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Wandsworth Council

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Our ref: 2024/1322
Date: 03 June 2025

Town and Country Planning Act 1990

REFUSAL OF PERMISSION FOR DEVELOPMENT

The Council, in pursuance of its planning powers, hereby refuses to permit the development referred to in the schedule below and as shown on the submitted plans.

Your attention is drawn to the General Information and to the Statement of Applicant's Rights enclosed.

SCHEDULE

APPLICATION NUMBER: 2024/1322

LOCATION: The Glassmill 1 Battersea Bridge Road SW11 3BZ

DESCRIPTION: 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 works.

DRAWING NOS: OBB-FAR-PA-ZZ-DR-A-03001/P02/R2
OBB-FAR-PA-ZZ-DR-A-03002/P02/R2
OBB-FAR-PA-ZZ-DR-A-03098/P02/R2
OBB-FAR-PA-ZZ-DR-A-03100/P02/R2
OBB-FAR-PA-ZZ-DR-A-03104/P02/R2
OBB-FAR-PA-ZZ-DR-A-03105/P02/R2
OBB-FAR-PA-ZZ-DR-A-03106/P02/R2
OBB-FAR-PA-ZZ-DR-A-03200/P02/R2
OBB-FAR-PA-ZZ-DR-A-03300/P02/R2

1/4... 2024/1322

Director of Place:

Paul Moore



OBB-FAR-PA-ZZ-DR-A-04011/P02/R2
 OBB-FAR-PA-ZZ-DR-A-04300/P02/R2
 OBB-FAR-PA-ZZ-DR-A-04301/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05097/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05098/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05100/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05101/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05102/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05103/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05104/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05105/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05106/P02/R2
 OBR-FAR-PA-ZZ-DR-A-05107/P04/R2
 OBB-FAR-PA-ZZ-DR-A-05108/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05111/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05112/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05119/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05127/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05129/P04/R2
 OBB-FAR-PA-ZZ-DR-A-05130/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05200/P02/R2
 OBB-FAR-PA-ZZ-DR-A-05201/P02/R2
 OBB-FAR-PA-ZZ-DR-A-07107/P02/R2
 OBB-FAR-PA-ZZ-DR-A-09300/P02/R2
 OBB-FAR-PA-ZZ-DR-A-09301/P02/R2
 OBB-FAR-PA-ZZ-DR-A-09302/P02/R2
 OBB-FAR-PA-ZZ-DR-A-09400/P02/R2
 OBB-FAR-PA-ZZ-DR-A-09410/P02/R2
 OBB-FAR-PA-ZZ-DR-A-09420/P02/R2
 OBB-EOC-SK-020
 OBB-EOC-SK-021

REASONS FOR REFUSAL:

- 1 The proposal, by reason of its excessive height and scale, within an established local spatial character that is predominantly low-rise, while also being located within a low-rise policy zone, would represent an unacceptable and incongruous transformative change within the location that would significantly harm the spatial character of the same location. The significant harm identified has not been outweighed by material considerations that indicate otherwise. As such, the proposal is considered to be contrary to the NPPF 2024, Policy D9 (Tall buildings) of the London Plan 2021 and Policies PM9 (Riverside) and LP4 (Tall and Mid-rise Buildings) of the Wandsworth Local Plan 2023.
- 2 In the absence of a completed Section 106 planning obligation the proposal fails to meet the objectives of Policy LP62 (Planning Obligations) of the Wandsworth Local Plan 2023. In order to mitigate the policy conflict as identified, a Section 106 planning obligation would be required to include, but not be limited to:

Housing

- Provision of 54 social rent units;
- To secure a minimum of 10% of units meeting Building Regulation 'Wheelchair User Dwellings' M4(3) standards with final design agreed in consultation with OT advisor;
- Operation management plan for the communal amenity spaces;
- Play Space contribution of £147,300.



Sustainability

- Carbon off-setting payment of £157,917;
- Be Seen energy monitoring.

Highway and transport:

- Exclusion from CPZ;
- Car club membership and driving credit for residents;
- To secure a construction management plan;
- To secure a travel plan and Transport Officer Monitoring Fee of £730.00;
- To secure highways works (under a section 278 agreement) to complete public realm improvements within the highway boundary north of the development. These include level changes, the addition of steps, and planting;
- Healthy Street Corridor Improvements contribution of £436,812.00 to TfL.

Others areas:

- Best endeavours for raising of the flood defence to TE2100 plan level
- Enhancements to the Thames river wall adjacent to the development site with installation of timber fenders (Option 1), or, contribution made to a local river restoration effort (Option 2);
- Air quality monitoring during construction contribution of £30,000;
- Health Care contribution of £30,000;
- To enter into a Local Employment and Enterprise Agreement securing Employment and Skills Plan and Local Procurement Plan, with the target number of job, training and apprenticeship places based on the Council's Planning Obligations SPD
- To secure payment of Employment and Enterprise Contribution based on the Council's Planning Obligations SPD (£91,506.25);
- Art and Culture contribution of £110,000;
- Monitoring fee in accordance with calculation set out in the Planning Obligations SPD.

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive manner and the Council has, as far as practicable, sought solutions to problems arising in relation to dealing with the planning application. We have made available detailed advice in the form of our statutory policies in the Local Plan consisting of the Core Strategy, Development Management Policies Document, Supplementary Planning documents and where appropriate the Site Specific Allocations Document as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.



Nick Calder
Head of Development Management (Wandsworth)



WANDSWORTH BOROUGH COUNCIL
ENVIRONMENT AND COMMUNITY SERVICES DIRECTORATE

GENERAL INFORMATION
TOWN AND COUNTRY PLANNING ACT 1990

This decision does not convey any approval, consent, permission or licence under any other Acts, or Bye-Laws, Orders or Regulations and nothing in this decision shall be regarded as compliance with or approval, consent, permission or licence under other legislation.

You must ensure that your proposal complies with the Building Regulations. You can obtain advice from Building Control, between 09:00 and 13:00 Monday to Friday at the Town Hall Extension, Wandsworth High Street, SW18 2PU and via telephone on no. 020 8871 7620.

You are also reminded that the Council's permission does not modify or affect any personal or restrictive covenants easements, etc., applying to or affecting the land or the rights of any persons (including the Council) entitled to the benefits of them. If you are unsure whether there are relevant restrictions which might stop the building of extensions, alterations to the property or changing the use (even if you have a planning permission) you should consult a suitably qualified professional advisor.

If the proposed development requires changes to, or new street name or numbers you should contact the Council's Street Name and Numbering Section at the earliest opportunity (Tel No. 020 8871 7520).

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

- If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, 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 your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- Appeals must 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 (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>.
- 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 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 or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990.

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.

