

Development, Enterprise and Environment

Victoria Lewis

Team Leader
Southwark Council
Planning Division
Development Management (5th floor, hub 2)
PO Box 64529
London SE1P 5LX

Our ref: D&P/3654/GC/02

Your ref: 16/AP/4458

Date: 30 January 2017

Dear Ms Lewis,

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 Shopping Centre, Elephant and Castle, and London College of Communication, London SE1
Local Planning Authority reference: 16/AP/4458**

I refer to the copy of the above planning application, which was received from you on 20 December 2016. On 30 January 2017, the Mayor considered a report on this proposal, reference D&P/3654/01. 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, whilst the scheme is strongly supported in strategic planning terms, the application does not yet fully comply with the London Plan for the reasons set out in paragraph 86 of the above-mentioned report. The resolution of these issues could, nevertheless, lead to the application becoming compliant with the London Plan.

The application represents EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended). 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, e-mail andrewhiley@tfl.gov.uk, telephone 020 3054 7032.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Colin Wilson', written in a cursive style.

Colin Wilson

Senior Manager – Development & Projects

cc Florence Eshalomi, London Assembly Constituency Member
Tony Devenish, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Lucinda Turner, TfL
Steve Harrington, DP9, 100 Pall Mall, London SW1Y 5NQ