

GREATER **LONDON** AUTHORITY
Good Growth

Mr Julian Shirley

Director
DP9
100 Pall Mall
London
SW1Y 5NQ

GLA ref: 2024/0177/S3

Date: 19 August 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: Sclater Street buildings, Part of Plot 5, Bishopsgate Goodsyards, E1

GLA ref: 2024/0177/S3

LBTH Ref: PA/24/00688

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):

“Works comprising the demolition of the part of the existing wall and extensions to the Mission Hall; refurbishment of the Mission Hall for retail / café use (Class A 1 / A3); demolition of the existing extensions to the Victorian building and refurbishment and use of the existing building for retail use (Class A1) with a new shopfront and 3 residential units (Class C3) on the upper floors; restoration and extension to the Weavers Cottages for use within Class B1, refurbishment of existing arches and provision of new gates and pedestrian access routes, new landscaping and all other works shown on the submitted drawings.”

At: Sclater Street buildings, Part of Plot 5, Bishopsgate Goodsyards, E1 within the London Borough of Tower Hamlets.

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. Condition Survey

No development shall take place, including works of demolition, until a structural survey of the Weavers Cottages, together with a detailed method statement for the restoration, repair, rebuilding (if required) and alteration of these buildings has been submitted to and approved in writing by the local planning authority. The method statement shall include a photographic record and also confirm the full extent of the existing fabric of the buildings that is to be retained, re-used, demolished and rebuilt. The development shall be carried out in accordance with the approved details.

Reason: In the interests of proper planning.

Documents

SUPPORTING DOCUMENT	AUTHOR
Environmental Compliance Report	Temple
Design Overview Statement	Chris Dyson Architect
Planning Compliance Report	DP9
Landscape and Public Realm Strategy	Spacehub
Transport Assessment	WSP
Waste Management Strategy	WSP
Sustainability Strategy	Hoare Lea
Circular Economy	Hoare Lea
Statement of Community Involvement	Cascade Comms

Planning Drawings

GENERAL ARRANGEMENT PLANS
BGY-CDA-05-00-DR-A-20201 - Proposed Ground Floor Plan 02
BGY-CDA-05-00-DR-A-20210 A1 - Proposed Ground Floor Plan - Mission Hall 1:50 01

BGY-CDA-05-RL-DR-A-20210 A1 -Proposed Roof Plan - Misison Hall 1:50 01
BGY-CDA-05-00-DR-A-20211 A1 - Proposed Ground Floor Plan -Victorian building & Weavers cottages 1:50 02
BGY-CDA-05-B1-DR-A-20211 A1 - Proposed Basement Plan -Victorian building & Weavers cottages 1:50 01
BGY-CDA-05-01-DR-A-20211 A1 - Proposed First Floor Plan -Victorian building & Weavers cottages 1:50 02
BGY-CDA-05-02-DR-A-20211 A1 - Proposed Second Floor Plan -Victorian building & Weavers cottages 1:50 02
BGY-CDA-05-03-DR-A-20211 A1 - Proposed Third Floor Plan -Victorian building & Weavers cottages 1:50 Rev 02
BGY-CDA-05-RL-DR-A-20211 A1 - Proposed Roof Plan -Victorian building & Weavers cottages 1:50 Rev 01
ELEVATIONS
BGY-CDA-05-ZZ-DR-A-20401 A1 - Proposed Front Elevation 1:100 02
BGY-CDA-05-ZZ-DR-A-20411 A1 - Proposed Front Elevation Coloured 1:100 02
BGY-CDA-05-ZZ-DR-A-20411 A1 - Proposed Front Elevation - Victorian building & Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20412 A1 - Proposed Front Elevation - Mission Hall 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20413 A1 - Proposed Elevation - East & West - Mission Hall 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20414 A1 - Proposed Elevation West - Victorian building 1:50 00 02
BGY-CDA-05-ZZ-DR-A-20415 A1 - Proposed Elevation East - Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20416 A1 - Proposed Rear Elevation - Victorian building & Weavers cottages 1:50 00 01
SECTIONS
BGY-CDA-05-ZZ-DR-A-20510 A1 - Proposed Cross Section AA - Through Mission Hall 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20511 A1 - Proposed Cross Section BB - Through Victorian building 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20512 A1 - Proposed Cross Section CC - Through Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20513 A1 - Proposed Long Section DD - Through Victorian building & Weavers cottages 1:50 00 01
BGY-CDA-05-ZZ-DR-A-20514 A1 - Proposed Long Section EE - Through Mission Hall 1:50 00 01
BOUNDARY WALL
BGY-CDA-ZZ-ZZ-DR-A-20410 A1 - Proposed Boundary wall Plan & Elevation 1 of 7 1:50 00
BGY-CDA-ZZ-ZZ-DR-A-20411 A1 - Proposed Boundary wall Plan & Elevation 2 of 7 1:50 00
BGY-CDA-ZZ-ZZ-DR-A-20412 A1 - Proposed Boundary wall Plan & Elevation 3 of 7 (behind VB & Cottages) 1:50 00 01
BGY-CDA-ZZ-ZZ-DR-A-20413 A1 - Proposed Boundary wall Plan & Elevation 4 of 7 (behind Mission Hall) 1:50 00 01

BGY-CDA-ZZ-ZZ-DR-A-20414 A1 - Proposed Boundary wall Plan & Elevation 5 of 7 1:50 00
BGY-CDA-ZZ-ZZ-DR-A-20415 A1 - Proposed Boundary wall Plan & Elevation 6 of 7 1:50 00
BGY-CDA-ZZ-ZZ-DR-A-20416 A1 - Proposed Boundary wall Plan & Elevation 7 of 7 1:50 00

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) - 478 sqm
- Retail (A1/A3) – 413 sqm
- Residential – 296 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.