Dear Mr Rice,

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999 & 2007; Town & Country Planning (Mayor of London) Order 2008. Heygate Estate, surrounding land bound by new Kent Road to the North, Rodney Place and Rodney Road to the East, Wansey Street to the South and Walworth Road (A215) and Elephant Road to the West, SE17. Local Planning Authority Reference: 12/AP/1092

I refer to the copy of the above planning application, which was received from you on 4 July 2012. On 11 July the Mayor considered a report on this proposal, reference PDU/2149/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Mayor considers that the application does not comply with the London Plan, for the reasons set out in paragraph 173 of the above-mentioned report; but that the possible remedies set out in paragraph 175 of this report could address these deficiencies.

The application represents EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The environmental information made available to date has been taken into consideration in formulating these comments.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer’s report, together with a statement of the decision your authority proposes to make, and (if
it proposed to grant permission) a statement of any conditions the authority proposes to impose
and a draft of any planning obligation it proposes to enter into and details of any proposed
planning contribution.

Please note that the Transport for London case officer for this application is Andrew Hiley,
telephone 020 7126 4388.

Yours sincerely,

Colin Wilson
Senior Manager– Planning Decisions

cc Valerie Shawcross, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning Committee
John Pierce and Ian McNally, DCLG
Alex Williams, TfL
Richard Ward, Dp9, 100 Pall Mall, London SW1Y