

JRS/DP1516

Date 13th March 2024

The Greater London Authority
City Hall
Kamal Churchie Way
London
E16 1EZ

For the attention of Neil Smith

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Registered No. 05092507

0207 004 1700

www.dp9.co.uk

Dear Sirs

RESERVED MATTERS APPLICATION: PLOT 1 BISHOPSGATE GOODSYARD

GLA REF. GLA/1200cd/12 and GLA/1200cd/11

Land known as Bishopsgate Goods Yard including Braithwaite Street as bounded by Shoreditch High Street, Bethnal Green Road, Sclater Street, Brick Lane, Wheler Street, Commercial Street and Quaker Street within the London Boroughs of Hackney and Tower Hamlets, London, E1

On behalf of our client Bishopsgate Goodsyrd Regeneration Limited (“the Applicant”) we hereby enclose applications for the approval of reserved matters (“RMAs”) in respect of Plot 1 at Bishopsgate Goodsyrd (“the Site”).

The applications seek approval for all reserved matters associated with Plot 1 pursuant to the outline planning permissions (“OPPs”) granted on 25th March 2022 for the following:

“An OUTLINE application for the comprehensive mixed-use redevelopment of the site comprising:

- *Residential (C3) – up to 500 residential units;*
- *Business use (B1) – up to 130,940 sq.m (GIA);*
- *Hotel (C1) – up to 11,013 sq.m. (GIA);*
- *Retail, financial and professional services, restaurants and cafes and hot food takeaway (A1, A2, A3 and A5) – up to 18,390 sq.m. (GIA) of which only 3,678 sq.m. (GIA) can be A5;*
- *Non-residential institutions (D1) / assembly and leisure (D2) – up to 6,363 sq.m. (GIA);*
- *Public conveniences (sui generis) – up to 298 sq.m. (GIA);*
- *Basement, ancillary and plant space – up to 21,216 sq.m. (GIA);*
- *Formation of a new pedestrian and vehicular access and means of access and circulation within the site and car parking; and*
- *Provision of new public open space and landscaping. The application proposes a total of 10 buildings that range in height, with the highest being 142.4 metres above ordnance datum (AOD) and the lowest being 29.2 metres AOD.*



All matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on site and the erection of a building for office (Class B1) and retail use (Class A1, A2, A3, A5) comprising a part 17, part 29 storey building; and Plot 7 comprising the use of the ground level of the Braithwaite Viaduct for retail and food & drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food & drink uses (A1, A2, A3, A5)."

Background

The Site lies across the boundary between London Borough of Hackney ("LBH") and London Borough of Tower Hamlets ("LBTH"). As such, identical planning applications were submitted to both LBH and LBTH in 2014 (LBH ref. 2014/2425; LBTH ref. PA/14/02011).

In September 2015, the Mayor of London concluded that he would act as the local planning authority for the purpose of determining the planning applications and conducted a Hearing in December 2020 where the Mayor resolved to grant planning permission in respect of the applications, subject to the prior completion of a s106 agreement. The s106 Agreement was completed and the planning permissions were issued on 25th March 2022.

The Mayor also resolved that the reserved matters applications would be submitted to and determined by the Mayor, unless he directs LBH or LBTH to do so.

Condition 4 of the LBH Outline Planning Permission ("LBH OPP") states,

"The first application for approval of the Reserved Matters shall be made to the GLA (or the Local Planning Authority, where this has been agreed in writing by the GLA) before the expiration of three years from the date of this outline permission. All other applications for Reserved Matters shall be submitted before the expiration of two years from the date of approval of the previous Reserved Matters application. Application for approval of the last reserved matters must be made to the GLA (or the Local Planning Authority, where this has been agreed by the GLA) within ten years of the date of this permission."

Condition 4 of the LBTH Outline Planning Permission ("LBTH OPP") states,

"The first application for approval of the Reserved Matters shall be made to the GLA (or the Local Planning Authority, where this has been agreed in writing by the GLA) before the expiration of three years from the date of this outline permission. All other applications for Reserved Matters shall be submitted before the expiration of two years from the date of approval of the previous Reserved Matters application. Application for approval of the last reserved matters must be made to the GLA (or the Local Planning Authority, where this has been agreed by the GLA) within ten years of the date of this permission."

As such, in line with the terms of the OPPs, the RMAs are being submitted to the GLA as the determining planning authority pursuant to the above planning conditions. Identical RMAs are submitted pursuant to the above planning conditions for the LBH OPP and the LBTH OPP.

The RMAs comprises the following documents, pursuant to both the LBH OPP and LBTH OPP:

- Covering Letter



- Reserved Matters Application Forms; (one form for LBTH and one form for LBH);
- CIL Forms; (one form for LBTH and one form for LBH);
- Application Drawings, prepared by Gensler and Buckley Gray Yeoman and Spacehub;
- Air Quality Positive Statement, prepared by Temple;
- Environmental Compliance Report, prepared by Temple;
- Design Overview Statement, prepared by Gensler and Buckley Gray Yeoman
- Landscape and Public Realm Strategy, prepared by Spacehub;
- Planning Compliance Statement, prepared by Dp9 Limited;
- Transport Assessment, prepared by WSP Transport, including;
 - Delivery and Servicing Plan, prepared by WSP Transport;
 - Car and Cycle Parking Management Plan, prepared by WSP Transport;
 - Travel Plan, prepared by WSP Transport;
 - Outline Construction Logistics Plan, prepared by WSP Transport
- Energy Strategy addendum, prepared by Hoare Lea;
- Sustainability Strategy; prepared by Hoare Lea;
- Circular Economy Statement, prepared by Temple;
- Whole Life Carbon Assessment, prepared by Temple;
- Statement of Community Involvement, prepared by Cascade Communications.

The Proposed Development

The enclosed RMAs relate to Plot 1 of Bishopsgate Goodsyrd and seek reserved matters approval for the following:

“Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) in respect of Plot 1, pursuant to LB Tower Hamlets outline planning permission ref PA/14/02011 (GLA ref. GLA/1200cd/12); LB Hackney planning permission ref. 2014/2427 (GLA reference GLA/1200cd/11) dated 25/03/2022, for the erection of a building comprising office floorspace (Class B1), retail uses (Use Class A1-A5), plant and ancillary space landscaping, public realm, and all associated works.” (“the Proposed Development”)

Note that for that part of the RMA site within LBH, the proposed development comprises the following mix of uses:

- 38,985 sqm (GIA) of Business Use (Class B1);
- 577 sqm (GIA) of Retail Use (Class A1, A2, A3, A5);
- 5,241 sqm (GIA) of ancillary and plant space.

Note that for that part of the RMA site within LBTH, the proposed development comprises the following mix of uses:

- 9,243 sqm (GIA) of Business Use (Class B1);
- 134 sqm (GIA) of Retail Use (Class A1, A2, A3, A5);
- 791 sqm (GIA) of ancillary and plant space.

The OPPs also contained a number of planning conditions which require that particular details to be submitted at RMA stage. Accordingly, the RMAs address the requirements of the following conditions;



LBH Planning Permission		LBTH Planning Permission	
<i>Condition Ref.</i>	<i>Topic</i>	<i>Condition Ref.</i>	<i>Topic</i>
18 a)	Cycle Parking Provision	17	Cycle Parking Provision
34	Air Quality Monitoring	36	Air Quality Monitoring
42	Energy Strategy	44	Energy Strategy
44	Photovoltaics	46	Photovoltaics
49	Circular Economy (Outline Elements)	51	Circular Economy (Outline Elements)
54	Urban Greening Factor	55	Urban Greening Factor
67	Accessible Car Parking	68 b)	Accessible Car Parking
72	Sustainability Strategy	72	Sustainability Strategy

The enclosed RMAs and supporting documents confirm that the Proposed Development fully complies with the approved parameter plans, Design Guide and Development Specification approved as part of the OPPs.

We trust the enclosed RMAs are acceptable and look forward to confirmation of validation of both applications. If you have any queries, please contact Julian Shirley at the above address.

Yours faithfully

DP9 Ltd.

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