

Appeal 6002127

Submitted on 1 December 2025.

Before you start

Local planning authority	London Borough of Wandsworth
Appeal type	Full planning
Decision date	3 June 2025

Prepare appeal

Was the application made in your name? No, I'm acting on behalf of the applicant

What is the applicant's name? c/o agent c/o agent
Promontoria Battersea Limited

Contact details Tom Green
DP9 Ltd

What is your phone number? +447795397619

What is the address of the appeal site? 1 Battersea Bridge Road
London
SW11 3BZ

What is the area of the appeal site? 0.12 ha

Is the appeal site in a green belt? No

Do you own all of the land involved in the appeal? No

Do you own some of the land involved in the appeal? No

Do you know who owns the land involved in the appeal? Yes, I know who owns all the land

Have the landowners been told about the appeal? I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B

Is the appeal site part of an agricultural holding? No

Will an inspector need to access your land or property? No

Are there any health and safety issues on the appeal site?	No
What is the application reference number?	2024/1322
What date did you submit your application?	21 April 2024
Was your application for a major or minor development?	Major development
Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Comprehensive redevelopment of the site to include demolition of existing building and erection of a part 10 storey, part 28 storey building (plus ground floor and basement levels) comprising residential use (Class C3), office use (Class E), community use (Class F2), and a restaurant (Class E), with associated car parking, cycle parking, public realm, landscaping and other associated work
Did the local planning authority change the description of development?	No
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	<p>The nature of the issues raised in the Reasons for Refusal and the need for expert evidence to be submitted in response, particularly in relation to the question of design, architectural quality, townscape and planning balance supports the need for an inquiry. This is a matter which the Appellant believes requires testing by formal cross-examination by Counsel. The Appellant has instructed Leading Counsel to conduct the Appeal on its behalf for this purpose.</p> <p>The Proposed Development has raised substantial local interest (both in terms of objection and support exceeding thousands of representations) that warrants further consideration at an inquiry.</p>
How many days would you expect the inquiry to last?	8
How many witnesses would you expect to give evidence at the inquiry?	3
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form October 2024.pdf (/document/4e72ccbb-1dd0-4a41-9bf1-4ff5dd990ec6)
Decision letter	Glassmill Decision Notice.pdf (/document/30309533-8353-4534-a79c-4b879460de56)
Do you plan to submit a planning obligation to support your appeal?	Yes
What is the status of your planning obligation?	Not started yet
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	STATEMENT OF CASE ON BEHALF OF THE APELLANT FINAL.pdf (/document/8a539802-3c83-4a7f-8353-10ff3dbaf460) Appendix 2 - Glassmill Decision Notice.pdf (/document/e4541f21-5290-4159-a4a7-4376705848d7) Appendix 4 - S106 HoTs Glassmill 1.12.2025.pdf (/document/99606f78-beaf-4a37-bcbc-5ffc0648e93d) Appendix 1 - Glassmill Planning Committee Report.pdf (/document/0462cbe6-cdd5-4432-a6ea-7ca1613fd39a) Appendix 5 - Glassmill Draft Condition HOT.pdf (/document/6338fa07-9e5c-47ab-84d3-9081e58873fc) Appendix 3 - One Battersea Bridge Application Documents.pdf (/document/e2e70468-52ce-4ef0-9880-e638bad8c3d2)
Draft statement of common ground	STATEMENT OF COMMON GROUND ON BEHALF OF THE APELLANT FINAL.pdf (/document/729ab739-83e6-4bc2-a36a-5ccbf41b9ea0)
Do you need to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	Design and Access Statement Part 1.pdf (/document/0d17f7a6-2054-4048-9321-41e45592f146) Design and Access Statement Part 2.pdf (/document/b368ae20-e623-447d-aff6-b66961dbe12d)
Plans, drawings and supporting documents	CIL Additional Information Form October 2024.pdf (/document/972f14c8-9062-4a8d-ae80-

[0660b5d6c2e4\)](#)

[Land Quality Desk Based Assessment Part](#)

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[Addendum October 2024.pdf](#)

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[Statutory Biodiversity Metric Calculation Tool.xlsx](#) (/document/af0a4b9b-7125-4568-a69e-7b17c0707076)

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[Pre-redevelopment and Pre-demolition Audit.pdf \(/document/b679ebd4-1e8d-4ea5-a8a2-c6a3f1b21db8\)](#)

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[Carbon Emissions Reporting Spreadsheet.xlsx \(/document/7399ce75-7379-4e12-a4e8-faa2672e5ad4\)](#)

[Affordable Workspace Management Plan.pdf \(/document/dda62363-6dce-4ef5-8ab2-fb1e8833a1b3\)](#)

[Flood Risk Assessment.pdf \(/document/8487538c-7409-41c2-af68-fc0fc661baba\)](#)

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[OBB-FAR-PA-ZZ-DR-03105.pdf \(/document/8789163f-c85e-4f82-b653-](#)

Do you have any new plans or drawings that support your appeal?

No

Do you have any other new documents that support your appeal?

No
