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Wandsworth Council

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Our ref: MH/JF 2022/1835
Your ref: APP/H5960/W/24/3358065
Date: 29 January 2025

Dear Madam,

Re: Appeal by: Watkin Jones Group
Site Address: Booker Cash & Carry, 41-49 Battersea Park Road, London

I refer to the planning appeal that has been lodged under reference number APP/H5960/W/24/3358065 in respect of the above mentioned site.

I am writing to confirm that following the Appellant's decision to appeal against the non-determination of the planning application submitted under the Local Planning Authority's application reference number 2022/1835, the application was reported to the meeting of the Planning Applications Committee on 14th January 2025. At this meeting, the Planning Applications meeting resolved that they would have been minded to refuse planning permission had the appeal against non-determination not already been lodged. Members of the Planning Applications Committee decided that that they would have resolved to refuse planning permission on the following grounds:-

As a result of its height and close proximity to the neighbouring buildings and the amenity space located at New Mansion Square, the proposed development would result in an overbearing impact upon the residential occupiers of the neighbouring buildings, detrimentally affecting their outlook and increasing overlooking opportunities that would reduce the residential amenity experienced by these neighbouring occupants. Furthermore, the predominant student use as proposed is not considered to be the most appropriate use on the site given the greater demand and need for housing (including affordable housing) in the area. For these reasons, the proposal is considered to be contrary to adopted Council policy LP2 and the Wandsworth Housing Needs Assessments dated December 2020 and December 2024.

If you have any queries or require any clarification on the above, please do not hesitate to contact me,

Yours faithfully,

Mr Mark Hunter
Head of Strategic Development