Dear Ms Carr,

Regent’s Park Estate
Local Planning Authority reference: 2015/3076/P

I refer to the copy of the above planning application, which was received from you on 26 June 2015. On 6 August 2015, the Mayor considered a report on this proposal; reference D&P/3609/01. 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 88 of the above-mentioned report; but that the possible remedies set out in that paragraph could address these deficiencies.

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 Gielen Tristan, e-mail tristangielen@tfl.gov.uk, telephone 020 3054 7027.
Yours sincerely,

Colin Wilson
Senior Manager – Development & Projects

cc Andrew Dismore, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Alex Williams, TfL
Hilary Satchwell, Tibbalds Planning and Urban Design Ltd., 19 Maltings Place, 169 Tower Bridge Road, London SE1 3JB