

Development, Enterprise and Environment

Redbridge Council

Elizabeth Reynolds
Planning Department
Town Hall
128-142 High Road
Ilford
IG1 1DD

Our ref: D&P/3694/HS01

Your ref: 4265/15

Date: 28 January 2016

Dear Ms Reynolds

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
The Exchange Shopping Centre Car Park, High Road, Ilford**

I refer to the copy of the above planning application, which was received from you on 18 December 2015. On 28 January 2016, the Mayor considered a report on this proposal, reference D&P/3694/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

After considering the report and the additional information provided by the applicant post submission, the Mayor expressed concerns over the proposed facing materials and detailing of the facades. GLA officers would like to work with the applicant to ensure that the quality of the materials and detailing is of high enough quality.

The Mayor therefore considers that, whilst the principle of the housing-led mixed-use redevelopment of this site is supported in principle, the application does not yet comply with the London Plan for the reasons set out in paragraph 75 of the above-mentioned report. However, the possible remedies set out in the report could address these deficiencies.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, and (if it proposed to grant permission) a statement of any conditions the authority proposes to impose and a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

Please note that the Transport for London case officer for this application is Rajesh Gami (020 3054 7132).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Colin Wilson'.

Colin Wilson

Senior Manager – Development & Projects

cc Roger Evans, London Assembly Constituency Member
 Nicky Gavron, Chair of London Assembly Planning Committee
 National Planning Casework Unit, DCLG
 Alex Williams, TfL
 Jan Donovan, Rolfe Judd, Old Church Court, Claylands Road, London, SW8 1NZ