

Town Planning: Residential development with motor dealership, Battersea, York Road

Client
LOOKERS PLC
LINDEN HOMES



Services

TOWN PLANNING

Project

The site was a former car dealership, and Rapleys had been instructed by the land owner (and dealership operator) to secure a development plan allocation for mixed-use development, including residential use, in advance of marketing the site.

Once the site had been allocated, Rapleys were retained by the site purchaser to secure planning permission for residential development above an upgraded, state of the art flagship dealership. The key drivers were to secure the maximum level of residential development, with the most favourable position relative to planning obligations, whilst also ensuring that the site retained employment through a viable and high quality dealership offer.

What we did

Rapleys Town Planning Department utilised existing contacts at the local authority (secured through the policy making process) to engage in detailed pre-application discussions. The local authority were initially reluctant to allow tall buildings on the site, and were uncomfortable with the juxtaposition of the two proposed land uses, but through sensitive and thorough liaison a position was agreed. Additional consultation took place with the local community and the Wandsworth Design Review Panel to ensure that all views were – as far as possible – taken into account.

A planning application for the dealership, with approximately 170 units in four blocks above, was registered on submission, and diligently monitored through close liaison with the case officer and other senior officers. Due to the work carried out at pre-application stage, issues arising were minor and were resolved quickly. The application was presented to the local authority's planning committee within the targeted 13 weeks following submission, with a positive officer recommendation and members resolved to grant planning permission. A s.106 agreement was subsequently signed and the development is now complete.

What we achieved

The project was, for the local authority, a challenging one. The uncommon mix of uses, a car dealership which included a workshop, within the same building as residential apartments, required extensive discussion to provide comfort to the local authority that the dealership would be viable, and the amenity of future residents protected. In addition, the local authority required detailed information to support the principle of the building height proposed. Both matters were resolved through sensitive but honest discussion at pre-application stage, and through pro-actively addressing any minor issues arising during the course of the application.

In addition, detailed negotiations with the local authority took place to ensure that planning obligations were appropriately minimised.