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Date: 24 November 2020

Our refs: PA/14/02011 & PA/14/02096

Dear [REDACTED]

**Town and Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Mayor of London Order) 2008**  
**Land at former Bishopsgate Goods Yard, Braithwaite Street, London**  
**Planning and Listed Building Consent applications**

I am writing to confirm that Tower Hamlets Strategic Development Committee resolved at their meeting on 19 November 2020 that the Council should formally object to the application for planning permission for the following reasons.

1. The development, on account of the proposed uses (in particular the hotel), market housing mix and limited number of units in the minimum parameter, would fail to optimise the housing potential of the site, maximise the provision of family homes or contribute to the creation of mixed and balanced communities, contrary to policies S.H1 (Meeting Housing Need), D.H2 (Affordable Housing and Housing Mix) and D.TH6 (Short-stay Accommodation) as well as the Bishopsgate Goods Yard Site Allocation of the Tower Hamlets Local Plan 2031 (2020) and policies H1 (Increasing Housing Supply) and H10 (Housing Size Mix) of the new London Plan (Intend to Publish) 2019.
2. Plot 8, on account of the proposed land uses, scale and position within the development, would detract from, fracture and encroach on the proposed open space, undermining its strategic role contrary to policies D,DH2 (Attractive Streets Places and Public Realm), S.OWS1 (Creating a Network of Open Spaces) D.OWS3 (Open Space and Green Grid Networks), the Bishopsgate Goods Yard Site Allocation of the Tower Hamlets Local Plan 2031 (2020) as well as policies G4 (Open Space) and D8 (Public Realm) of the new London Plan (Intend to Publish) 2019.
3. The proposed development, on account of its height, scale and massing, would fail to respond positively to the existing scale, height, massing and fine urban grain of the surrounding built environment and would have a particular adverse impact on the townscape of Bethnal Green Road and the character and appearance of Redchurch Street Conservation Area. As such it would be contrary to policies S.DH1 (Delivering High Quality Design), S.DH3 (Heritage and the Historic Environment), D.DH6 (Tall Buildings), the Bishopsgate Goods Yard Site Allocation of the Tower Hamlets Local

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Plan 2031 (2020) and s71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as policies D3 (Optimising Site Capacity through the Design-led Approach), D4 (Delivering Good Design) and D9 (Tall buildings) of the new London Plan (Intend to Publish) 2019.

4. Insufficient provision has been made within the development for local and start-up businesses, contrary good place making and the aspirations of policies D.EMP2 (New Employment Space), S.SG1 (Areas of Growth and Opportunity Within Tower Hamlets) the Bishopsgate Goods Yard Site Allocation of the Tower Hamlets Local Plan 2031 (2020), as well as the City Fringe Opportunity Area Planning Framework (2015) and policy SD1 (Opportunity Areas) of the new London Plan (Intend to Publish) 2019.

The Committee confirmed that no objection is raised to the listed building consent for works to the Braithwaite Arches and adjoining structures (our reference PA/14/02096), subject to the imposition of planning conditions to secure the following:

1. Standard time limit
2. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile.
3. New facing brickwork to match existing.
4. Details of a masonry cleaning programme.
5. Retention of hidden historic features uncovered during works.
6. Removal of redundant plumbing, mechanical and electrical services.
7. Schedule of all historic items and Salvage Strategy.
8. Detailed assessment of composition, condition and structural strength of Braithwaite Viaduct.
9. Details of works to viaduct to be approved in writing.

The reasons for refusal will form the basis of the Council's representations at the Stage 3 hearing.

Yours sincerely,

