

# GREATER LONDON AUTHORITY

## Good Growth

Cathy Molloy  
London Borough of Wandsworth  
By Email

**Our ref:** 2025/1037/S1  
**Your ref:** 2025/4170  
**Date:** 26 January 2026

Dear Cathy

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

**Land at Lennox Estate Arabella Drive SW15**

**Local Planning Authority reference: 2025/4170**

I refer to the copy of the above planning application, which was received from you on 09 December 2025. On 26 January 2026 Jules Pipe CBE, Deputy Mayor for Planning, Regeneration and the Fire Service, acting under delegated authority, considered a report on this proposal, reference 2025/1037/S1. 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.

The Deputy Mayor considers that the application does not yet comply with the London Plan for the reasons set out in paragraph 88 of the above-mentioned report; but that the possible remedies set out in that 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 the Mayor 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 **Lucas Bond**, email [Lucas.Bond@tfl.gov.uk](mailto:Lucas.Bond@tfl.gov.uk)

Yours sincerely

City Hall, Kamal Chunchie Way, London E16 1ZE ♦ london.gov.uk ♦ 020 7983 4000

We are committed to being anti-racist, planning for a diverse and inclusive London and engaging all communities in shaping their city.

**John Finlayson**

Head of Development Management

cc Leonie Cooper, London Assembly Constituency Member  
James Small-Edwards Chair of London Assembly Planning Committee  
National Planning Casework Unit, MHCLG  
TfL  
Lizzie Lemare, Agent, Tibbalds