

JRS/DP1516

27<sup>th</sup> March 2024

The Greater London Authority  
City Hall  
Kamal Chunchie Way  
London  
E16 1EZ

For the attention of Neil Smith

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Dear Sirs

**RESERVED MATTERS APPLICATION: BISHOPSGATE GOODSYARD, PLOT 5 SCLATER STREET BUILDINGS**

**GLA REF. GLA/1200cd/12 (LBTH Ref. PA/14/02011)**

**Land known as Bishopsgate Goods Yard including Braithwaite Street as bounded by Shoreditch High Street, Bethnal Green Road, Sclater Street, Brick Lane, Wheler Street, Commercial Street and Quaker Street within the London Boroughs of Hackney and Tower Hamlets, London, E1**

On behalf of our client Bishopsgate Goodsyrd Regeneration Limited (“the Applicant”) we hereby enclose an application for the approval of reserved matters (“RMA”) in respect of part of Plot 5 at Bishopsgate Goodsyrd (“the Site”).

The application seeks approval for all reserved matters associated with the Site pursuant to the outline planning permissions (“OPP”) granted on 25<sup>th</sup> March 2022 for the following:

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

- *Residential (C3) – up to 500 residential units;*
- *Business use (B1) – up to 130,940 sq.m (GIA);*
- *Hotel (C1) – up to 11,013 sq.m. (GIA);*
- *Retail, financial and professional services, restaurants and cafes and hot food takeaway (A1, A2, A3 and A5) – up to 18,390 sq.m. (GIA) of which only 3,678 sq.m. (GIA) can be A5;*
- *Non-residential institutions (D1) / assembly and leisure (D2) – up to 6,363 sq.m. (GIA);*



- *Public conveniences (sui generis) – up to 298 sq.m. (GIA);*
- *Basement, ancillary and plant space – up to 21,216 sq.m. (GIA);*
- *Formation of a new pedestrian and vehicular access and means of access and circulation within the site and car parking; 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 142.4 metres above ordnance datum (AOD) and the lowest being 29.2 metres AOD.*

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

## **Background**

The wider Bishopsgate Goodsyards site lies across the boundary between London Borough of Hackney ("LBH") and London Borough of Tower Hamlets ("LBTH"). As such, identical hybrid planning applications covering the entire Bishopsgate Goodsyards site were submitted to both LBH and LBTH in 2014 (LBH ref. 2014/2425; LBTH ref. PA/14/02011).

In September 2015, the Mayor of London concluded that he would act as the local planning authority for the purpose of determining the planning applications and conducted a Hearing in December 2020 where the Mayor resolved to grant planning permission in respect of the applications, subject to the prior completion of a s106 agreement. The s106 Agreement was completed and the planning permissions were issued on 25<sup>th</sup> March 2022.

The Mayor also resolved that the reserved matters applications would be submitted to and determined by the Mayor, unless he directs LBH or LBTH to do so. The Site subject of this RMA is located within LBTH.

Condition 3 of the LBTH Outline Planning Permission ("LBTH OPP") states,

*"Details of the access, appearance, landscaping, layout and scale, (hereinafter called "the Reserved Matters") for the part of the site not identified on drawings BGY-FBA-00-00-DR-A-00-0023 Rev P1 and BGY-FBA-00-00-DR-A-00-0024 Rev P1 as forming the detailed component of the application shall be submitted to and approved in writing by the Greater London Authority (hereinafter called "the GLA"), or the Local Planning Authority where this has been agreed in writing by the GLA), before any development of the relevant outline component begins and the development shall be carried out as approved."*

As such, in line with the terms of the LBT OPP, the RMA is submitted to the GLA as the determining planning authority pursuant to the above planning condition.



The RMA comprises the following documents, pursuant to the LBTH OPP:

- Covering Letter
- Reserved Matters Application Form;
- CIL Form;
- Application Drawings, prepared by Chris Dyson Architects and Spacehub;
- Environmental Compliance Report, prepared by Temple;
- Design Overview Statement, prepared by Chris Dyson Architects;
- Landscape and Public Realm Strategy, prepared by Spacehub;
- Planning Compliance Statement, prepared by Dp9 Limited;
- Transport Assessment, prepared by WSP Transport, including:
  - Delivery and Servicing Plan, prepared by WSP Transport;
  - Car and Cycle Parking Management Plan, prepared by WSP Transport;
  - Travel Plan, prepared by WSP Transport;
  - Outline Construction Logistics Plan, prepared by WSP Transport
- Energy Strategy addendum, prepared by Hoare Lea;
- Sustainability Strategy; prepared by Hoare Lea;
- Circular Economy Statement, prepared by Temple;
- Statement of Community Involvement, prepared by Cascade Communications.

### **The Proposed Development**

The enclosed RMA relates to part of Plot 5 of Bishopsgate Goodsyrd and seeks reserved matters approval for the following:

*“Details of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) in respect of part of Plot 5 relating to the Sclater Street buildings, pursuant to LB Tower Hamlets outline planning permission ref PA/14/02011 (GLA ref. GLA/1200cd/12) dated 25/03/2022, for works comprising the demolition of 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.”*

The OPPs also contained a number of planning conditions which require that particular details to be submitted at RMA stage. Accordingly, the RMA addresses the requirements of the following conditions;

<i>Condition Ref.</i>	<i>Topic</i>
17	Cycle Parking Provision
36	Air Quality Monitoring
44	Energy Strategy
46	Photovoltaics



51	Circular Economy (Outline Elements)
55	Urban Greening Factor
68 b)	Accessible Car Parking
72	Sustainability Strategy

The enclosed RMA and supporting documents confirm that the Proposed Development fully complies with the approved parameter plans, Design Guide and Development Specification approved as part of the OPPs.

We trust the enclosed RMA is acceptable and look forward to confirmation of validation of the application. If you have any queries, please contact Julian Shirley at the above address.

Yours faithfully

*DP9 Ltd.*

**DP9 Ltd.**