

# MAYOR OF LONDON

**Jillian Holford**

Directorate of Regeneration, Enterprise & Skills  
Greenwich Council  
Woolwich Centre, 5<sup>th</sup> Floor  
35 Wellington Street  
London  
SE18 6HQ

**Department: Planning**

Your reference: 16/4008/F  
Our reference: GLA/3800/JF04  
Date: 13 August 2018

Dear Ms Holford

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 Direction under Section 2A of the 1990 Act**

**VIP Trading Estate and the VIP Industrial Estate, Anchor and Hope Lane, Charlton, SE7**

**Local planning authority reference: 16/4008/F**

I refer to your letter of 26 July 2018 informing me that Greenwich Council is minded to refuse planning permission for the above planning application. I refer you also to the notice that was issued on 9 August 2018 under the provisions of article 5(1)(b)(i) of the above Order.

Having now considered a report on this case, reference GLA/3800/02 (copy enclosed), I hereby direct (under the powers conferred by Section 2A of the 1990 Act) that I will act as the local planning authority for the purposes of determining the above planning application.

My reasons are as follows:

- (i) the proposed development would have a significant impact on the implementation of the London Plan and draft London Plan - as set out within the above-mentioned report; and
- (ii) there are sound planning reasons for my intervention - as set out within the above-mentioned report.

I must also have regard to targets identified in development plans. As set out in the attached report, I recognise that Greenwich Council has taken a positive approach to approving new homes in the borough during the last three years, and is currently performing well in securing planning approvals for additional housing and affordable housing relative to its annual targets. Notwithstanding this, I note that the proportion of affordable housing secured

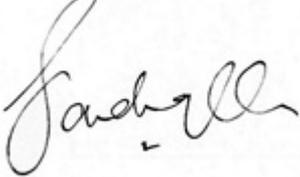
relative to overall housing consented during this period is significantly below the Greenwich Local Plan 35% target and represents a significant undersupply of affordable housing in the pipeline.

In my view the proposed development has potential to make an important contribution to housing and affordable housing supply in response to London Plan policies 3.3 and 3.11 and draft London Plan Policies H1 and H5. Having regard to the above, and noting the potential contribution of the proposed development, I wish to fully consider this case as the local planning authority.

The application represents EIA development for the purposes of the applicable Town and Country Planning (Environmental Impact Assessment) Regulations. I have taken the environmental information made available to date into consideration in formulating my decision.

I would be grateful if you could provide me, as soon as reasonably practicable, any information relevant to the application that has not already been provided. In due course I will notify you of the date of the Representation Hearing, and I will consult you on any draft planning obligation and planning conditions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sadiq Khan', written over a light grey rectangular background.

**Sadiq Khan**  
Mayor of London

cc Len Duvall, London Assembly Constituency Member  
Nicky Gavron, Chair of London Assembly Planning Committee  
National Planning Casework Unit, DCLG  
Lucinda Turner, TfL  
Greg Smith, GVA, 65 Gresham Street, London EC2V 7NQ