

Friday 3rd November

This document is a Statement of Conformity (SoC) to the Retail Impact Assessment Narrative dated August 2022 that has been submitted in support of the Hybrid Application (LBTH Ref: PA/21/02377/A1 and GLA Ref: 2023/0300/S3).

Following a resolution to refuse planning permission by the London Borough of Tower Hamlets (LBTH) Strategic Development Committee (SDC) in February 2023 and the subsequent direction that the Mayor will act as the local planning authority for the purposes of determining the Hybrid Application, the design of the scheme has been amended to accommodate second staircases in all buildings over 18m in height. The purpose of this SoC is to confirm that the impacts of the changes associated with the inclusion of second staircases do not change the effects previously assessed in terms of Retail Impact Assessment Narrative and the conclusions set out in the report submitted in August 2022 remain valid.

For the sake of completeness only it should be noted that the Hybrid Application was previously amended in advance of its consideration by the LBTH SDC in February 2023 to take account of iterative changes to the masterplan. In summary these previous changes were as follows: the inclusion of Jolly's Green into the red line boundary of the Masterplan, the removal of the previously proposed Block A3 and associated increase in open space and play space, an increase the number of affordable rent family homes, and the inclusion of second staircases in Plots F & I.

To confirm, the new Description of Development will be read as follows:

“Hybrid application seeking detailed planning permission for Phase A and Outline planning permission for future phases, comprising:

Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 140,591 (GEA) of floorspace comprising the following mix of uses: Residential (Class C3); Retail, workspace, food and drink uses (Class E); Car and cycle parking; Formation of new pedestrian route through the conversion and repurposing of the Abbott Road vehicular underpass for pedestrians and cyclists connecting to Jolly's Green; Landscaping including open spaces and public realm; and New means of access, associated infrastructure and highway works.

In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and open space. This application is accompanied by an Environmental Statement.”

Further information is set out within the accompanying Covering Letter (as prepared by DP9 Ltd, dated November 2023) and the updated Planning Statement (as prepared by DP9 Ltd, dated November 2023).

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