Planning Consultants

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Registered No. 05092507

0207 004 1700

www.dp9.co.uk

JRS/DP1516

14th October 2026

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

For the attention of Neil Smith

Dear Sirs

RESERVED MATTERS APPLICATION: PLATFORM LEVEL WEST BISHOPS GOODSYARD
GLA REF. GLA/1200cd/12 and GLA/1200cd/11
Platform Level West at 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 Goodsyard Regeneration Limited ("the Applicant") we hereby enclose applications for the approval of reserved matters ("RMAs") in respect of land at Bishopsgate Goodsyard ("the Site").

Background

Bishopsgate Goodsyard lies across the boundary between London Borough of Hackney ("LBH") and London Borough of Tower Hamlets ("LBTH"). As such, identical planning applications were submitted to both LBH and LBTH in 2014 (LBH ref. 2014/2425; LBTH ref. PA/14/02011) in October 2014 for its comprehensive redevelopment.

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 both 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. Pre-application discussions with the GLA have confirmed that the Mayor will determine these RMAs.

The OPPs granted consent with all matters reserved, for the following development:

LB Tower Hamlets Planning Permission (As amended)

"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; 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); and Sclater Street buildings (part of Plot 5), 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 A1 / 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 and new landscaping."

Condition 4 of the LBTH Outline Planning Permission ("LBTH OPP") states,

"The first application for approval of the Reserved Matters shall be made to the GLA (or the Local Planning Authority, where this has been agreed in writing by the GLA) before the expiration of three years from the date of this outline permission. All other applications for Reserved Matters shall be submitted before the expiration of two years from the date of approval of the previous Reserved Matters application. Application for approval of the last reserved matters must be made to the GLA (or the Local Planning Authority, where this has been agreed by the GLA) within ten years of the date of this permission."

LB Hackney Planning Permission

"*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)."

Condition 4 of the LBH Outline Planning Permission ("LBH OPP") states,

"The first application for approval of the Reserved Matters shall be made to the GLA (or the Local Planning Authority, where this has been agreed in writing by the GLA) before the expiration of three years from the date of this outline permission. All other applications for Reserved Matters shall be submitted before the expiration of two years from the date of approval of the previous Reserved Matters application. Application for approval of the last reserved matters must be made to the GLA (or the Local Planning Authority, where this has been agreed by the GLA) within ten years of the date of this permission."

As such, in line with the terms of the OPPs, the first applications for Reserved Matters were submitted in March 2024 (GLA ref. 2023/0836) in respect of Plot 1 and were granted by the GLA on 25th November 2024.

Subsequently, as required under condition 4, there is a requirement to submit all other RMAs before the expiration of two years from the date of the approval of the previous RMA (ie by 25th November 2026). Therefore, the submission of these RMAs will satisfy the requirement set out in condition 4 of the OPPs noted above.

The Proposed Development

The following documents are submitted in support of and cover both the RMAs in LBTH and LBH:

- Reserved Matters Application Forms; (one form for LBTH and one form for LBH);
- Planning Compliance Statement, prepared by Dp9 Ltd;
- Statement of Community Involvement, prepared by Ballymore;
- Application Drawings, prepared by Spacehub, including:
    - BGY-SH-00-DR-L-00-107: Site Location Plan – Hackney
    - BGY-SH-00-DR-L-00-108: Site Location Plan – Tower Hamlets

    - BGY-SH-01-DR-L-00-109 P01: General Arrangement Platform Level
    - BGY-SH-00-DR-L-00-110: Urban Greening Factor
- Design Overview Statement and Public Realm Strategy, prepared by Spacehub;
- Air Quality Statement, prepared by RSK;
- Environmental Statement of Conformity, prepared by RSK;
- Energy Strategy addendum, prepared by Hoare Lea;
- Sustainability Strategy; prepared by Hoare Lea;
- Circular Economy Statement, prepared by Nature Positive;
- Operational Waste Management Strategy, prepared by WSP;

The enclosed RMAs seek approval for reserved matters of 'Access', 'Scale' and 'Layout' only pursuant to the outline planning permissions ("OPPs") granted on 25th March 2022.

As such, the description of development ("the Proposed Development") for the RMAs is as follows:

"Details of reserved matters (Access, Layout and Scale) in respect of land at platform level pursuant to LB Tower Hamlets outline planning permission ref PA/14/02011 (GLA ref. GLA/1200cd/12); LB Hackney planning permission ref. 2014/2427 (GLA reference GLA/1200cd/11) dated 25/03/2022."

The RMAs seek approval for an area of public realm at platform level, with details relating to 'appearance' and 'landscaping' reserved for approval under separate future RMAs and conditions pursuant to the OPPs.

We trust the enclosed RMAs are acceptable and look forward to confirmation of validation of both applications. If you have any queries, please contact Julian Shirley at the above address.

Yours faithfully

DP9 Ltd

DP9 Ltd.

