

GREATER LONDON AUTHORITY
Good Growth

Mr Julian Shirley

Director
DP9
100 Pall Mall
London
SW1Y 5NQ

GLA ref: GLA/2023/0836
Date: 25 November 2024

Dear Mr Shirley

**Town & Country Planning Act 1990 (as amended);
Greater London Authority Acts 1999 and 2007;
Town & Country Planning (Mayor of London) Order 2008**

Site: Plot 1, Bishopsgate Goodsyards, E1

GLA ref: 2023/0836

LBTH Ref: PA/24/00688

LBH Ref: 2024/0821

Applicant: Bishopsgate Goodsyards Regeneration Limited

GRANT OF RESERVED MATTERS

The Mayor of London, acting as the Local Planning Authority, hereby grants approval of reserved matters for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

“Application for all Reserved Matters Approval (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. 2014/2425 (GLA reference GLA/1200cd/11) dated 25/03/2022, for the erection of a building comprising 51,309 sq m of office floorspace (Class B1), 831 sq m retail uses (Use Class A1-A5), 6,392 sq m plant and ancillary space, landscaping, public realm, and all associated works.”

At: Plot 1, Bishopsgate Goodsyards, E1 within the London Boroughs of Tower Hamlets and Hackney.

Subject to the following planning conditions and informatives:

Conditions

1. Approved Drawings and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Details of north-east corner building line

Notwithstanding the details shown on the approved drawings, prior to the commencement of above ground works, full details of the north-east corner building line and relationship at ground floor level with the 'Station Square' public realm shall be submitted to and approved in writing by the Local Planning Authority. The ground floor building line in this location shall be reviewed and agreed in order to ensure a functional and attractive interface with surrounding public realm. Approved details shall also include floor levels, access, lighting, materials and security of the space and shall be maintained for the lifetime of the development.

Reason: In the interests of proper planning and to secure a high level of detailed design.

Documents:

SUPPORTING DOCUMENT	AUTHOR
Environmental Compliance Report	Temple
Design Overview Statement	Gensler and Buckley Gray Yeoman
Planning Compliance Report	DP9 Ltd.
Landscape and Public Realm Strategy	Spacehub
Transport Assessment, including <ul style="list-style-type: none">• Delivery and Servicing Plan• Car and Cycle Parking Management Plan• Travel Plan• Outline Construction Logistics Plan	WSP
Energy Strategy Addendum	Hoare Lea
Sustainability Strategy	Hoare Lea
Circular Economy Statement	Temple
Whole Life Carbon Assessment	Temple
Air Quality Positive Statement	Temple
Statement of Community Involvement	Cascade Communications

Planning Drawings

GENERAL ARRANGEMENT PLANS	
BGY-GEN-01-00-DR-A-10201	P02: Site Location Plan
BGY-GEN-01-B1-DR-A-00231	P06: GA Plan – Level B1
BGY-GEN-01-00-DR-A-00231	P07: GA Plan – Level 00
BGY-GEN- 01-01- DR-A-00231	P06: GA Plan – Level 01
BGY-GEN- 01-02- DR-A-00231	P06: GA Plan – Level 02
BGY-GEN- 01-03- DR-A-00231	P07: GA Plan – Level 03
BGY-GEN- 01-04- DR-A-00231	P06: GA Plan – Level 04
BGY-GEN- 01-05- DR-A-00231	P06: GA Plan – Level 05
BGY-GEN- 01-06- DR-A-00231	P06: GA Plan – Level 06
BGY-GEN- 01-07- DR-A-00231	P06: GA Plan – Level 07
BGY-GEN- 01-08- DR-A-00231	P06: GA Plan – Level 08
BGY-GEN- 01-09- DR-A-00231	P06: GA Plan – Level 09
BGY-GEN- 01-10- DR-A-00231	P06: GA Plan – Level 10
BGY-GEN- 01-11- DR-A-00231	P06: GA Plan – Level 11
BGY-GEN- 01-12- DR-A-00231	P06: GA Plan – Level 12
BGY-GEN- 01-13- DR-A-00231	P06: GA Plan – Level 13
BGY-GEN- 01-14- DR-A-00231	P06: GA Plan – Level 14
BGY-GEN- 01-15- DR-A-00231	P06: GA Plan – Level 15
BGY-GEN- 01-16- DR-A-00231	P06: GA Plan – Level 16
BGY-GEN- 01- RL- DR-A-00231	P06: GA Plan – Roof Level 01
BGY-GEN- 01- RL- DR-A-00232	P06: GA Plan – Roof Level 02
BGY-GEN-01-ZZ-DR-A-00531	P06: GA Section – North-South 1
BGY-GEN-01-ZZ-DR-A-00532	P06: GA Section – North-South 2
BGY-GEN-01-ZZ-DR-A-00533	P06: GA Section – East-West
BGY-BUC-01-ZZ-DR-A-00432	P01 Proposed North Elevation
BGY-BUC-01-ZZ-DR-A-00433	P01 Proposed South Elevation

BGY-BUC-01-ZZ-DR-A-00434 P01 Proposed East Elevation
BGY-BUC-01-ZZ-DR-A-00435 P01 Proposed West Elevation
BGY-BUC-01-ZZ-DR-A-00436 P01 Proposed Contextual North Elevation
BGY-BUC-01-ZZ-DR-A-00437 P01 Proposed Contextual South Elevation
BGY-BUC-01-ZZ-DR-A-00438 P01 Proposed Contextual East Elevation
BGY-BUC-01-ZZ-DR-A-00439 P01 Proposed Contextual West Elevation
BGY-BUC-01-ZZ-DR-A-00631 P01 Proposed North Elevation Bay Study 1
BGY-BUC-01-ZZ-DR-A-00632 P01 Proposed North Elevation Bay Study 2
BGY-BUC-01-ZZ-DR-A-00633 P01 Proposed South Elevation Bay Study 1
BGY-BUC-01-ZZ-DR-A-00634 P01 Proposed South Elevation Bay Study 2

BGY-SPA-SW-00-DR-L-94251 P01	Site Location Plan - Existing
BGY-SPA-SW-PX-DR-L-94252 P01	Site Location Plan - Proposed
BGY-SPA-SW-RL-DR-L-94253 P01	Ground Level GA
BGY-SPA-SW-00-DR-L-94254 P01	Platform Level GA
BGY-SPA-SW-PX-DR-L-94255 P01	Roof Level GA
BGY-SPA-SW-RL-DR-L-94256 P01	Rendered Plan - Ground Level
BGY-SPA-SW-00-DR-L-94257 P01	Rendered Plan - Platform Level
BGY-SPA-SW-PX-DR-L-94258 P01	Rendered Plan - Roof Level
BGY-SPA-SW-RL-DR-L-94259 P01	Levels and Drainage - Ground Level
BGY-SPA-SW-00-DR-L-94260 P01	Levels and Drainage - Platform Level
BGY-SPA-SW-PX-DR-L-94261 P01	Levels and Drainage - Roof Level
BGY-SPA-SW-RL-DR-L-94262 P01	Hard Landscape - Ground Level
BGY-SPA-SW-00-DR-L-94263 P01	Hard Landscape - Platform Level
BGY-SPA-SW-PX-DR-L-94264 P01	Hard Landscape - Roof Level
BGY-SPA-SW-RL-DR-L-94265 P01	Furniture - Ground Level
BGY-SPA-SW-00-DR-L-94266 P01	Furniture - Platform Level
BGY-SPA-SW-PX-DR-L-94267 P01	Furniture - Roof Level
BGY-SPA-SW-RL-DR-L-94268 P01	Soft Landscape - Ground Level
BGY-SPA-SW-00-DR-L-94269 P01	Soft Landscape - Platform Level
BGY-SPA-SW-00-DR-L-94270 P01	Soft Landscape - Roof Level
BGY-SPA-SW-ZZ-DR-L-94271 P01	Access and Control

Informatives:**1. Reserved Matters Approval:**

For the avoidance of doubt, the following floorspace (GEA sqm) is permitted by this Reserved Matters Approval is as follows:

- Office (B1) - 51,039 sqm
- Retail (A1/A2/A3/A5) – 831 sqm
- Plant ancillary– 6,392 sqm

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor, acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant approval of reserved matters in accordance with the recommendation in GLA Planning Report. The Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this reserved matters application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

**John Finlayson**

Head of Development Management

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.