

Ransome's Wharf, Battersea London Square

London Borough of Wandsworth



In August 2025, Planning Potential obtained permission for a series of scheme amendments under Section 96a of the Planning Act to facilitate the delivery of 118 high-quality apartments in Battersea, on behalf of London Square.

Planning Potential were appointed to deliver a planning strategy to upgrade and modernise an implemented 2015 planning permission to enable its delivery under current standards relating to Buildings Regulations, energy and sustainability requirements. A historic planning permission had been implemented with much of the site cleared for development; however, progress had stalled for several years, leaving a vacant brownfield site in a high-profile location close to Battersea Park. Both Wandsworth Borough Council and London Square had the shared objective to enable the timely regeneration of the site.

Planning Potential coordinated discussions through pre-application and application stages to ensure the suite of scheme amendments remained within the bounds of Section 96a as non-material amendments, thus streamlining the planning process.

The commercially astute planning strategy was successful, culminating in the approval of our application under Delegated Powers just seven months after our first pre-application meeting with officers. We worked closely with our core design team through a series of workshops which ensured the deliverability of the scheme, whilst adhering to the design principles which were integral to the original permission. Key focus areas included the upgrading of the building's energy strategy; introducing second stair cores in accordance with updated fire safety regulations and subsequently replanning internal layouts; reviewing commercial and basement floorspace; and

Planning Potential Ltd

London

Magdalen House
148 Tooley Street
London SE1 2TU
T: 020 7397 5212

making minor façade improvements. Planning Potential continues to advise on the project as it enters the delivery phase.

Summary of Achievements

- Advice and coordination of optimal planning strategy
- Project management of the process and consultant team
- Coordination and submission of the planning application
- Negotiation / liaison with the Local Planning Authority
- Securing of permission under Section 96a