

27th September 2019

Greater London Authority
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For the attention of Paul Roberts

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Dear Sirs

**BISHOPSGATE GOODS YARD
GREATER LONDON AUTHORITY REFS. D&P/1200c&d/04
LONDON BOROUGH OF TOWER HAMLETS (REFS. PA/14/02011 and PA/14/02096)
LONDON BOROUGH OF HACKNEY (REFS. 2014/2425 and 2014/2427)**

We write on behalf of Bishopsgate Goodsyards Regeneration Limited (the applicant) in regard to the above site for which the Mayor of London is acting as the local planning authority for the purposes of determining the above planning application and associated applications for listed building consent.

Further to the ongoing discussions with the officers at the GLA and LB Tower Hamlets, LB Hackney and other interested parties, we hereby submit amendments to the above planning and listed building consent applications.

Background

Bishopsgate Goodsyards Regeneration Limited (“the Applicant”) submitted identical planning applications for the Proposed Development on the 21st July 2014 to both LB Hackney (“LBH”) and LB Tower Hamlets (“LBTH”) for determination.

Following further consultation with LBH and LBTH, amendments to the planning applications were submitted in August 2015 (“the 2015 Amended Scheme”).

On 15th September 2015 the former Mayor received a request to become the local planning authority for the purpose of determining the two planning applications at the Bishopsgate Goodsyards site. On 23rd September 2015, having considered a report on the case, the former Mayor notified LBH and LBTH that he would act as the local planning authority for the purposes of determining the planning applications.

The Stage 3 report was published on 8th April 2016 and a public representation hearing was due to be held in April 2016 for the former Mayor to determine the applications. However, following a request from the Applicant to defer the representation hearing in order to work with GLA officers to satisfactorily address the concerns raised, the former Mayor decided to defer the representation hearing for that purpose.



Since that time, the Applicant has been working with the officers at the GLA, LBTH and LBH with regard to the submission of amendments to the current planning applications for determination by the current Mayor.

Description of the Planning Application

The 2015 Amended Scheme proposed the comprehensive mixed use redevelopment of the site comprising of up to 1,356 residential units (Class C3), up to 65,859 m² Gross Internal Area (GIA), retail (Class A1, A2, A3 and A5) up to 17,499 m² GIA, assorted uses (Class D1, D2, sui generis) and 22,642 m² of new public open space and landscaping.

Following further consultation with the GLA, LBTH and LBH, the Applicant now submits the Proposed Amendments which consist of: a comprehensive redevelopment of the site which will include the provision of up to 139,023 m² Gross External Area (GEA) of commercial floorspace (B1 use), up to 19,547 m² GEA of retail floorspace (A1, A2, A3 and A5 use) the provision of up to 500 residential homes and the provision for up to a 150 room hotel and public realm.

Planning development description

LB Hackney Description of Development

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

- *Residential (Class C3) comprising up to 500 residential units;*
- *Business Use (Class B1) – up to 130,940 m² (GIA);*
- *Hotel (Class C1) – up to 11,013 m² (GIA)*
- *Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 18,390 m² (GIA) of which only 3,678 m² (GIA) can be used as Class A5;*
- *Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 6,363 m² (GIA);*
- *Public conveniences (sui generis) – up to 298 m² (GIA);*
- *Basement, ancillary and plant space – up to 21,216 m² (GIA);*
- *Formation of new pedestrian and vehicular access; means of access and circulation and car parking within the site; 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 142.4m AOD and the lowest being 19.0m AOD.

With all matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on the 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 A, B, C and D comprising the use of the ground level of the Braithwaite Viaduct for retail and food and drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

For that part of the site within LB Hackney, the proposed development comprises the following mix of uses:

- *Up to 109,599 m² (GIA) of Business Use (Class B1);*



- Up to 4,509 m² (GIA) of Retail Use (Class A1, A2, A3 and A5), of which only 902 m² (GIA) can be used for hot food takeaways (Class A5);
- Up to 2,254 m² (GIA) of Class D1 / D2 use;
- Up to 12,752 m² (GIA) of ancillary and plant space.

LB Tower Hamlets Description of Development

- “Residential (Class C3) comprising up to 500 residential units;
- Business Use (Class B1) – up to 130,940 m² (GIA);
- Hotel (Class C1) – up to 11,013 m² (GIA)
- Retail, financial and professional services, restaurants and cafes and hot food takeaways (Class A1, A2, A3 and A5) – up to 18,390 m² (GIA) of which only 3,678 m² (GIA) can be used as Class A5;
- Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 6,363 m² (GIA);
- Public conveniences (sui generis) – up to 298 m² (GIA);
- Basement, ancillary and plant space – up to 21,216 m² (GIA);
- Formation of new pedestrian and vehicular access; means of access and circulation and car parking within the site; 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 142.4m AOD and the lowest being 19.0m AOD.

With all matters reserved save that FULL DETAILS for Plot 2 are submitted for alterations to, and the partial removal of, existing structures on the 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 A B, C and D comprising the use of the ground level of the Braithwaite Viaduct for retail and food and drink uses (A1, A2, A3, A5) and works to and use of the Oriel and adjoining structures for retail and food and drink uses (A1, A2, A3, A5).

For that part of the site within LB Tower Hamlets, the proposed development comprises the following mix of uses:

- Up to 44,067 m² (GIA) of residential use (Class C3);
- Up to 21,341 m² (GIA) of Business Use (Class B1);
- Up to 11,013 m² (GIA) of Hotel Use (Class C1);
- Up to 13,881 m² (GIA) of Retail Use (Class A1, A2, A3, A5) of which only 2,776 m² (GIA) can be used for hot food takeaways (Class A5);
- Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) – up to 4,109 m² (GIA);
- Up to 298 m² (GIA) of sui generis use;
- Up to 8,464 m² (GIA) of ancillary and plant space.

The Revised Scheme also includes works which require listed building consent and therefore revised applications under the Planning (Listed Building and Conservation Areas) Act 1990 for listed building consent, have been submitted for the following:

Listed Building Consent Application (Plot 7 A)

“Restoration and repair of the existing Grade II listed oriel and gates and adjoining historic structures to provide a principal western pedestrian gateway into the scheme and to accommodate



proposed Class A1/A2/A3/A5/ use into a number of the existing arches at ground floor. Part removal of a section of adjoining structures proposed to provide improved public realm and pedestrian access into the site.”

Listed Building Consent Application (Plot 7 B, C, D)

“Restoration and repair of the existing Grade II listed Braithwaite Viaduct and adjoining structures for proposed Class A1/A2/A3/A5/D1/D2 and sui generis use at ground level. Structural interventions proposed to stabilise London Road structure, removal of sections of London Road roof to create openings over proposed new public squares; formation of new shopfront openings, installation of new means of public access up to park level. Part removal of adjoining unlisted wall on Brick Lane to provide improved public realm and pedestrian access into the site.”

Accordingly, the following revised application documents which form the Revised Scheme are:

- The planning application forms;
- The land ownership form and agricultural holdings certificate;
- CIL Forms;
- Parameter plans (for the Outline Component);
- Application plans for (for the Detailed Component);

The revised application is accompanied by a number of updated supporting documents and studies. These updated documents are submitted to assist the Mayor, other authorities and the general public in both understanding and evaluating the revised planning application. The updated supporting documents are set out below.

- Development Specification;
- Environmental Statement, comprising:
 - Volume 1: Main Text
 - Volume 2: Townscape Visual Impact Assessment;
 - Volume 3: Appendices;
 - Non-Technical Summary.
- Retail Assessment;
- Transport Assessment;
- Utilities and Services Statement
- Planning Statement;
- Heritage Statement;
- Regeneration Statement;
- Operational Waste Management Strategy;
- Hotel Needs Assessment Report;
- Code of Construction Practice;
- Health Impact Assessment;
- Structural Engineering Condition Survey Report;
- Design Guide;
- Design and Access Statement;
- Statement of Community Involvement;
- Masterplan Sustainability Statement;
- Masterplan Energy Strategy.



We trust that this is acceptable, but if you have any queries, please do not hesitate to contact Julian Shirley at the above address.

Yours faithfully

DP9 LTD.

CC: Max Smith: LB Tower Hamlets
Barry Coughlan: LB Hackney