

GREATER LONDON AUTHORITY  
Development, Enterprise and Environment

**Greg Smith**  
Avison Young  
65 Gresham Street  
London EC2V 7NQ

**GLA ref:** GLA/3800/06  
**RBG application ref:** 16/4008/F  
**Date:** 13 February 2019

Dear Mr Smith

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

**VIP Trading Estate and VIP Industrial Estate, Charlton**  
**GLA reference:** GLA/3800  
**Greenwich application ref:** 16/4008/F  
**Applicant:** Leopard Guernsey Anchor Propco 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 therewith, listed in Annex 1 to this decision):

“Demolition of existing buildings and erection of 11 buildings ranging from 2 to 10 storeys in height for Class C3 residential use (771 units), with flexible uses comprising Class B1 (Business), Class A1- A3 (Retail / Restaurant), Class D1 (Community) and Class D2 (Leisure) at ground floor and first floor level, alterations to existing vehicular access and creation of new pedestrian access from Anchor and Hope Lane and the riverside, creation of new areas of open space and landscaping together with the provision of associated car parking, cycle spaces, refuse and recycling storage, plant and all other associated works.”

At: VIP Trading Estate and VIP Industrial Estate, Charlton

**For the following reasons:**

1. The proposal does not constitute development of the highest quality as required by policy. Its poor design, layout and massing, gives rise to an overly constrained residential environment and to an inadequate and compromised public realm. The proposal would therefore not comprise sustainable development and would be contrary to the NPPF, London Plan (2016) Policies 3.5, 7.1, 7.4, 7.5, 7.6 and 7.7, draft London Plan Policies D1, D4, D6 and D7, Greenwich Local Plan Policies H5, DH1 and DH2 and the Charlton Riverside SPD (2017).

2. The proposal fails to ensure a satisfactory relationship with the retained commercial building at Imex House. It fails to provide a safe and convenient access to the business. It introduces noise sensitive uses to the site without providing demonstrably appropriate, sufficient or deliverable mitigation measures contrary to the Agent of Change principles thus threatening the sustainability of this local business. The development would not constitute sustainable development and is contrary to the NPPF, London Plan (2016) Policy 7.15, draft London Plan Policies GG5, D12 and D13, the Mayor's Culture & Night-time Economy SPG (2017) and the Charlton Riverside SPD (2017).
3. The proposal fails to provide any floorspace suitable for the relocation of existing established local businesses on the site and fails to provide a suitable and robust mechanism to secure suitable alternative premises for these existing occupiers. The development would not constitute sustainable development and would be contrary to the NPPF, London Plan (2016) Policies 4.4, draft London Plan Policies GG5, E4 and E7, and the Charlton Riverside SPD (2017).
4. The proposal, in the absence of a S106 agreement to secure affordable housing and other obligations, would fail to provide the maximum reasonable level of affordable housing or adequately mitigate the other harmful impacts of the development, contrary to London Plan (2016) Policies 3.12, 3.18, 5.2, 6.2 and 8.2, draft London Plan Policies H6, S1, E2, S12, T3 and DF1, Greenwich Local Plan Policies H3, EA(c), E1 and IM1, the Mayor's Affordable Housing & Viability SPG and the Charlton Riverside SPD (2017).

**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/3800/03. 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.



**Juliemma McLoughlin**  
Chief Planner

## ANNEX 1

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

| <b>Proposed drawings</b>  |  |
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| <b>Site plans</b>   |  |
| 10046-A-DRG-Z0-G000-2030-PL-RS Site Location Plan - Proposed Roof A0 1:1000 - C         | 10046-A-DRG-Z0-G100-0001-PL-RS General Site View Rev C                                 |
| 10046-A-DRG-Z0-G100-0002-PL-RS Navigation Plan Rev C                                    | 10046-A-DRG-Z0-G100-2000-PL-RS GA Plan - Site - Ground Floor Rev E                     |
| 10046-A-DRG-Z0-G100-2001-PL-RS GA Plan - Site - Level 01 Rev C                          | 10046-A-DRG-Z0-G100-2002-PL-RS GA Plan - Site - Level 02 Rev D                         |
| 10046-A-DRG-Z0-G100-2003-PL-RS GA Plan - Site - Level 03 Rev D                          | 10046-A-DRG-Z0-G100-2004-PL-RS GA Plan - Site - Level 04 Rev D                         |
| 10046-A-DRG-Z0-G100-2005-PL-RS GA Plan - Site - Level 05 Rev D                          | 10046-A-DRG-Z0-G100-2006-PL-RS GA Plan - Site - Level 06 Rev D                         |
| 10046-A-DRG-Z0-G100-2007-PL-RS GA Plan - Site - Level 07 Rev D                          | 10046-A-DRG-Z0-G100-2008-PL-RS GA Plan - Site - Level 08 Rev D                         |
| 10046-A-DRG-Z0-G100-2009-PL-RS GA Plan - Site - Level 09 Rev D                          | 10046-A-DRG-Z0-G100-2030-PL-RS GA Plan - Site - Roof Plan Rev D                        |
| 10046-A-DRG-Z0-G100-2099-PL-RS GA Plan - Site - Basement Rev D                          | 10046-A-DRG-Z0-G100-2130-PL-RS GA Plan - Site - Future road Rev B (Indicative)         |
| 10046-A-DRG-Z1-G100-2099-PL-RS GA Plan - Plot A - Site - Basement 1 Rev D               | 10046-A-DRG-Z2-G100-2099-PL-RS GA Plan - Plot B - Site - Basement 1 Rev B              |
| 10046-A-DRG-Z2-G100-2000-PL-RS GA Plan - Plot B - Site - Ground Floor Rev E             | 10046-A-DRG-Z2-G100-2001-PL-RS GA Plan - Plot B - Site - First Floor Rev C             |
| 10046-A-DRG-Z2-G100-2130-PL-RS GA Plan - Plot B - Site - Future road Rev B (Indicative) | 10046-A-DRG-A-G200-2000-PL-RS Building A - Plot A - Level 00 Rev A                     |
| 10046-A-DRG-A-G200-2001-PL-RS Building A - Plot A - Level 01 Rev A                      | 10046-A-DRG-A-G200-2002-PL-RS Building A - Plot A - Apartment Layouts - Level 02 Rev C |
| 10046-A-DRG-A-G200-2003-PL-RS Building A - Plot A - Apartment Layouts - Level 03 Rev C  | 10046-A-DRG-A-G200-2004-PL-RS Building A - Plot A - Apartment Layouts - Level 04 Rev C |

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| 10046-A-DRG-A-G200-2005-PL-RS Building A<br>- Plot A - Apartment Layouts - Level 05 Rev C | 10046-A-DRG-A-G200-2006-PL-RS<br>Building A - Plot A - Apartment Layouts -<br>Level 06 Rev C  |
| 10046-A-DRG-A-G200-2007-PL-RS Building A<br>- Plot A - Apartment Layouts - Level 07 Rev C | 10046-A-DRG-A-G200-2008-PL-RS<br>Building A - Plot A - Apartment Layouts -<br>Level 08 Rev C  |
| 10046-A-DRG-A-G200-2009-PL-RS Building A<br>- Plot A - Apartment Layouts - Level 09 Rev B | 10046-A-DRG-A-G200-2030-PL-RS<br>Building A - Plot A - Roof Plan - Roof Rev A                 |
| 10046-A-DRG-B-G200-2000-PL-RS Building B<br>- Plot A - Level 00 Rev C                     | 10046-A-DRG-B-G200-2001-PL-RS Building<br>B - Plot A - Level 01 Rev B                         |
| 10046-A-DRG-B-G200-2002-PL-RS Building B<br>- Plot A - Apartment Layouts - Level 02 Rev C | 10046-A-DRG-B-G200-2003-PL-RS Building<br>B - Plot A - Apartment Layouts - Level 03<br>Rev C  |
| 10046-A-DRG-B-G200-2004-PL-RS Building B<br>- Plot A - Apartment Layouts - Level 04 Rev C | 10046-A-DRG-B-G200-2005-PL-RS Building<br>B - Plot A - Apartment Layouts - Level 05<br>Rev C  |
| 10046-A-DRG-B-G200-2006-PL-RS Building B<br>- Plot A - Apartment Layouts - Level 06 Rev C | 10046-A-DRG-B-G200-2007-PL-RS Building<br>B - Plot A - Apartment Layouts - Level 07<br>Rev C  |
| 10046-A-DRG-B-G200-2008-PL-RS Building B<br>- Plot A - Apartment Layouts - Level 08 Rev C | 10046-A-DRG-B-G200-2009-PL-RS Building<br>B - Plot A - Apartment Layouts - Level 09<br>Rev C  |
| 10046-A-DRG-B-G200-2030-PL-RS Building B<br>- Plot A - Roof Plan - Roof Rev A             | 10046-A-DRG-C-G200-2000-PL-RS Building<br>C - Plot A - Level 00 Rev A                         |
| 10046-A-DRG-C-G200-2001-PL-RS Building C<br>- Plot A - Level 01 Rev A                     | 10046-A-DRG-C-G200-2002-PL-RS Building<br>C - Plot A - Apartment Layouts - Levels 02<br>Rev C |
| 10046-A-DRG-C-G200-2003-PL-RS Building C<br>- Plot A - Apartment Layouts - Level 03 Rev C | 10046-A-DRG-C-G200-2004-PL-RS Building<br>B - Plot A - Apartment Layouts - Level 04<br>Rev C  |
| 10046-A-DRG-C-G200-2005-PL-RS Building B<br>- Plot A - Apartment Layouts - Level 05 Rev C | 10046-A-DRG-C-G200-2006-PL-RS Building<br>B - Plot A - Apartment Layouts - Level 06<br>Rev C  |
| 10046-A-DRG-C-G200-2007-PL-RS Building B<br>- Plot A - Apartment Layouts - Level 07 Rev C | 10046-A-DRG-C-G200-2008-PL-RS Building<br>C - Plot A - Apartment Layouts - Level 08<br>Rev B  |

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| 10046-A-DRG-C-G200-2009-PL-RS Building C<br>- Plot A - Apartment Layouts - Level 09 Rev C      | 10046-A-DRG-C-G200-2030-PL-RS Building<br>C - Plot A - Roof Plan - Roof Rev B                  |
| 10046-A-DRG-D-G200-2000-PL-RS Building<br>D - Plot A - Level 00 Rev C                          | 10046-A-DRG-D-G200-2001-PL-RS<br>Building D - Plot A - Level 01 Rev C                          |
| 10046-A-DRG-D-G200-2002-PL-RS Building<br>D - Plot A - Apartment Layouts - Level 02 Rev<br>B   | 10046-A-DRG-D-G200-2003-PL-RS<br>Building D - Plot A - Apartment Layouts -<br>Level 03 Rev B   |
| 10046-A-DRG-D-G200-2004-PL-RS Building<br>D - Plot A - Apartment Layouts - Level 04 Rev<br>B   | 10046-A-DRG-D-G200-2005-PL-RS<br>Building D - Plot A - Apartment Layouts -<br>Level 05 Rev B   |
| 10046-A-DRG-D-G200-2006-PL-RS Building<br>D - Plot A - Apartment Layouts - Level 06 Rev<br>B   | 10046-A-DRG-D-G200-2007-PL-RS<br>Building D - Plot A - Apartment Layouts -<br>Level 07 Rev A   |
| 10046-A-DRG-D-G200-2008-PL-RS Building<br>D - Plot A - Apartment Layouts - Level 08 Rev<br>A   | 10046-A-DRG-D-G200-2009-PL-RS<br>Building D - Plot A - Apartment Layouts -<br>Level 09 Rev A   |
| 10046-A-DRG-D-G200-2030-PL-RS Building<br>D - Plot A - Roof Plan - Roof Rev A                  | 10046-A-DRG-EF-G200-2000-PL-RS<br>Building EF - Plot A - Level 00 Rev B                        |
| 10046-A-DRG-EF-G200-2001-PL-RS Building<br>EF - Plot A - Level 01 Rev B                        | 10046-A-DRG-EF-G200-2002-PL-RS<br>Building EF - Plot A - Apartment Layouts -<br>Level 02 Rev B |
| 10046-A-DRG-EF-G200-2003-PL-RS Building<br>EF - Plot A - Apartment Layouts - Level 03<br>Rev B | 10046-A-DRG-EF-G200-2004-PL-RS<br>Building EF - Plot A - Apartment Layouts -<br>Level 04 Rev B |
| 10046-A-DRG-EF-G200-2005-PL-RS Building<br>EF - Plot A - Apartment Layouts - Level 05<br>Rev B | 10046-A-DRG-EF-G200-2006-PL-RS<br>Building EF - Plot A - Apartment Layouts -<br>Level 06 Rev B |
| 10046-A-DRG-EF-G200-2007-PL-RS Building<br>EF - Plot A - Apartment Layouts - Level 07<br>Rev B | 10046-A-DRG-EF-G200-2008-PL-RS<br>Building EF - Plot A - Apartment Layouts -<br>Level 08 Rev C |
| 10046-A-DRG-EF-G200-2009-PL-RS Building<br>EF - Plot A - Apartment Layouts - Level 09<br>Rev A | 10046-A-DRG-EF-G200-2030-PL-RS<br>Building EF - Plot A - Roof Plan - Roof Rev<br>B             |
| 10046-A-DRG-G-G200-2000-PL-RS Building G<br>- Plot A - Level 00 Rev C                          | 10046-A-DRG-G-G200-2001-PL-RS<br>Building G - Plot A - Level 01 Rev B                          |

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| 10046-A-DRG-G-G200-2002-PL-RS Building G<br>- Plot A - Apartment Layouts Rev B                 | 10046-A-DRG-G-G200-2003-PL-RS<br>Building G - Plot A - Apartment Layouts -<br>Levels 03 Rev B  |
| 10046-A-DRG-G-G200-2030-PL-RS Building G<br>- Plot A - Roof Plan - Roof Rev B                  | 10046-A-DRG-H-G200-2000-PL-RS<br>Building H - Plot A - Level 00 Rev C                          |
| 10046-A-DRG-H-G200-2001-PL-RS Building<br>H - Plot A - Level 01 Rev V                          | 10046-A-DRG-H-G200-2002-PL-RS<br>Building H - Plot A - Apartment Layouts -<br>Level 02 Rev C   |
| 10046-A-DRG-H-G200-2003-PL-RS Building<br>H - Plot A - Apartment Layouts - Level 03 Rev<br>C   | 10046-A-DRG-H-G200-2030-PL-RS<br>Building H - Plot A - Roof Plan - Roof Rev B                  |
| 10046-A-DRG-J-G200-2000-PL-RS Building J<br>- Plot B - Level 00 Rev D                          | 10046-A-DRG-J-G200-2001-PL-RS Building<br>J - Plot B - Level 01 Rev B                          |
| 10046-A-DRG-J-G200-2002-PL-RS Building J<br>- Plot B - Apartment Layouts - Level 02 Rev D      | 10046-A-DRG-J-G200-2003-PL-RS Building<br>J - Plot B - Apartment Layouts - Level 03<br>Rev B   |
| 10046-A-DRG-J-G200-2004-PL-RS Building J<br>- Plot B - Apartment Layouts - Level 04 Rev C      | 10046-A-DRG-J-G200-2030-PL-RS Building<br>J - Plot B - Roof Plan - Roof Rev A                  |
| 10046-A-DRG-KL-G200-2000-PL-RS Building<br>KL - Plot B - Level 00 Rev B                        | 10046-A-DRG-KL-G200-2001-PL-RS<br>Building KL - Plot B - Level 01 Rev C                        |
| 10046-A-DRG-KL-G200-2002-PL-RS Building<br>KL - Plot B - Apartment Layouts - Level 02<br>Rev C | 10046-A-DRG-KL-G200-2003-PL-RS<br>Building KL - Plot B - Apartment Layouts -<br>Level 03 Rev C |
| 10046-A-DRG-KL-G200-2004-PL-RS Building<br>KL - Plot B - Apartment Layouts - Level 04<br>Rev C | 10046-A-DRG-KL-G200-2005-PL-RS<br>Building KL - Plot B - Apartment Layouts -<br>Level 05 Rev C |
| 10046-A-DRG-KL-G200-2006-PL-RS Building<br>KL - Plot B - Apartment Layouts - Level 06<br>Rev C | 10046-A-DRG-KL-G200-2007-PL-RS<br>Building KL - Plot B - Apartment Layouts -<br>Level 07 Rev B |
| 10046-A-DRG-KL-G200-2008-PL-RS Building<br>KL - Plot B - Apartment Layouts - Level 08<br>Rev B | 10046-A-DRG-KL-G200-2009-PL-RS<br>Building KL - Plot B - Apartment Layouts -<br>Level 09 Rev B |
| 10046-A-DRG-KL-G200-2030-PL-RS Building<br>KL - Plot B - Roof Plan - Roof Rev A                | 10046-A-DRG-MN-G200-2000-PL-RS<br>Building MN - Plot B - Level 00 Rev C                        |
| 10046-A-DRG-MN-G200-2001-PL-RS Building<br>MN - Plot B - Level 01 Rev D                        | 10046-A-DRG-MN-G200-2002-PL-RS<br>Building MN - Plot B - Apartment Layouts -<br>Level 02 Rev D |

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| 10046-A-DRG-MN-G200-2003-PL-RS Building MN - Plot B - Apartment Layouts - Level 03 Rev D | 10046-A-DRG-MN-G200-2004-PL-RS Building MN - Plot B - Apartment Layouts - Level 04 Rev D |
| 10046-A-DRG-MN-G200-2005-PL-RS Building MN - Plot B - Apartment Layouts - Level 05 Rev D | 10046-A-DRG-MN-G200-2006-PL-RS Building MN - Plot B - Apartment Layouts - Level 06 Rev D |
| 10046-A-DRG-MN-G200-2007-PL-RS Building MN - Plot B - Apartment Layouts - Level 07 Rev C | 10046-A-DRG-MN-G200-2008-PL-RS Building MN - Plot B - Apartment Layouts - Level 08 Rev D |
| 10046-A-DRG-MN-G200-2009-PL-RS Building MN - Plot B - Apartment Layouts - Level 09 Rev D | 10046-A-DRG-MN-G200-2030-PL-RS Building MN - Plot B - Roof Plan - Roof Rev B             |
| 10046-A-DRG-O-G200-2000-PL-RS Building O - Plot B - Level 00 Rev B                       | 10046-A-DRG-O-G200-2001-PL-RS Building O - Plot B - Level 01 Rev A                       |
| 10046-A-DRG-O-G200-2002-PL-RS Building O - Plot B - Apartment Layouts - Level 02 Rev A   | 10046-A-DRG-O-G200-2003-PL-RS Building O - Plot B - Apartment Layouts - Level 03 Rev A   |
| 10046-A-DRG-O-G200-2004-PL-RS Building O - Plot B - Apartment Layouts - Level 04 Rev A   | 10046-A-DRG-O-G200-2005-PL-RS Building O - Plot B - Apartment Layouts - Level 05 Rev A   |
| 10046-A-DRG-O-G200-2006-PL-RS Building O - Plot B - Apartment Layouts - Level 06 Rev A   | 10046-A-DRG-O-G200-2007-PL-RS Building O - Plot B - Apartment Layouts - Level 07 Rev A   |
| 10046-A-DRG-O-G200-2008-PL-RS Building O - Plot B - Apartment Layouts - Level 08 Rev A   | 10046-A-DRG-O-G200-2009-PL-RS Building O - Plot B - Apartment Layouts - Level 09 Rev A   |
| 10046-A-DRG-O-G200-2030-PL-RS Building O - Plot B - Roof Plan - Roof Rev A               | 10046-A-DRG-ZO-G200-5001-PL-RS Wheelchair Accessible Apartments - Building A Rev B       |
| 10046-A-DRG-ZO-G200-5002-PL-RS Wheelchair Accessible Apartments - Building B Rev B       | 10046-A-DRG-ZO-G200-5003-PL-RS Wheelchair Accessible Apartments - Building B Rev B       |
| 10046-A-DRG-ZO-G200-5004-PL-RS Wheelchair Accessible Apartments - Building C Rev B       | 10046-A-DRG-ZO-G200-5005-PL-RS Wheelchair Accessible Apartments - Building D Rev B       |

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| 10046-A-DRG-ZO-G200-5006-PL-RS<br>Wheelchair Accessible Apartments - Building<br>EF Rev B | 10046-A-DRG-ZO-G200-5010-PL-RS<br>Wheelchair Accessible Apartments - Building<br>KL Rev A |
| 10046-A-DRG-ZO-G200-5101-PL-RS Typical<br>Apartment - 1 Bed                               | 10046-A-DRG-ZO-G200-5102-PL-RS<br>Typical Apartment - 2 Bed                               |
| 10046-A-DRG-ZO-G200-5103-PL-RS Typical<br>Apartment - 3 Bed                               | 10046-A-DRG-ZO-G200-5104-PL-RS<br>Typical Apartment - 3 Bed Townhouse                     |
| 10046-A-DRG-ZO-G200-5105-PL-RS Typical<br>Apartment - Duplex                              | 10046-A-DRG-A-F900-2000-PL-RS Building<br>A- Unit Matrix Rev C                            |
| 10046-A-DRG-B-F900-2000-PL-RS Building B<br>- Unit Matrix Rev C                           | 10046-A-DRG-C-F900-2000-PL-RS Building<br>C - Unit Matrix Rev C                           |
| 10046-A-DRG-D-F900-2000-PL-RS Building D<br>- Unit Matrix Rev C                           | 10046-A-DRG-EF-F900-2000-PL-RS<br>Building EF - Unit Matrix Rev C                         |
| 10046-A-DRG-G-F900-2000-PL-RS Building G<br>- Unit Matrix Rev C                           | 10046-A-DRG-H-F900-2000-PL-RS Building<br>H- Unit Matrix Rev C                            |
| 10046-A-DRG-J-F900-2000-PL-RS Building J<br>- Unit Matrix Rev E                           | 10046-A-DRG-KL-F900-2000-PL-RS<br>Building KL - Unit Matrix Rev C                         |
| 10046-A-DRG-MN-F900-2000-PL-RS Building<br>MN - Unit Matrix Rev D                         | 10046-A-DRG-O-F900-2000-PL-RS Building<br>O - Unit Matrix Rev B                           |
| Exa_1752_001 ILLUSTRATIVE LANDSCAPE<br>PLAN Rev D   | Exa_1752_010 LANDSCAPE LEGEND Rev B   |
| Exa_1752_100 GA LANDSCAPE GROUND<br>FLOOR PLAN Rev D                                      | Exa_1752_101 Rev A GA GROUND FLOOR<br>SHEET 1 OF 2 Rev D                                  |
| Exa_1752_102 Rev A GA GROUND FLOOR<br>SHEET 2 OF 2 Rev B                                  | Exa_1752_112 GA PODIUM PLOT B Rev C   |
| Exa_1752_121 GA ROOF TERRACE PLOT A<br>BLOCKS A, B & C Rev C                              | Exa_1752_122 GA ROOF TERRACE PLOT A<br>BLOCKS K & L Rev C                                 |
| Exa_1752_200 PLANTING SCHEDULES AND<br>SPECIFICATION Rev D                                | Exa_1752_201 PLANTING PLAN GROUND<br>FLOOR SHEET 1 OF 2 Rev D                             |
| Exa_1752_202 PLANTING PLAN GROUND<br>FLOOR SHEET 2 OF 2 Rev B                             | Exa_1752_212 PLANTING PLAN PODIUM<br>PLOT B Rev B   |
| Exa_1752_221 PLANTING PLAN ROOF<br>TERRACE PLOT A BLOCKS A, B & C Rev C                   | Exa_1752_222 PLANTING PLAN ROOF<br>TERRACE PLOT A BLOCKS K & L Rev C                      |
| Exa_1752_301 LEVELS GROUND FLOOR<br>SHEET 1 OF 2 Rev C                                    | Exa_1752_302 LEVELS GROUND FLOOR<br>SHEET 2 OF 2 Rev B                                    |



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| Exa_1752_500 SECTION REFERENCE PLAN<br>Rev C  | Exa_1752_501 SECTION 1 – 4  |
| Exa_1752_502 SECTION 5 – 8  | Exa_1752_503 SECTION 9 - 13   |
| Exa_1752_701 LANDSCAPE SOFT DETAIL  | Exa_1752_702 LANDSCAPE SOFT DETAIL  |
| Exa_1752_703 LANDSCAPE SOFT DETAIL  | Exa_1752_704 LANDSCAPE SOFT DETAIL  |
| Exa_1752_705 LANDSCAPE SOFT DETAIL  | Exa_1752_706 LANDSCAPE SOFT DETAIL  |
| <b>Proposed Sections</b>  |   |
| 10046-A-DRG-Z1-G100-3001-PL-RS GA<br>Section - Plot A - Section 1 & 2 Rev B                                       | 10046-A-DRG-Z2-G100-3001-PL-RS GA<br>Section - Plot B - Section 1 & 2 Rev C                                       |
| <b>Proposed Elevations</b>  |   |
| 10046-A-DRG-Z0-G100-4001-PL-RS GA<br>Elevation - Proposed - Site Elevations North &<br>South Rev D                | 10046-A-DRG-Z0-G100-4002-PL-RS GA<br>Elevation - Proposed - Site Elevations East<br>& West Rev D                  |
| 10046-A-DRG-Z1-G100-4001-PL-RS GA<br>Elevation - Plot A - Elevation 01 - North<br>Elevation, East Elevation Rev B | 10046-A-DRG-Z1-G100-4002-PL-RS GA<br>Elevation - Plot A - Elevation 02 - South<br>Elevation, West Elevation Rev B |
| 10046-A-DRG-Z1-G100-4003-PL-RS GA<br>Elevation - Plot A - Elevation 03 - Internal site<br>Elevation 1 & 2 Rev B   | 10046-A-DRG-Z1-G100-4004-PL-RS GA<br>Elevation - Plot A - Elevation 04 - Internal<br>site Elevation 3 & 4 Rev B   |
| 10046-A-DRG-Z2-G100-4001-PL-RS GA<br>Elevation - Plot B - Elevation 01 - North<br>Elevation, East Elevation Rev D | 10046-A-DRG-Z2-G100-4002-PL-RS GA<br>Elevation - Plot B - Elevation 02 - South<br>Elevation, West Elevation Rev D |
| 10046-A-DRG-Z2-G100-4003-PL-RS GA<br>Elevation - Plot B - Elevation 03 - Internal site<br>Elevation Rev D         | 10046-A-DRG-A-G200-4000-PL-RS GA<br>Elevation - Plot A - Façade Elevation -<br>Building A Rev B                   |
| 10046-A-DRG-B-G200-4000-PL-RS GA<br>Elevation - Plot A - Façade Elevation -<br>Building B Rev B                   | 10046-A-DRG-C-G200-4000-PL-RS GA<br>Elevation - Plot A - Façade Elevation -<br>Building C Rev B                   |
| 10046-A-DRG-D-G200-4000-PL-RS GA<br>Elevation - Plot A - Façade Elevation -<br>Building D Rev B                   | 10046-A-DRG-EF-G200-4000-PL-RS GA<br>Elevation - Plot A - Façade Elevation -<br>Building EF Rev B                 |
| 10046-A-DRG-G-G200-4000-PL-RS GA<br>Elevation - Plot A - Façade Elevation -<br>Building G Rev B                   | 10046-A-DRG-H-G200-4000-PL-RS GA<br>Elevation - Plot A - Façade Elevation -<br>Building H Rev B                   |

|   |   |
|---|---|
| 10046-A-DRG-J-G200-4000-PL-RS GA<br>Elevation - Plot B - Façade Elevation -<br>Building J Rev D   | 10046-A-DRG-KL-G200-4000-PL-RS GA<br>Elevation - Plot B - Façade Elevation -<br>Building KL Rev B |
| 10046-A-DRG-MN-G200-4000-PL-RS GA<br>Elevation - Plot B - Façade Elevation -<br>Building MN Rev D | 10046-A-DRG-O-G200-40001-PL-RS GA<br>Elevation - Plot B - Façade Elevation -<br>Building O Rev A  |
| <b>Supporting documents</b>   |   |
| <b>Title</b>  | <b>Date</b>   |
| Design and Access Statement   | December 2017   |
| Design and Access Statement Addendum  | December 2018   |
| Landscape and Biodiversity DAS Addendum   | December 2018   |
| Environmental Statement   | December 2017   |
| Environmental Statement Non-Technical<br>Summary  | December 2017   |
| Addendum Environmental Statement  | December 2018   |
| Addendum Environmental Statement Non-<br>Technical Summary  | December 2018   |
| Planning Statement  | December 2016   |
| Planning Statement Addendum   | December 2017   |
| Statement of Community Involvement  | December 2016   |
| Statement of Community Involvement<br>Addendum  | March 2018  |
| Transport Assessment  | December 2017   |
| Transport Assessment Addendum   | December 2018   |
| Employment Strategy   | December 2016   |
| Energy Statement  | December 2018   |
| Sustainability Statement  | December 2016   |
| Sustainability Statement Addendum   | December 2017   |
| BREEAM Pre-Assessment December  | December 2016   |
| BREEAM Pre-Assessment Addendum  | December 2017   |
| Internal Daylight and Sunlight Report   | December 2018   |
| Utilities Assessment  | December 2017   |
| Arboricultural Impact Assessment  | December 2016   |

## **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](http://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

#### **Purchase Notice**

- In certain circumstances the owner of a property has the right to serve a Purchase Notice on the London Borough in which the land is situated. A Notice may be served if, following a refusal or a conditional approval, the owner considers the land cannot be put to a reasonably beneficial use in either its existing state or through development which has or would be permitted. A Purchase Notice would require the London Borough to purchase the owner's interest in the land in accordance with the relevant provisions of the Town and Country Planning Act 1990.

