Dear Mr Hewson,

Kender Triangle NDC Centre, planning reference DC/08/68448

I refer to your letter of 2 May 2008, consulting the Mayor of London on the above planning application. The Mayor has delegated his planning function to his Deputy Mayor, Government Relations, and on 11 June 2008 the latter considered a report on this proposal, reference PDU/2165/01. A copy of the report is attached, in full.

Having considered the report, the Deputy Mayor has concluded that the principle of mixed-use development on this site is key to the regeneration of the New Cross Gate New Deal for Communities area. He also noted however, that the quantum of affordable housing provision currently does not meet London Plan targets and has not been satisfactorily justified in financial terms by an adequate toolkit appraisal. There is concern over the unit mix, the lack of family housing and the loss of social rented units on the site and further detailed justification based on local housing need is required before these elements of the proposal will be considered acceptable in strategic planning terms.

Further information is also requested from the applicant in order to ensure compliance with strategic planning policy on playspace provision, access, energy, climate change, employment and transport proposals. The use of relevant planning conditions/agreements is also required to secure the affordable housing, playspace, renewable energy, transport, social infrastructure and employment elements of the scheme.

If Lewisham Council decides in due course that it is minded to approve the application, it should allow the Mayor fourteen days to decide whether or not to direct the Council to refuse planning permission (under article 4(1)(b)(i) of the Town & Country Planning (Mayor of London) Order 2000). You should therefore send me a copy of any officer’s report on this case to your planning committee (or its equivalent), together with a statement of the permission your authority proposes
to grant and of any conditions the authority proposes to impose, and a copy of any representations
made in respect of the application (article 4(1)(a) of the Order).

Yours sincerely,

Giles Dolphin
Head of Planning Decisions

cc Len Duvall, London Assembly Constituency Member
     Nicky Gavron, Chair of London Assembly Planning & Spatial Development Committee
     John Pierce and Ian McNally, GOL
     Colin Lovell, TfL
     Dean Williams & Helen Wood, LDA