

GREATER LONDON AUTHORITY

Good Growth

GLA ref: GLA/4172a/07
LBRuT application ref: 18/0548/FUL
Date: 17 August 2021

Neil Henderson
Gerald Eve
72 Welbeck Street
London W1G 0AY

Dear Mr Henderson

Town & Country Planning Act 1990 (as amended); Town and Country Planning (General Development Management Procedure) (England) (Order) 2015; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Former Stag Brewery Site, Lower Richmond Road, Mortlake SW14 7ET

Applicant: Reselton Properties Ltd

REFUSAL OF PLANNING PERMISSION

The Mayor of London, acting as the Local Planning Authority, hereby refuses planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted listed in Annex 1 to this decision):

Description of Development (Application B):

Detailed planning permission for the erection of a three storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and associated works

Reason for refusal:

Open space, transport mitigation, comprehensiveness and place-making

- 1) The proposal is intrinsically linked to the development proposed within Application A, particularly in terms of the re-provision of designated Other Open Land of Townscape Importance (OOLTI), transport mitigation, safe and convenient access, comprehensive development and overall place-making. Application B in isolation would not constitute sustainable development and would be contrary to the London Plan (2021) Policies D1, D3, D4, D8, D11, G4, T1, T2 and T4; Richmond Local Plan (2018 & 2020) Policies LP1, LP14, LP44 and SA24 and the Stag Brewery Planning Brief SPD (2011).

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor of London acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy. The Mayor has decided to refuse planning permission against the recommendation within GLA Representation Hearing report GLA/4172/4172a/03. The Mayor has worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and paragraph 38 of the National Planning Policy Framework. Notwithstanding this, the proposal is not considered to be a sustainable form of development and so in the opinion of the Mayor does not comply with the provisions of the National Planning Policy Framework.



Lucinda Turner
Assistant Director Planning

ANNEX 1

This decision has been made based on the following submitted drawings and documents:

Application B - Red Line Site Location Plan

Application B Block Plan

Z3 School - Proposed Site Plan

Z3 School - Proposed Ground Floor Plan

Z3 School - Proposed First Floor Plan

Z3 School - Proposed Second Floor Plan

Z3 School - Proposed Roof Plan

Z3 School - Proposed Elevations

Z3 School - Proposed Sections

Z3 School - Proposed Bay Study Elevation

School Rendered Masterplan (Interim)

School Rendered Masterplan (Final)

School Landscape GA Plan (Interim)

School Landscape GA Plan (Final)

Design and Access Statement Volume 4: Secondary School Design

Landscape DAS

School Travel Plan

ANNEX 2

Town and Country Planning Act 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of the local planning authority to refuse planning permission for the proposed development then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990
- If you want to appeal against the local planning authority's decision then you may do so within 6 months of the date of this notice
- Appeals may be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of the appeal
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development having regard to the statutory requirements, to the provisions of any development order and any directions given under a development order
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State