

Shoreditch Works

In the London Borough of Hackney

Planning Application reference: GLA/2026/0130/S3

This addendum sets out various factual updates, clarifications and corrections which need to be considered in conjunction with the Representation Hearing Report originally published 29 September 2026

Clarifications and additional information to the report

Paragraph /Section	Proposed Amendment / Correction	Comment
Para 2	The scheme would deliver 57,165 sq.m. (GIA, ~~excluding plant and amenity~~) of office and employment floorspace, which would contribute approximately 55% of the Local Plan's new office target for the plan period.	Clarification
Para 3	<i>Transport for London</i> £100,000 contribution ~~for safeguarding and provision of a towards~~ cycle hire capacity and/or docking station.	Correction
Para 7	At a local level, the site is allocated in the Future Shoreditch draft Area Action Plan (AAP) ~~and adopted Local Plan~~ for office-led mixed-use development and is within the Shoreditch Priority Office Area and the Hackney Major Town Centre: Hackney CAZ.	Clarification
Para 19	The applicant also engaged the ~~Design South East~~ and Council's Design Review Panel (DRP). ~~The Design South East DRP initially was held~~ on 29 November 2023 and ~~again the Council DRPs~~ held on 16 January 2024 ~~and 5 December 2024~~ , with a revised scheme similar to that submitted.	Clarification
Para 73	At the time of writing, a total of one response was received from Create Streets, outlining support for the scheme and highlighting the report they ~~prepared-prepared~~ titled ~~titles~~ "Will Shoreditch Works make London better?".	Correction
Para 78	The application is supported by an Environmental Statement (ES) (prepared by	Clarification

	Trium, dated October 2024) and an ES addendum (Trium, August 2025) which was submitted in response to comments from Hackney Council and statutory consultees. An EIA Scoping Opinion was submitted on 26 January 2024 and the response from the Council was received on 9 May 2024.						
Para 121	The proposed development would be acceptable in land use terms and would be in line with Local and London Plan policies, as well as the CAZ, OA and draft AAP-APP designations, subject to appropriate conditions and obligations.					Correction	
Para 135	Affordability levels and an early-stage review have been secured in the S106 agreement. Because GLA officers consider the scheme is eligible to follow the Fast Track Route in accordance with the London Plan and, having considered the requirements of Local Plan Policy H13, GLA officers do not consider mid or late-stage reviews are required in this instance.					Clarification	
Table 6	Amend table as below:					Correction	
	Tenure	Size	87-89 Worship Street	91-105 Worship Street	Webb Mews	24-26 Holywell Row	Holywell Mansions
	Market	Studio	0	3	0	2	0
		1 bed	0	0	0 2	2	18
		2 bed	0	0	6 4	1	13
		3 bed	0	1*	0	0	0
		4 bed	0	5	0	0	0
		Total	0	9	6	5	31
	Social Rent	Studio	2	3	0	0	4 0
		1 bed	3	0	0	0	1
		2 bed	5	0	0	0	0 1
		3 bed	1	0	0	0	0
		4 bed	0	0	0	0	0
		Total	11	3	0	0	2
	Intermediate	Studio	0	0	0	0	0
		1 bed	0	0	0	0	5
		2 bed	0	0	0	0	6
		3 bed	0	0	0	0	0
		4 bed	0	0	0	0	0
		Total	0	0	0	0	11
	Total	Studio	2	6	0	2	4 0
		1 bed	3	0	0 2	2	24
		2 bed	5	0	6 4	1	19 20
		3 bed	1	1	0	0	0
4 bed		0	5	0	0	0	
Total		11	12	6	5	44	

			78
Paras 139 and 141	Delete first table. Amend wording: The proposed housing mix is set out in Table 8 below (shown in detail by building in Table 6 above).	Formatting error – tables duplicated and correction in text.	
Para 168	Delivery of ~~this element~~ the Urban Room is therefore important, and would be delivered as part of the Phase 1 works. The Phasing Plan is secured in the draft S106 Agreement which will ensure the delivery of the ~~public open space and the~~ Urban Room upfront.	Correction	
Para 220	The site is in the South Shoreditch conservation area and includes 91 to 101 Worship Street listed Grade II* and 103 and 105 Worship Street listed Grade II as shown in ~~Figure 4~~ Figure 4 below. The site is also nearby to 24 and 26 Curtain Road (Grade II) (shown on Figure 4), and Church of St Michael (Grade I); Clergy House to West of Church of St Michael (Grade II*); St Michael’s Church School (Grade II*). The site also contains locally listed buildings 13-21 Curtain Road and 24-27 Holywell Row (shown on Figure 4). GLA officers assessment of the heritage assets and impacts of the proposed development is set out below. ~~All views referred to herein are those provided in the applicant’s Heritage, Townscape and Visual Impact Assessment (HTVIA).~~	Correction and clarification	
Para 271	GLA officers ~~have~~ agree that, subject to conditions and meeting the requirements set out by GLAAS, the scheme would be acceptable in line with the NPPF, London Plan Policy HC1 and Local Plan Policy LP6.	Correction	
Para 345	Further public realm improvements outside the redline boundary, which the Council considered and recommended be secured, were estimated to cost approximately £1.3 million, ~~to be secured through the S278 agreement.~~	Clarification	
Para 358	~~However, TfL’s Hackney’s~~ records (see Figure 5 above) indicate this falls within ~~their TLRN the Hackney~~ highway boundary.	Correction	

Para 401	This would comply with London Plan Policies G1, G6, D8 and Local Plan Policies LP1 , PP1 , LP47 and LP48.	Correction
Para 404	To ensure this discount is applied appropriately and the benefits are delivered, the draft S106 Agreement secures monitoring of the aggregate payments and an affordable workspace statement, to be approved by the Council, setting out details of occupiers and rents to ensure the rent across the ~~no rent on~~ affordable workspace does not exceeds 40% of the open market rent.	Correction
Additional consultation response	Hackney Council has submitted a formal written representation raising the following matters in respect of the Representation Hearing Report and suggestions for the Addendum: - Concerns about control of implementation, administration and enforcement; - The phasing of public benefits and these not being adequately secured; - Failure to apply Local Plan Policy LP13 in terms of a late stage review mechanism; - Affordable workspace classification, inadequate affordable workspace provision and enforceability; - Concerns with the drafting of decision notices and the S106 agreement; - Queries regarding the stated commercial floorspace and borough housing delivery assumptions; - Inadequate provision of residential use within the proposal; - Sustainability and wind microclimate matters; - Consideration of heritage and townscape harm; - Residential amenity, public realm and communal open space; - Wording of the description of development;	Matters raised are addressed in the Representation Hearing Report and this Addendum. The GLA officer recommendation includes delegation of powers to resolve decision notice, heads of terms and S106 drafting.

	- Cycle parking provision; and - Highways and transport contributions.	
Conditions	Add condition to the draft Planning Permission: <i>Prior to first occupation, a Parking Design and Management Plan shall be submitted to and approved in writing to the Local Planning Authority. The Plan shall demonstrate how and where the on-street bays will be provided, along with blue badge provision, Electric Vehicle Charging Points (active and passive).</i> <i>Reason: To minimise parking impacts on the surrounding highway network and support sustainable travel.</i>	As referred to in paragraph 352
Conditions	Add condition to the draft Planning Permission: <i>This planning permission is a phased planning permission for the purposes of the Community Infrastructure Levy Regulations 2010 (As Amended) (the "CIL Regulations").</i> <i>Each and every one of the Preparatory Works Phases and the Construction Phases which means a phase of development comprising works other than Preparatory Works, including all other piling and foundation works, shall be treated as a separate phase and a separate chargeable development for the purposes of the CIL Regulations.</i> <i>"Preparatory Works Phase" means development comprised only of any of the following ("Preparatory Works"):</i> <i>• ground investigations, testing and/or site survey works</i> <i>• diversion decommissioning and/or laying of services and service media for the supply or carriage of electricity gas water sewerage telecommunications or other utilities media or services</i> <i>• excavation works</i> <i>• archaeological investigation and digs</i> <i>• works of site clearance and demolition</i>	To confirm that the planning permission is phased for the purposes of the CIL Regulations

	• <i>decontamination and remediation works</i> • <i>the provision of underground drainage and sewers and the laying and diversion of other services and service medium</i> • <i>construction of temporary accesses to facilitate the carrying out of the Development</i> • <i>ecological surveys, investigations or assessments (including, for the avoidance of doubt, investigations or assessments relating to bats)</i> • <i>erection of boards advertising the development; and</i> • <i>works and operations to enable any of the foregoing to take place</i>	
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For further information, contact GLA Planning Unit (Development Management Team):

Nick Ray – Special Projects Principal

email: Nicholas.Ray@london.gov.uk

Nikki Matthews – Principal Strategic Planner

email: Nikki.Matthews@london.gov.uk
