

# MAYOR OF LONDON

**Lucy Thatcher**  
Strategic Applications Manager  
London Borough of Richmond upon Thames  
Civic Centre  
44 York Street  
Twickenham  
TW1 3BZ

**Our ref:** GLA/4172, 4172a &  
4172b/02  
**Your ref:** 18/0547/FUL,  
18/0548/FUL & 18/0549/FUL  
**Date:** 4 May 2020

Dear Ms Thatcher,

**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**

**Former Stag Brewery, Mortlake**  
**Local planning authority references: 18/0547/FUL, 18/0548/FUL & 18/0549/FUL**

I refer to your correspondence of 22 April 2020 informing the Mayor that the local planning authority is minded to grant planning permission for applications ref: 18/0547/FUL (“Application A”) and 18/0548/FUL (“Application B”), and refuse planning permission for application ref: 18/0549/FUL (“Application C”). I refer you also to the notices, dated 1 May 2020, under the provisions of article 5(1)(b)(i) of the above Order.

The Mayor has delegated his planning powers to me. Having now considered a report on these cases, reference GLA/4172, 4172a and 4172b (copy enclosed), I hereby direct (under the powers conferred by Section 2A of the 1990 Act) that the Mayor will act as the local planning authority for the purposes of determining the above planning applications.

My reasons are as follows:

- a) The proposed development would have a significant impact on the implementation of the London Plan, as set out below and within the above-mentioned report; and
- b) There are sound planning reasons for my intervention, as set out below and within the above-mentioned report.

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 education provision in response to London Plan

Policy 3.18. As such the development is of a nature and scale that it would have a significant impact on the implementation of the London Plan.

However, the Council's decision to approve development on this site that would deliver only 12-17% affordable housing, would exacerbate the Council's recent underperformance in delivering affordable housing and this warrants further consideration. Furthermore, the Council's decision to refuse Application C risks the highways impacts of the proposed development not being adequately mitigated, without these matters being further considered. Having regard to the above, I wish to fully consider these cases as the local planning authority. Application B, comprising the new secondary school and sixth form, comprises part of the wider redevelopment scheme and must therefore also be considered in conjunction with Applications A and C. In my view these are sound planning reasons that warrant my intervention.

In making this decision, I must also have regard to targets identified in development plans. As set out in the attached report, I recognise that Richmond 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 relative to its annual targets. However, I note that the proportion of affordable housing secured relative to overall housing consented during this period is significantly below Richmond's Local Plan target of 50% and represents a significant undersupply of affordable housing in the pipeline.

The development 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 applications 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 obligations and planning conditions.

Yours sincerely

A handwritten signature in black ink that reads "Jules Pipe". The signature is written in a cursive style with a horizontal line underneath the name.

**Jules Pipe CBE**

Deputy Mayor for Planning, Regeneration and Skills

cc Tony Arbour, London Assembly Constituency Member  
Andrew Boff, Chair of London Assembly Planning Committee  
National Planning Casework Unit, DCLG  
Lucinda Turner, TfL  
Neil Henderson, Gerald Eve LLP, 72 Welbeck Street, W1G 0AY