

**Bishopsgate Goodsyard Plot 5
Sclater Street Buildings
Reserved Matters Application**

**Planning Compliance
Statement**

March 2024

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1. Introduction

- 1.1 This Planning Compliance Statement has been prepared by DP9 Limited on behalf of Bishopsgate Goodsyrd Regeneration Limited (“the Applicant”) to support the Reserved Matters Application (“RMA”) for the development of part of Plot 5 Sclater Street Buildings (“the RMA site”) at the former Bishopsgate Goodsyrd site (“the Site”).
- 1.2 The RMA site lies within London Borough of Tower Hamlets (“LBTH”) as part of the overarching outline planning permissions for the Bishopsgate Goodsyrd site (within LB Hackney and LB Tower Hamlets) granted by the Mayor of London in March 2022 (LBTH ref. PA/14/02011) at;
- 1.3 *“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.”*
- 1.4 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 (“the OPPs”), subject to the prior completion of a s106 agreement. 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.
- 1.5 The s106 Agreement was completed and the OPPs were issued on 25th March 2022. The GLA references the LBTH planning permission (“LBTH OPP”) is GLA/1200cd/12, which is relevant to this RMA.
- 1.6 The LBTH OPP was granted consent with all matters reserved, 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)."

- 1.7 As such, in line with the terms of the OPP, this RMA is submitted to the GLA as the determining planning authority pursuant to the above planning conditions.

Non-Material Amendments to the OPP

- 1.8 The OPP has been amended by non-material amendments to Plot 1 granted by LBTH (ref. PA/23/02025). The scope of the non-material amendment was to amend the relevant consented parameter plans of Plot 1 and therefore do not affect the consented parameters of Plot 5.

The Reserved Matters Application

- 1.9 Pursuant to condition 3 of the LBTH OPP, as amended, approval is sought for the following:
- 1.10 *"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."*
- 1.11 The following documents are submitted in support of the RMA:
- Reserved Matters Application Forms;
 - CIL Forms;
 - 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;
 - o Delivery and Servicing Plan, prepared by WSP Transport;
 - o Car and Cycle Parking Management Plan, prepared by WSP Transport;
 - o Travel Plan, prepared by WSP Transport;
 - o Outline Construction Logistics Plan, prepared by WSP Transport
 - Waste Management Strategy, prepared by WSP;
 - 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.

1.12 The remainder of this Statement is structured as follows:

- Section 2 provides a summary of the OPP;
- Section 3 provides a description of the proposed development and an assessment of the proposed development against the OPP;
- Section 4 sets out the technical assessments included within this Planning Compliance Statement.



2. The Outline Planning Permission

- 2.1 The OPP granted consent for the comprehensive redevelopment of the Site, as previously described. The OPP sets the parameters for the layout, scale, access, appearance, and landscaping of the Proposed Development (“Approved Parameters”). In short, the OPP sets the rules within which the detailed proposals submitted as part of RMAs will need to comply.
- 2.2 As set out under condition 1 on the OPP decision letter, the Proposed Development shall be carried out in accordance with the approved plans, unless otherwise agreed in writing with the Local Planning Authority. Whilst not listed on the OPP decision letter, the OPP is also controlled by ‘Control Documents’ which were submitted with the planning applications and include:
- The Parameter Plans;
 - The Development Specification;
 - The Design Guide.
- 2.3 The OPPs contained a number of planning conditions which require particular details to be submitted at RMA stage. The RMAs address the requirements of the following conditions, as summarised in the table below.

Condition	Topic
17	Cycle Parking Provision
25	Sound insulation for residential uses
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



3. Planning Policy Update

- 3.1 The Development Plan for the Site at the time the OPP was granted in March 2022 comprised the following:
- National Planning Policy Framework (“NPPF”) (2021);
 - London Plan (2021);
 - The Tower Hamlets Local Plan 2031 (2020).
- 3.2 Since that time, the only Development Plan documents that have been superseded by updated versions is the NPPF, most recently published in September 2023.
- 3.3 The primary consideration for the RMA is to meet the requirements of the OPP (i.e. to ensure compliance with the OPP documents and relevant planning conditions).
- 3.4 The remainder of this Statement sets out the compliance of the proposal with the approved OPP Control Documents and conditions.



4. The Proposed Development and Assessment against the OPPs

The Site

- 4.1 The RMA site comprises part of Plot 5 located on Sclater Street.
- 4.2 The RMA site is bound to the north by Sclater Street, to the east by a car park, to the south by the Bishopsgate Goodsyrd boundary wall and pedestrianised space at the junction of Sclater Street and the A1209 Bethnal Green Road, and to the south by the rest of the Bishopsgate Goodsyrd Site.
- 4.3 The RMA site includes a section of the boundary wall and comprises three buildings:
- The Mission Hall (no. 64 Sclater Street) a single storey building built in the late 19th Century by the Christian Brethren, screened from Sclater Street by a 20th century brick wall;
 - The Victorian Building (nos. 66-68 Sclater Street) a four-storey building from the late 19th Century, with a modern extension to the south and west; and
 - The Weavers Cottages (nos 70-74 Sclater Street) the last remaining of a row of early 18th Century terraced houses on Sclater Street used for silk production. These buildings are derelict due to previous fire damage and need urgent repair works.

The Proposed Development

- 4.4 The description of development for the RMA is as follows:
- 4.5 *“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 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.”*

Principle of Development

- 4.6 The RMA site sits entirely within the boundary of the OPP and has been granted approval for redevelopment as part of the comprehensive redevelopment of Bishopsgate Goodsyrd. The principle of redeveloping the site has been established by the OPPs and compliance with the OPPs is set out below and also within the Design and Overview Statement accompanying the RMA.



Proposed Floorspace

- 4.7 Table below shows the total quantum of floorspace for the RMA set within the context of the overall floorspace permitted by the OPP for Plot 5:

Floorspace	Proposed RMA Floorspace (sqm GEA)	Plot 5 Development Specification (sqm GEA)	OPP (sqm GEA)	Compliance
Total Floorspace (sqm GEA)	1,187	12,650		Yes

Land Use

- 4.8 The RMA proposes three land uses. Table 2 below sets out how the Proposed Development, by land use, complies with the maximum floorspace in the Development Specification submitted with the OPP for Plot 5:

Land Use	Proposed RMA Floorspace (sqm GEA)	Plot 5 Development Specification Maximum (sqm GEA)	OPP Compliance
Office (B1)	478	521	Yes
Retail (A1 / A3)	413	1,005	Yes
Residential	296	9,518	Yes

- 4.9 As demonstrated above, the Proposed Development is in compliance with the OPP Development Specification in respect of the proposed maximum quantum of floorspace and land use for Plot 5.

Compliance with Conditions under the OPP

- 4.10 The table below sets out the relevant conditions on the OPP to be included as part of the RMA.

Condition	Condition Wording	Submitted with RMA
17	Cycle parking provision Each Reserved Matters application shall include sufficient detail to demonstrate that a policy compliant level of cycle parking is provided, including detailed drawings, access and shower / changing facilities for non-residential uses.	Yes
25	Condition 25 - Sound insulation for residential uses Any reserved matters application including residential uses shall be accompanied by a scheme of acoustic window insulation and	Yes



	<p>mechanical ventilation in respect of all the buildings to mitigate the impact of existing noise sources at the site shall be submitted to, and approved in writing by the Local Planning Authority. The detailed proposal shall comply fully with the provision of British Standard BS8233:2014 and World Health Organisation (WHO) Guidelines 1999 . Internal ambient noise levels in habitable rooms does not exceed 35dB LAeq,16 hour, between the hours 07:00 - 23:00 and within bedrooms does not exceed both 30 dB LAeq, 8 hour and LAm_{ax} 45 dB more than 10 times between the hours 23:00 - 07:00. All works forming part of the approved scheme shall be completed to the satisfaction of the Local Planning Authority before any part of the development is occupied and shall permanently retained thereafter.</p>	
36	<p>Air quality monitoring Each Reserved Matters submission shall be accompanied by an updated air quality assessment which sets out a detailed assessment of air quality impacts of the relevant phase / building. Any updated assessment shall be informed by a programme of air quality monitoring, shall demonstrate how each relevant phase / building will be air quality neutral and shall set out any necessary mitigation measures. The updated air quality assessment shall be implemented as approved.</p>	Yes
44	<p>Energy strategy for Reserved Matters Each Reserved Matters submission shall be accompanied by an energy addendum which details how it accords with the site-wide Energy Strategy (including with regard to overheating) and demonstrates how the relevant phase / building meets the relevant carbon emission reductions targets. This should also address the policy requirements in place at the time of the reserved matters application. Any addendum shall also demonstrate that:</p> <ul style="list-style-type: none"> • the energy efficiency targets (Be Lean) have been achieved. • the proposed heating strategy for Reserved Matters applications: <ul style="list-style-type: none"> o is the optimal solution in the context of the wider site, considering network flow and return temperatures and connections to earlier and later phases <ul style="list-style-type: none"> o will facilitate the creation of the masterplan site heat network o will facilitate the future connection to wider heat networks o will facilitate heat sharing where possible • solar PV provision has been maximised. <p>Where the energy addendum demonstrates that the relevant phase will not comply with the energy reductions targets specified, a carbon offset payment shall be required.</p>	Yes
46	<p>Photovoltaics Each Reserved Matters application shall demonstrate how the provision of photovoltaic panels has been maximised, having regard to rooftop amenity, MEP and access requirements.</p>	Yes



51	Circular Economy Statement (outline elements) Each application for reserved matters shall be accompanied by a detailed Circular Economy Statement and Operational Waste Management Strategy in line with the GLA's Circular Economy Statement Guidance, which shall be submitted to and approved in writing by the Local Planning Authority. The statement shall adhere to the principles set out in the draft Circular Economy Statement. The development shall be carried out in accordance with the details so approved.	Yes
55	Urban Greening Factor Each Reserved Matters application shall demonstrate how urban greening has been maximised, with a target of achieving an Urban Greening Factor score of 0.3.	Yes
68 b	Accessible Car Parking Each Reserved Matters application shall be accompanied by a parking design and management plan, which shall set out measures to increase accessible car parking provision (for all uses) either on site (including use of service bays) or off site through conversion of on-street bays. The measures shall be implemented as approved.	Yes
72	Sustainability Strategy Notwithstanding the Sustainability Strategy hereby approved, a revised Sustainability Strategy shall accompany each Reserved Matters application for subsequent approval by the Local Planning Authority as part of that process.	Yes

Compliance with OPP Planning Conditions

- 4.11 As set out above, the OPP requires certain assessments to be submitted with each RMA. In addition the RMA is to demonstrate a policy compliant provision (car and cycle parking provision) and demonstrate how the urban greening factor has been maximised.

Car and Cycle Parking

- 4.12 As set out above, under conditions attached to the OPP, each RMA is required to include sufficient detail to demonstrate that a policy compliant level of cycle parking is provided.
- 4.13 As set out in the accompanying Transport Assessment, the number of long-stay cycle parking spaces required in accordance with the London Plan minimum cycle parking standards and the OPP.

Urban Greening Factor

- 4.14 As set out above, each Reserved Matters application shall demonstrate how urban greening has been maximised, with a target of achieving an Urban Greening Factor score of 0.3.
- 4.15 The Landscape and Public Realm Strategy submitted with the RMA includes an assessment of the urban greening factor for this RMA.



- 4.16 Opportunities to maximise urban greening at the ground level have been maximised, bearing in mind the various constraints such as existing and proposed utilities, light levels, wind, vehicular movements and heritage sensitivities.
- 4.17 All existing trees around the site will be retained wherever possible. Opportunities to provide vertical greening in the form of climbing plants will be explored wherever possible.
- 4.18 The proposals seek to maximise green infrastructure across the site, whilst maintaining a character of public realm which is appropriate for the context and allowing for the proposed functions.
- 4.19 The Landscape and Public Realm Strategy sets out how the RMA site achieves a compliant score of 0.30 across the site, despite the considerable constraints.

Compliance with Approved Parameter Plans

- 4.20 The Design Overview Statement accompanying the RMA demonstrates that the RMA complies with the Approved Parameter plans.
- 4.21 In addition, a 'Design Guide – Design Principle Checklist' is included in the Design Overview Statement that demonstrates that the Proposed Development adheres with the relevant parts of the Design Guide.



5. Other Technical Assessments

- 5.1 The RMA is accompanied by an Environmental Statement Compliance Report. This assesses the extent to which the RMA is compliant with the likely significant effects as presented in the 2019 Environmental Statement Addendum, with any changes appropriately assessed and presented.

- 5.2 The submitted Environmental Compliance Report has found that there are no changes to the findings of the 2019 Environmental Statement Addendum as a result of the Proposed Development. There are also no changes to the findings of the cumulative assessment from those presented in the 2019 ESA.