

OBS/HW/DP5143
31 May 2022

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Dear Lucinda,

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GLA reference: 2020/6774/S2

Lambeth reference: 20/01347/FUL

I refer to our meeting on 30th May where we discussed a potential adjournment of the hearing that is currently scheduled for 10th June.

As you know we have been engaged in the spirit of collaboration on this application since the Mayor recovered the application on 1st March 2021 following the decision by Lambeth in November 2020 to grant planning permission for the Popes Road project.

We have always approached the project out of respect for Brixton's heritage and iconic character. We recognise that it is about buildings and spaces but also communities – those in need of support and future employment opportunities. The Coldharbour ward (now Windrush ward) which covers most of Brixton has over 2,000 unemployed adults. This is the highest level in any Lambeth ward. This and other indicators of deprivation are recognised by its designation as a Strategic Regeneration Area in the London Plan. The borough is losing growing businesses and those businesses could potentially leave the city. Lambeth is one of the few boroughs to have seen loss of business floorspace in recent years and existing workspace has a very low vacancy rate (2.2%) with only 100 desks available in Brixton. There is significant evidence of demand for flexible office workspace including affordable workspace.

This project, together with other Lambeth initiatives would reinforce the Brixton Creative Enterprise Zone, one of only six in London, a policy launched by the GLA four years ago.



We acknowledge Historic England feedback and their willingness to collaborate further to improve the scheme, and the recent London Review Panel report. In particular, the LRP saw scope for improvement in the quality and nature of the design.

Taking all these points into account and the overriding need to deliver lasting job and employment opportunities the applicant is willing to re-engage and consider changes to the scheme. We therefore request that the scheduled hearing is deferred to enable these important discussions to take place.

Yours sincerely,

Oliver Sheppard
Board Director
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CC: J. Finlayson Esq. – Greater London Authority
R. Bristow Esq. – London Borough of Lambeth