say and don't feel excluded from the process. I have listened carefully to the concerns of residents and considered the substantial amount of work done on the Charlton Riverside Masterplan. I consider that this is the wrong development for this site, for the reasons set out above. I urge the applicant to go back to the drawing board, in partnership with the community, the Council and the GLA, to come up with a scheme that delivers on the strong ambitions that we all share for the future of Charlton Riverside.



**Sadiq Khan**  
Mayor of London