

THE TOWN AND COUNTRY PLANNING (MAYOR OF LONDON) ORDER 2008 REFERRAL THRESHOLDS

LARGE SCALE DEVELOPMENT

Mayor's powers:

- (i) To direct refusal (article 6)
- (ii) To act as a local planning authority (article 7)

- Residential - more than 150 units
- Non-residential - buildings more than 100,000sq.m¹ in the City, more than 20,000sq.m in Central London², or more than 15,000sq.m outside Central London.
- Buildings more than 25 metres high, adjacent to the River Thames; buildings more than 150 metres high, in the City of London; buildings more than 30 metres high, other areas³
- An extension of building height above that of threshold set out above or an increase of more than 15 metres

MAJOR INFRASTRUCTURE

Mayor's powers:

- (i) To direct refusal (article 6)
- (ii) To act as a local planning authority (article 7)

- Mining operations of more than 10ha⁴
- Waste development⁵ to provide an installation with capacity of more than 5,000 tonnes p.a of hazardous waste⁶; or 50,000 tonnes p.a of waste produced outside the land in respect of which planning permission is sought
- Waste development occupying more than 1ha
- Aircraft runway
- Heliport (including a floating heliport/helipad on a building)
- Air passenger terminal at an airport; alteration to increase its capacity by more than 500,000 passengers p.a.
- Railway station; tram station;
- Tramway; underground, surface or elevated railway; cable car
- Bus or coach station; storage of more than 70 buses or coaches, or such site occupies more than 0.7ha (including maintenance, administrative and staff facilities)
- Installation B8 Use Class site more than 4 hectares
- Crossing over or under, or passenger pier on the River Thames
- Waste development which does not accord with one or more provisions of the development plan and either; occupies more than 0.5ha; or is an installation with capacity for more than 2,000 tonnes p.a. of hazardous waste or 20,000 tonnes p.a. of waste

DEVELOPMENT WHICH MAY AFFECT STRATEGIC POLICIES⁷

Mayor's powers:

- (i) To direct refusal (article 6)

- The loss of more than 200 residential units or prejudicing the residential use of land which exceeds 4ha
- Occupation of more than 4ha of B1, B2 or B8 land and likely to prejudice such use
- Prejudicing the use of more than 2ha of land used as playing fields⁸ currently or with the last 5 years
- On proposed or existing Green Belt or Metropolitan Open Land involving construction or change of use of a building 1,000sq.m or more
- Non-accordance with one or more provisions of the development plan and comprises 2,500sq.m falling within Use Classes A1, A2, A3, A4, A5, B1, B2, B8, C1, C2, D1, D2
- Non-residential with more than 200 car parking spaces
- Application site; with change of use; does not in accord with one or more provisions of the development plan; used for treating, keeping, processing, recovering or disposing of refuse or waste materials with capacity of more than 2,000 tonnes p.a. of hazardous waste, 20,000 tonnes p.a. of waste; and occupying more than 0.5ha
- Residential units which do not accord with one or more provisions of the development plan and is on a site that is adjacent to land used for treating, keeping, processing, recovering or disposing of refuse or waste materials with capacity of more than 2,000 tonnes p.a. of hazardous waste, 20,000 tonnes p.a. of waste
- Application site; with change of use; does not accord with one or more provisions of the development plan; includes storage of more than 70 buses or coaches, or such site occupies more than 0.7ha (including maintenance, administrative and staff facilities)

DEVELOPMENT ON WHICH THE MAYOR MUST BE CONSULTED BY VIRTUE OF A DIRECTION OF THE SECRETARY OF STATE

Mayor's powers:

- (i) To direct refusal (article 6)

- Development in respect of which a direction given by the Secretary of State under article 10(3) of the GDPO.

NOTES

- 1 Reference to floor space means the total floor space in buildings, including the width of external walls
- 2 “Central London” is bounded by the red line on a map entitled “Map of Central London referred to in the Town and Country Planning (Mayor of London) Order 2008”, which is available for inspection online through the Government office for London’s website (www.gol.gov.uk/gol/Planning/624901/)
- 3 A building is adjacent to the River Thames if the building is wholly or partly on a site which falls within an area identified as a Thames Policy Area or where no such area is so identified in respect of the relevant part of the River Thames, if the building is wholly or partly (excluding parts below ground floor) on a site which falls within the Thames Policy Area being the area bounded by the outer edge of the red line on the set of maps numbered 1 to 3 entitled “Maps of the Thames Policy Area referred to in the Town and Country Planning (Mayor of London) Order 2008”, which can be inspected at website detailed in note 1.
- 4 “Mining operations” means the winning and working of minerals in, on or under land, whether by surface or underground working.
- 5 “Waste development” means any development designed to be used wholly or mainly for the purpose of, or a material change of use to, treating, keeping, storing, processing, recovering or disposing of waste
- 6 “Hazardous substances” has the meaning given in regulation 6 of Hazardous Waste (England and Wales) regulations 2005(a)
- 7 In this Part, land shall be treated as used for a particular use if it was last used for that use or it is allocated for that use in an existing or proposed development plan
- 8 “Playing field” has the same meaning as in article 10(2)(l) of the GDPO, that being a site encompassing at least one 0.4ha “playing pitch” designated for a particular sport.

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