Our Reference: 665196
GLA reference: GLA/1200cd/12

9th October 2026

Greater London Authority
City Hall
Kamal Chunchie Way
London
E16 1ZE

Reserved Matters Application for Bishopsgate Goodsyard Platform Level West - Statement of Environmental Impact Assessment Conformity

Dear Sirs,

1. INTRODUCTION

Bishopsgate Goodsyard Regeneration Ltd ("the Applicant") is submitting to the Greater London Authority (GLA) two reserved matters applications (RMAs) for detail associated with an area of public realm at the platform level in the Bishopsgate Goodsyard development ("the Proposed Development"). Planning permission for the comprehensive redevelopment of Bishopsgate Goodsyard ("the Site") was granted by the Mayor of London (ref. GLA/1200cd/12) in March 2022 ("the OPPs").

The OPPs were accompanied by Environmental Statement Addendum ('the 2019 ESA') reporting an Environmental Impact Assessment (EIA) prepared under the Town and County Planning Act EIA Regulations 2017 (as amended) (the EIA Regulations).

This EIA Statement of Conformity letter reviews the Proposed Development and considers the implications for the 2019 ESA as amended by the 2020 further information (the "2019 ESA"). It concludes that the details set out in the RMAs do not give rise to any changes in the conclusions or recommended mitigation measures from those presented in the 2019 ESA.

2. PLANNING HISTORY

The Applicant sought hybrid planning permission for the comprehensive redevelopment of the Site, with identical planning applications submitted on the 21st July 2014 to both LBH (planning reference 2014/2425) and LBTH (planning reference PA/14/02011) for determination. Following consultation, amended planning applications were submitted to LBH and LBTH in August 2015. On the 23rd September 2015, the former Mayor notified LBH and LBTH that he would act as the local planning authority for the purposes of determining the planning applications (GLA reference D&P/1200c&d). Subsequently, the Applicant made amendments to the applications and an ES Addendum (ESA) was produced to reflect these, submitted in 2019 ('the 2019 ESA'). Following further information submitted in 2020, planning

permissions were issued by the GLA in March 2022. References to the 2019 ESA in this note are inclusive of the 2020 further information unless otherwise stated.

To date, RMAs have been consented for Plot 1 (within LBH and LBTH), and for the Sclater Street component of Plot 5 (within LBTH) pursuant to the OPPs.

The Planning Compliance Statement submitted with the RMAs sets out the background to the submission and the OPPs.

3. PROPOSED DETAILS UNDER CONSIDERATION

The RMAs seek approval for:

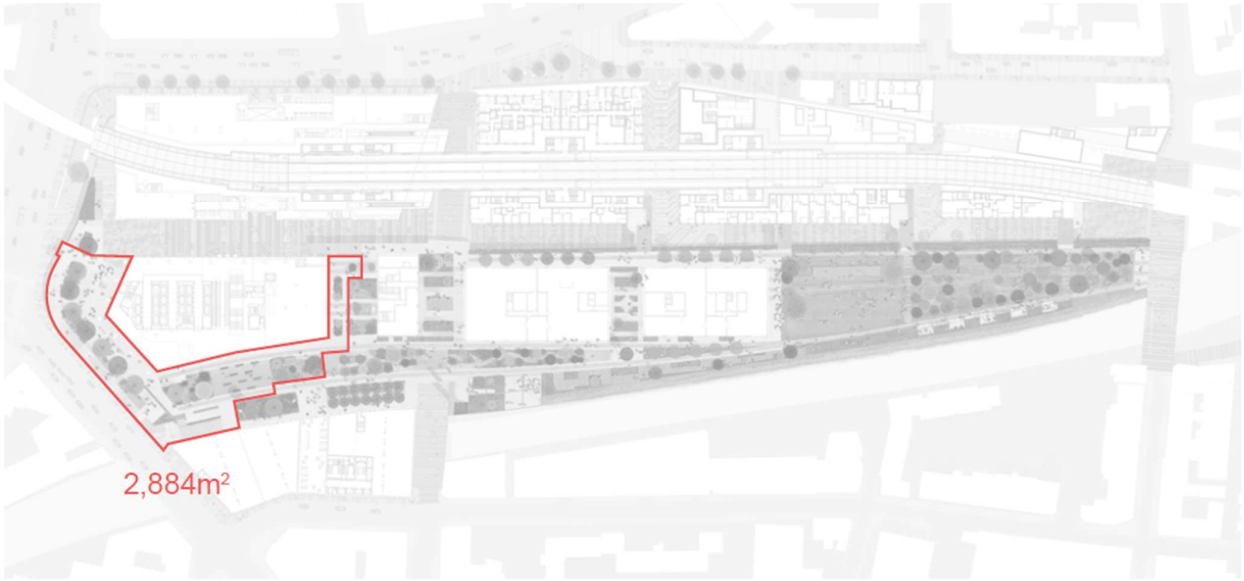
Details of reserved matters (Access, Layout and Scale) in respect of land at platform level pursuant to LB Tower Hamlets outline planning permission ref. PA/14/02011 (GLA ref. GLA/1200cd/12); LB Hackney planning permission ref. 2014/2427 (GLA reference GLA/1200cd/11) dated 25/03/2022.

The area under consideration in the RMAs ('Platform Level West') would surround Plot 2 building, which already has detailed consent, as part of the OPPs. The location of Platform Level West within the context of the wider Site is shown in **Figure 1**. This area spans the borough boundary and falls within the administrative areas of both local authorities, as shown in **Figure 2.**

The proposed layout is shown in **Figure 3**. The RMAs do not include details of ground level public realm and is focussed only on the access, layout and scale of public realm at platform level. The RMAs do not include details or landscaping or its appearance, such as materials to be used, or the specific planting palette.

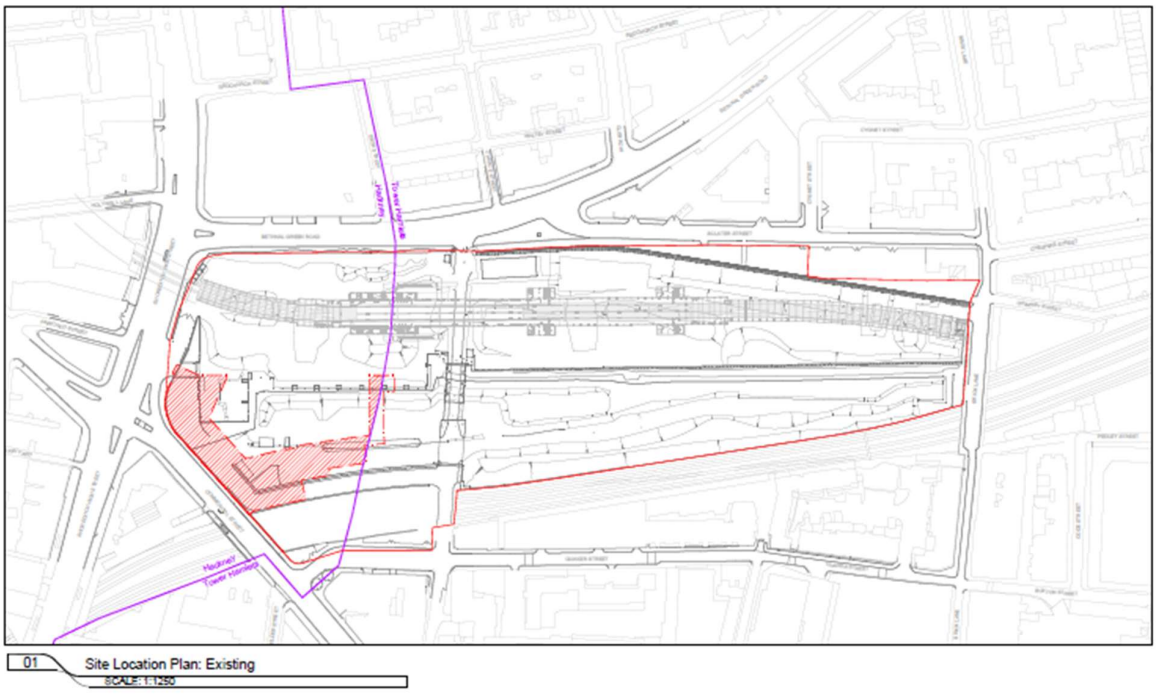
The confirmed details set out above are fully within the maximum and minimum consented parameters assessed in the 2019 ESA.

Figure 1 – Location of the Platform Level West area under consideration within the wider Proposed Development

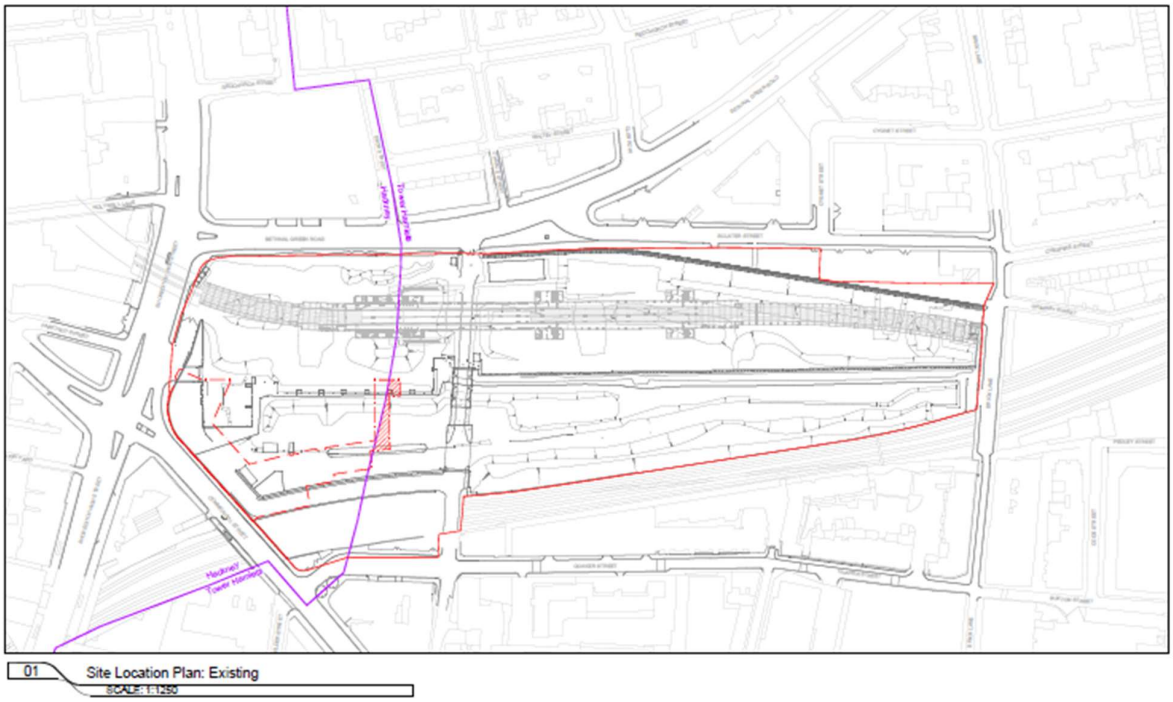


Taken from SpaceHub, 2026 – Design Overview and Public Realm Statement

Figure 2 – Location plans showing the extent of the Platform Level West area within the London Boroughs of Tower Hamlets and Hackney

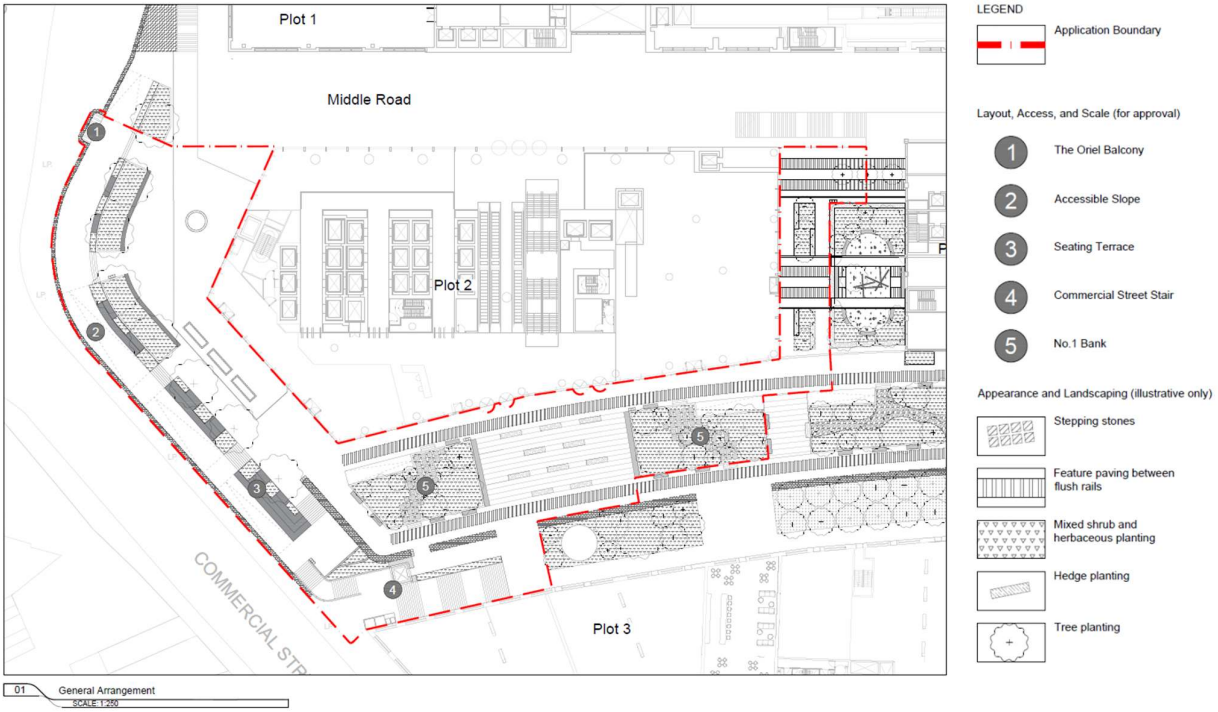


Hackney – taken from Spacehub 2026 BGY-SH-00-DR-L-00-107



Tower Hamlets – taken from Spacehub 2026 BGY-SH-00-DR-L-00-108

Figure 3 – Platform Level West General Arrangement



Taken from SpaceHub 2026 General Arrangement Plan BGY-SH-01-DR-L-00-109

4. TOPIC-BY-TOPIC STATEMENT OF ENVIRONMENTAL IMPACT ASSESSMENT CONFORMITY

This Statement of EIA Conformity considers the environmental implications of the above details in relation to the assessment findings reported in the 2019 ESA. The purpose of this letter is to demonstrate that the environmental information provided to the GLA within the 2019 ESA is not materially affected by the Proposed Development.

4.1 Construction phase

The construction methodology, logistics, anticipated total materials and waste remains consistent with that previously assessed in the 2019 ESA, with no changes to the techniques or assumptions underpinning the construction impacts. The overall programme of a total 7 years, set out in the Plot 1 RMA Environmental Compliance Report remains as identified, however this has shifted by approximately 3 years. There would be no changes to any of the reported environmental effects.

4.2 Operational phase effects – High Level Assessment

Across the wider Site, as a result of the Proposed Development there would be no changes to the total number of residents, traffic quantity, waste production, energy and materials use, built form or building materials or appearance.

A high-level assessment of all EIA topics has been undertaken in **Table 1,** which demonstrates no change to the reported effects or required mitigation for the Proposed Development.

Table 1: High-level assessment of ES topics

Topic	Reason for no change	Significant residual effects – Operational phase
Waste and resources	The area under detailed consideration does not generate a substantive proportion of anticipated total waste.	None.
Archaeology	Proposals are at platform level with no subterranean activity proposed.	None.
Ground conditions	Proposals are at platform level with no subterranean activity proposed.	Minor to major beneficial from soil remediation.
Socioeconomic	Landscaping details allow for total open space/public realm quantum to be maintained from that previously assessed.	Moderate to minor beneficial effect on housing supply for the local population and employment and skills for the local population.
Traffic and transport	No change to anticipated trip generation. Level of pedestrian amenity provided in keeping with illustrative landscaping assessed in ES.	Major beneficial improvement in pedestrian amenity.
Water resources, drainage and flood risk	Works all at platform level – no change to drainage strategy.	None.
Ecology	Landscaping is in line with the illustrative landscaping assessed in the ES.	None.
Built heritage	The landscaping sits on the platform adjacent to the Grade II listed Oriel. The landscaping is in line with the illustrative landscaping assessed in the ES and effects on the Oriel would remain as assessed. There would be no changes to the reported effects on the setting of any other heritage assets. All other heritage assets directly affected by the Proposed Development are some distance from Plot 2.	Moderate adverse effect on the setting of heritage assets within 500m, and on the Elder Street and Boundary Estate Conservation Areas.
Townscape and visual impact	The landscaping is in line with the illustrative landscaping assessed in the ES and there would be no change in views of the Proposed Development or effect on townscape character.	Effect on LVMF views – LVMF 1A.1, 2A.1, 4A.1, 6A.1 – moderate neutral Effect on most local views ranging from Minor to Major and Neutral to Beneficial. Effect on local view from Folgate Street on axis of Elder Street - Major Adverse. Effect on townscape character areas ranging from minor-moderate to moderate-major and neutral to beneficial.
Climate change mitigation and adaptation	The landscaping is in line with the illustrative landscaping assessed in the ES. The 2023 Environmental Compliance Report considered the implications of the IEMA (now ISEP) EIA Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance and concluded	None.

Topic	Reason for no change	Significant residual effects – Operational phase
	that the minor adverse, not significant conclusions remain valid. This is considered to remain the case.	
Wind microclimate	Landscaping is in line with the illustrative landscaping assessed in the ES, including the following wind mitigation measures: • planting or hedging to the west of Plot 2, and between the southeastern corner of Plot 2 and the southwestern corner of Plot 8A; • three trees east of the southwestern corner of Plot 2; and • solid screens between the southeastern corner of Plot 2 and the southwestern corner of Plot 8A.	None.
Daylight, sunlight and overshadowing	RMA contains no details pertaining to the built form of the Proposed Development.	Daylight – neighbouring properties - Moderate Adverse to 11 properties and Major Adverse to 9 properties. Sunlight – neighbouring properties - Moderate Adverse to 4 properties and Major Adverse to 9 properties. Light Pollution – Negligible to all external receptors, Moderate to 1 receptor internal to the Site Overshadowing of amenity areas Negligible to Major Adverse.
Air quality	Updated air quality monitoring has been undertaken for NO_2. As there are no relevant changes to the scheme from an air quality basis, this updated assessment predominantly considers the findings of 2026 air quality monitoring, for which interim August results are available. Baseline air quality is similar to previous recorded levels around the Site, with elevated levels of NO2 continuing to be present along Commercial Street, as found in the original ESA. The findings of the 2019 ESA therefore remain valid.	None.
Noise and vibration	There would be no change in noise generating uses - operational traffic or plant as a result of the details set out in the RMA.	Moderate adverse noise effects for receptors within 15m during foundation and superstructure works.

5. REVIEW OF COMMITTED DEVELOPMENTS

The following changes have been made to the list of existing and / or approved developments considered in the cumulative assessment, since the Plot 1 Environmental Compliance Note was submitted in December 2023.

- Removal of 17 schemes from the list, predominantly because the schemes have been completed and are now part of the baseline. These schemes are listed in **Appendix 1**; and
- Addition of 8 schemes to the list for planning applications submitted since December 2023 – these are underlined in the **Table 4.1** below.

Consequently, the list of developments considered in the cumulative assessment is now as set out in **Table 2** and **Figure 4** below.

Table 2 – List of committed developments

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
1 (LBTH)	Block C, Truman's Brewery 91 Brick Lane PA/21/00140/NC PA/21/00145/NC PA/14/02147	Demolition of existing 2 storey element to the north part of the development site and existing second floor bridge links across Former Wilkes Street, extension to existing basement, change of use of upper floors of existing building from B2 (general industry) to a mixed development of B8 (data centre) and B1 (offices) including new 7 storey extension to existing building, external facade alterations and the addition of two new upper floors to Block C and the erection of a new second floor bridge link to Block B across Former Wilkes Street to provide office space and walkway.	Granted .

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
2 (LBTH)	Truman's Brewery – Masterplan Site PA/24/01451/A1	Demolition of existing structures and buildings, not including the Boiler House and Cooperage buildings which will be refurbished. Construction of five new buildings comprising approximately 35,000sqm GIA of Residential, Office, Retail, Food & Beverage, Community use, Supermarket, Microbrewery, Market space, Event space and Public Toilets of Use Classes E (a), (b), and (g), Use Class F1, F2, Sui Generis, and Use Class C3, reaching a maximum height of approximately 29m (42.78 AOD) Block O - The Boiler House: To be retained and refurbished with a new extension to the east and a viewing platform. To provide event and exhibition space. (Use Class F1) Blocks 3A and 3B - on Buxton Street. Construction of new buildings part 2/part 3/part 6/part 8 storeys with a maximum height of approximately 29m. To provide food and drink, cinema/event space and public toilets (use classes E(b) and sui generis) at ground floor and office (use class E(g)(i) on upper floors. Block K - The Cooperage building - on Spital Street. Retention and refurbishment. To provide event space and microbrewery at ground floor (use classes Sui generis) and retention of existing art studio space at first floor. (Use class E(g)(iii)). Block 1 - on Spital Street. Construction of a new building part single/part 3 storeys. To provide retail (Use class E(a)) at ground floor and office floor space (use class E(g)(i)) on upper floors. Block 2 - Construction of a new 7-storey building, with a maximum height of approximately 29m. To provide a market space (Use class E) and public toilets (Sui Generis) at ground floor and office space (Use class E(g)(i)) on upper floors. Block J - Demolition of the existing cash and carry building on Spital Street, Woodseer Street and Hanbury Street. Construction of a new part 4/part 5/part 7-storey building, with a maximum height of approximately 27m. To provide retail floorspace (Use class E(a)) at ground floor. On upper floors 44 new homes (Use class C3) fronting Spital Street and Hanbury Street. Office space (Use class E(g)(i) fronting Woodseer Street. Provision of new publicly accessible routes through the site from Brick Lane, Buxton Street and Spital Street, landscaping, a vehicle and servicing loading bay, and two new publicly accessible squares.	Granted at appeal
3 (LBTH)	Truman's Brewery – 47 Grey Eagle Street Site PA/24/01450/A1	5266sqm GIA of Use Class B8 floorspace for use as a data centre	Granted at appeal

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
4 (LBTH)	Truman's Brewery – Ely's Yard Site PA/24/01439/A1	Office, Retail and Mixed-Use space including workspace and affordable workspace of Use Class E (a) / (b), (g) reaching a maximum height of approximately 29m (43.49 AOD)	Granted at appeal
5 (LBTH)	Huntingdon Industrial Estate Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street PA/20/00557	Demolition of the existing buildings, excluding the façade of 30-32 Redchurch Street, and redevelopment to provide a mixed-use development within a single building rising to three, seven and nine storeys maximum AOD height circa 56m comprising office (up to 14393 sq.m of B1(a)) floorspace, up to 1444 sq.m flexible commercial floorspace (B1(a)/B1(c)), and up to 1181 sq.m flexible retail floorspace (Use Class A1 and A3) along with servicing facilities, cycle parking, vehicle parking and associated works.	Granted
6 (LBTH)	130 Whitechapel High Street (LPA Ref: PA/19/00976/A1)	Demolition of the existing building and erection of a part 5/part 8 storey (plus basement) mixed use development comprising basement and ground floor retail (A1/A2/A3) and upper floor office floorspace (Use Class B1a).	Granted
7 (LBH)	Development House 56-64 Leonard Street LONDON EC2A 4LT (2017/4694)	Demolition of existing office building (B1) and construction of new ten storey office building (B1) with flexible retail use (A1/A3) at ground floor, terraces and other associated works.	Granted
8 (LBTH)	11-31 Toynbee Street and 67-69 Commercial Street, London (LPA Ref: PA/16/02878/A1)	Demolition of the existing buildings on site and redevelopment to provide a part three, part four, part five storey building with basement, comprising a flexible workspace area on ground floor and basement (Use Class B1); a fitness tuition facility in basement (Use Class D2); office space on ground floor (Use Class B1); a larger commercial unit on ground floor for flexible A1/A2/A3/A5 use; two smaller commercial units on ground floor for flexible A1/A2/A3/A5/B1 use; an internal commercial unit on ground floor for flexible A1/A2/A3/A5 use; 23 residential units (Use Class C3) ; creation of roof terrace, amenity space and bin store; landscaping works.	Under Construction
9 (LBTH)	1-10 Bishops Square PA/24/01198/A1	Alteration including demolition and vertical extension (two-storey/ 8.35m extension to the top height) of the existing office and retail building to provide office use (Class E(g)(i)), flexible commercial use (Class E, drinking establishments and hot food takeaways), a community hub (Class F2), affordable workspace (Class E) cycle parking, servicing, refuse and plant areas, public realm improvements and other associated works incidental to the development.	Registered

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
10 (LBTH)	Site at 2-6 Commercial Street, 98 and 101-105 Whitechapel High Street, carpark to the rear of 95-97 Whitechapel High Street (known as Spreadeagle Yard) and Canon Barnett Primary School (LPA Ref: PA/18/02615/A1)	Demolition of 98 - 105 Whitechapel High Street, 2 - 6 Commercial Street and the western annex of the Canon Barnett Primary School; retention of the façade of 102 - 105 Whitechapel High Street; to facilitate a redevelopment to provide buildings ranging from ground plus 3, 19 storeys, comprising office floorspace (Class B1), retail floorspace (Class A1-A5), educational floorspace (Class D1); relocation and expansion of the existing school playground; associated car and cycle parking, hard and soft landscaping and other associated works.	Approved
11 LBTH	Whitechapel Estate PA/15/02959, PA/20/00370, PA/20/01743/A1	Demolition of all existing buildings and redevelopment to provide 12 buildings ranging from ground plus 2-23 storeys, comprising residential dwellings (Class C3), specialist accommodation units (Class C2), office floorspace (Class B1), flexible office and non-residential institution floorspace (Class B1/D1), retail floorspace (Class A1-A3), car parking, cycle parking, hard and soft landscaping and other associated works.	Granted
12(LBH)	Site Bounded By Worship Street, Curtain Road, Scrutton Street And Holywell Row, Hackney, London, EC2A 2024/2201	Redevelopment of the majority of an urban block by demolition and part demolition of existing buildings to facilitate an office-led, mixed use development by the erection of 6 buildings with maximum heights of between six and 18 storeys (plus one storey of plant) plus basements, the erection of a terrace mews of 6 buildings of two storeys, and the refurbishment and/or extension of Nos.26-24 Holywell Row, Nos.42-46 Scrutton Street and Nos.87-105 Worship Street; in order to provide 65448sqm GIA of office (Use Class E), 4075sqm of retail floorspace (Use Class E), 78 residential units (Use Class C3) uses), a 770sqm Urban Room (Sui Generis), together with creation of a new central courtyard and pedestrian routes through the site, hard and soft landscaping and other associated and ancillary works (in association with Listed Building Consent 2024/2162).	Current. Subject to a Mayoral Hearing on 7th October 2026.

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
13 (LBH)	Shoreditch Island Site, Bounded By Great Eastern Street, Singer Street & Tabernacle Street, Hackney, London, EC2A 2024/0754	Demolition of Titchfield House, Picture House, 109 Great Eastern Street and 95 – 97 Tabernacle Street and construction of a 5 storey building, 8-storey building and 19 - storey building alongside refurbishment and extension of 95-107 Great Eastern Street and 87 – 93 Tabernacle Street in order to provide 6,419 sqm GIA of commercial floorspace (Use Class E), 202 long-stay aparthotel rooms (Use Class C1), 560 sqm GIA of retail and town centre floorspace (Use Class E(a/b/c) and Sui Generis), 37sqm of flexible retail, community and town centre floorspace (Use Class E(a/b/c and Use Class F2(b)) and 12 residential units (Use Class C3) together with creation of new central courtyard and pedestrian routes through the site, ancillary hard and soft landscaping, cycle and blue badge parking."	Granted
14 (LBH)	201-207 Shoreditch High Street 2023/2925	Erection of part 27 storey (125m), part 7 and part 6 storey building plus two levels of basement, to provide office floorspace (Use Class E) with retail floorspace (Use Class E) at ground floor level; landscaping to include market stalls and roof terraces; ancillary floorspace to include cycle parking, refuse/recycling storage and plant, with a loading bay and servicing access from Holywell Lane.	Under construction
15 (LBH)	13-14 Appold Street (LPA Ref: 2015/1685)	Demolition of existing building and erection of a 45 storey mixed use office (Use Class B1) and business hotel (Use Class C1) with ancillary retail / restaurant use (A1/A3) at ground and lower ground and ancillary servicing and plant. The application is accompanied by an Environmental Statement pursuant to the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.	Granted
16 (LBH)	Sans Pere Café 84-86 Great Eastern Street	Demolition of existing buildings on the site and construction of a part twenty two storey (Block A: Ground	Under construction

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
17 (LBH)	5-29 Sun Street 8-16 Earl Street & 54 Wilson Street (LPA Ref: 2015/0877)	Demolition of 17-29 Sun Street, 1-17 Crown Place and 8-16 Earl Street (excluding front façade) and construction within the eastern part of the site of a 3 level basement plus lower ground, ground level and mezzanine and part 6, part 10 storey podium building above ground level/mezzanine level with two towers of 29 and 33 storeys above ground/mezzanine level. The new building provides flexible office/retail floorspace at lower ground level (Class B1/A1/A3/A4), retail at ground and mezzanine level (Class A1, A3 and A4), office (Class B1) at lower ground, ground, mezzanine and levels 1-6 and 247 residential units (Class C3) at levels 7 - 33. Refurbishment of 5-15 Sun Street with roof extension and three storey rear extension (plus basement) to provide a 32 bed hotel (Class c1), Class A3 restaurant, Sui Generis clubhouse and hotel courtyard. Refurbishment and extension of 54 Wilson Street to provide a 7 storey (plus basement) office building (Class B1) with flexible office/retail (Class b1/A1/A3) at ground floor level. Provision of vehicle access, public courtyard, amenity space, car parking, with associated plant and works.	Under Construction
30 (LBTH)	Joiners Arms, 114 - 150 Hackney Road, London (PA/20/00034)	Mixed use redevelopment of site including part demolition, part retention, part extension of existing buildings alongside erection of complete new buildings ranging in height from four to eight storeys above a shared basement, to contain a maximum 9 residential units (Class C3) up to 10,739 m² (GIA) hotel floorspace (Class C1) up to 3,529 m² (GIA) employment floorspace (Class B1), up to 358 m² (GIA) flexible office and retail floorspace at ground level (Class A1, A2, A3 and B1) and provision of Public House (Class A4) along with associated landscaping and public realm improvements, cycle parking provision, plant and storage.	Granted
19 (LBTH)	Life Sciences Building PA/21/02707	Redevelopment of site involving erection of five buildings and refurbishment and extension of one building for provision of up to 83,786 sq.m (GIA) of Class E(g) space for flexible life science purpose uses and provision of up to 5,933 sq.m (GIA) of flexible use Class E, with associated landscaping; public realm and highway works; re-provision of existing on-street car parking; and erection of a single pavilion building comprising up to 786 sq.m of flexible use class E/F2 set within a new landscaped open square.	Registered

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
20 (LBTH)	PA/21/01713/A1 26- 38 Leman Street, London E1	Demolition of the existing buildings and redevelopment of the site to provide a building ranging from basement, ground plus 19 storeys, comprising office (Class E) and aparthotel (Class C1); associated cycle and car parking, hard and soft landscaping and other associated works. (182 aparthotel units)	Granted
21(LBH)	2021/0406 G F I House, 9 Hewett Street, Hackney, London, EC2A 3RP	Demolition of existing office building and erection of new office building of 8 storeys (plus basement) with roof plant enclosure and erection of building for use as a hotel and associated restaurant facilities of 12 storeys (plus basement) with roof plant enclosure, public realm and other associated work	Granted
22 (LBTH)	PA/19/02717/A1 Marian Place Gasholder Site, Bethnal Green, London, E2 9AP	Demolition of existing substation and construction of a part 8/16/24 storey building with basement, including 913 rooms of purpose built student accommodation (sui generis); 430sqm of exhibition space (Use Class D1); 120sqm of incubator floorspace and 1380sqm of office space (Use Class B1) at ground, first, second and third floor levels; together with cycle parking; landscaping and public realm improvements.	Under construction
23 (COL)	2-3 Finsbury Avenue London EC2M 2PA	A1, A2 or A3) at part ground and mezzanine levels (4,250sq.m GIA); cafe/restaurant uses (Class A3) at 13th floor level (1,291sq.m); flexible retail uses (for either class A1 or A3) at part ground floor level (248sq.m); a flexible space for office, conferencing, events and/or leisure use (for either Class B1, D1 or D2) at 13th to 18th floor levels (5,333sq.m) and a publicly accessible roof terrace and associated facilities at 13th floor level; hard and soft landscaping works; servicing facilities; and other works incidental to the development (total floor area 85,378sq.m GIA). | 2-3 Finsbury Avenue London EC2M 2PA	Granted
24 (COL)	63 St Mary Axe 25/00223/FULEIA	Demolition of the existing buildings (with part retention of the existing basement and foundations) and the construction of a new building of ground plus 45 storeys (with basements) for use as offices (Class E (g)), flexible commercial and cultural uses (Use Classes E (a/b/c), F1, F2), multi-functional spaces (sui generis) and a public lavatory (sui generis); the creation of a series of external walkways and terraces at the lower levels; public realm and highways works; the excavation and re-landscaping of the former churchyard of St Augustine Papey; the excavation and provision of visual access to the remains of the Roman Wall; ancillary plant, servicing and parking and all associated works with the proposed development.	Granted

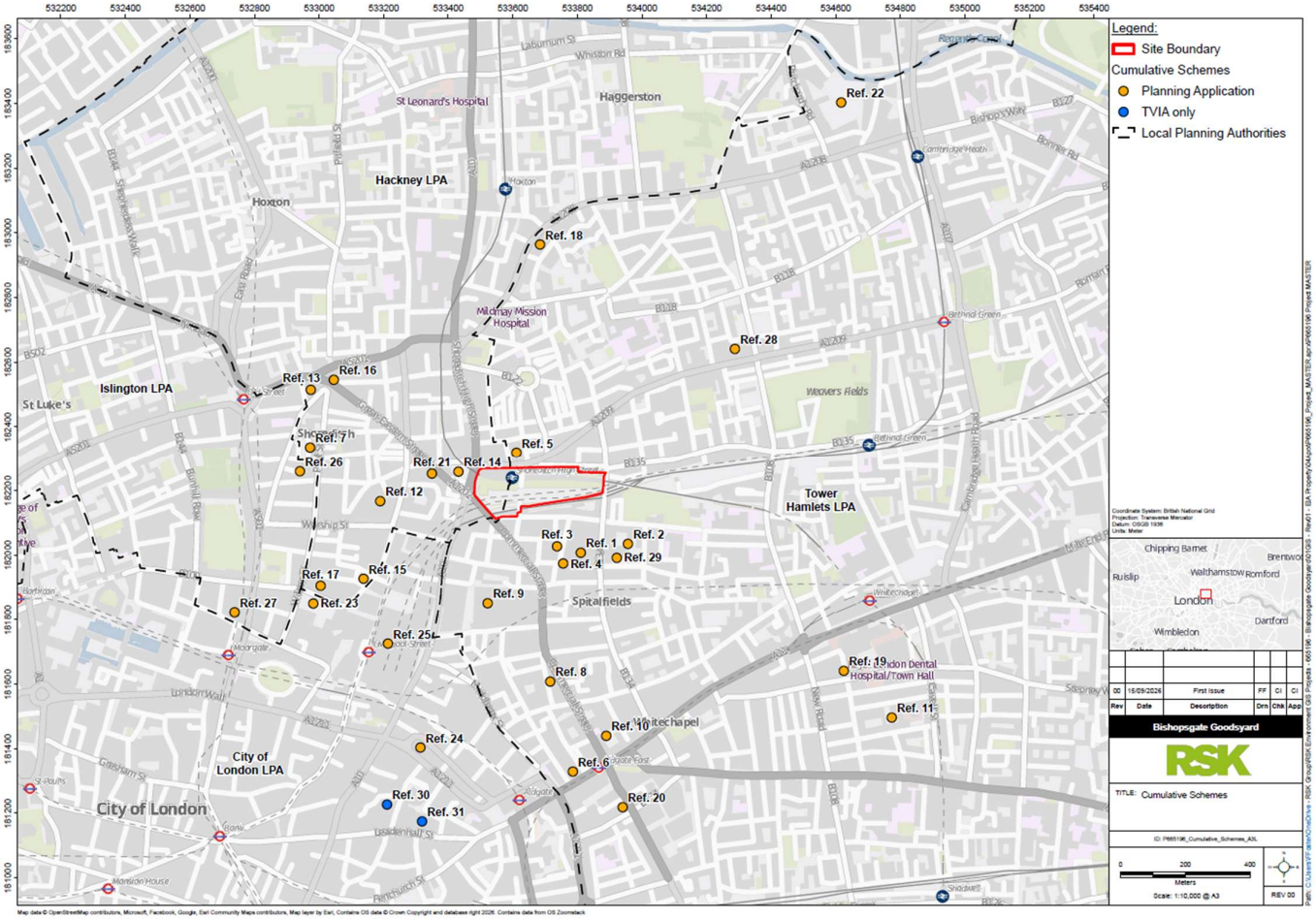
Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
25 (COL	Liverpool Street Station 25/00494/FULEIA	Phased development comprising partial demolition and alterations, including station concourse, trainsheds, and truss/columns, demolition of 50 Liverpool Street, demolition of Bishopsgate Square entrance and Hope Square entrance; works to Sun Street Passage; Works of reconstruction and remodelling of station basement, lower and upper concourse levels, new station columns/truss and roof (in part); introduction of new lifts, escalators and stairs and service spine at basement; increased operational space; insertion of new ticket gates; creation of new station entrances from Hope Square and Bishopsgate Square; creation of new units at lower and upper concourse levels for Class E (shops, cafe, restaurants),hot food takeaway (Sui Generis) and pub/bar (Sui Generis); creation of new upper concourses and associated new public access from Exchange Square including new walkways; provision of over-station development reaching a maximum height of 97.67m AOD to accommodate Class E use (commercial, service and business); and creation of an auditorium (Sui Generis) at Level 18 with ancillary terrace; creation of a public amenity terrace (Sui Generis) at Level 18 with access from Hope Square entrance; provision of private office terraces; provision of cycle parking and associated access ramp, servicing, refuse and ancillary plant; alterations to pedestrian and vehicular access including provision of new ramp; public realm works to Hope Square and Bishopsgate Square; and associated works.	Registered
26 (LBI)	Castle House, 37 - 45 Paul Street Fitzroy House - 13-17 Epworth Street and 1-5 Clere Street London P2022/2893/FUL	Demolition of the existing buildings and construction of a part 5, part 6 and part 7 storey building with basement, comprising Class E(g)(i) Office floorspace, including the provision of affordable workspace, alongside Class E(a) Retail, Class E(b) Food and Drink and Class E(d) leisure uses at ground, lower ground, and basement levels. The proposals also comprise the delivery of a dedicated off-street servicing yard and the delivery of cycle parking alongside the provision of landscaped roof terraces and wider public realm works at grade, and all associated and ancillary works	Granted
27 (LBI)	20 Ropemaker Street, 101-117 Finsbury Pavement and 10-12 Finsbury Street London EC2Y 9AR 2017/3103/FUL P2022/0135/NMA	Demolition of the existing buildings and erection of a 27-storey building (part 10, part 15, part 20, part 27 storeys) with 3 basement levels to provide office floorspace (Use Class B1(a)) and flexible retail/ professional services/ restaurant/café floorspace (Use Class A1/A2/A3) along with associated access and servicing arrangements, cycle parking, refuse storage and landscaping works	Under Construction

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
28 (LBTH)	281-285 Bethnal Green Road, London, E2 6AH (PA/17/00299/A1).	Demolition of the existing building (Use Classes B8 and B1a) and redevelopment, including the reinstatement and restoration of the principal facade and the former Rex Cinema auditorium, to provide a single screen cinema (Use Class D2) measuring 390 sq.m (GIA), 130 bedroom hotel (Use Class C1) measuring 3,885 sq.m (GIA) and restaurant and bar (Use Class A3), collectively measuring 276 sq.m (GIA), along with 24 no. cycle spaces and 1 no. disabled car park and associated highways works.	Under Construction
29 (LBTH)	140, 146 Brick Lane and 25 Woodseer Street (PA/20/00415)	Redevelopment to include erection of a part five storey office building (Class B1) plus rooftop plant with ground floor and first floor commercial units (Class A1/A3) and two storey basement for provision of plant, servicing, storage and a gym (Class D2) (140 Brick Lane - Plot S1), linked to the reconfigured ground floor of the adjacent building and provision for commercial units (Class A1) (146 Brick Lane - Plot H), refurbishment and two storey extension of the adjacent building (25 Woodseer Street - Plot S2) for office use (Class B1) with ground floor commercial unit (Class A3), plus rooftop plant and external landscaping.	Granted

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
Included for consideration of Townscape and Visual Impact effects only			
30 (COL)	1 Undershaft, London EC3P 3DQ (LPA Ref: 16/00075/FULEIA)	Demolition of the existing buildings and construction of a ground plus 72 storey building (304.94m AOD) for office use (Class B1) [131,937sq.m GEA], retail (Class A1-A3) [2,178sq.m GEA] at ground and lower ground floor, a publicly accessible viewing gallery (Sui Generis) [2,930sq.m GEA] at level 71-72 and a restaurant (Class A3) [1,220sq.m] at level 70. Public Realm improvement works, ancillary basement cycle parking, servicing and plant. [Total 154,100sq.m GEA]	Granted
31 (COL)	100 Leadenhall Street, 100, 106 & 107 Leadenhall Street London EC3A 3BP, (LPA Ref: 18/00152/FULEIA)	Demolition of the existing buildings and construction of a ground plus 56 storey building (263.4m AOD) for office use (Class B1) [102,043sq.m GEA], retail use (Class A1/A3/A4) [882sq.m GEA] at lower levels, a publicly accessible viewing gallery (Sui Generis) and after hours Restaurant/Bar (Sui Generis) [1,934sq.m GEA] at levels 55 and 56, new and improved Public Realm, ancillary basement cycle parking, servicing area and plant. [Total Scheme Area: 122,091sq.m GEA]	Under construction

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Figure 4 – Committed developments included within cumulative assessment



All changes in the cumulative effects of the OPPs and surrounding schemes would be driven by the changing cumulative environment in the study area, and not by changes to the OPPs.

The majority of removed schemes have been completed and occupied and now form part of the baseline. With fewer schemes under consideration in the study area, simultaneous adverse construction impacts, including relating to construction transport, noise, dust and on the setting of heritage assets, are likely to be reduced from those reported in the 2020 ESA.

The Truman's Brewery schemes (#2. #3 and #4), were assessed together in an Environmental Statement (Arup, 2025). These schemes are located to the south and south-east of the Proposed Development. This assessed the cumulative effects of these schemes with other developments in the surrounding area, including the OPPs. This ES states that construction of the Truman's Brewery scheme would not be simultaneous with the OPPs. This ES reports a likely worsening in the cumulative adverse effect on the Spitalfields Farm and Allen Gardens SINC. The magnitude of impact on the townscape character areas of Brick Lane and of Bethnal Green and the Boundary Estate would be increased with the redevelopment of the Truman Brewery Estate.

Scheme #12 is also close to the Site and of substantial scale. However, it is not included within any of the views assessed in the 2019 ESA, and is separated from the Site by the previously assessed cumulative schemes, now complete and operational – The Stage, Plough Yard and Principal Place. Cumulative visual effects are therefore not anticipated, although the scheme may lead to a greater magnitude of effect on the townscape character of Shoreditch.

All other schemes are a greater distance or smaller scale and in the context of overall changes in the cumulative scenario would not lead to any changes in the cumulative effects from those reported in the 2020 ESA.

6. CONCLUSION

The details set out in the RMAs relate only to the scale, layout and access of the public realm at platform level and the nature of the OPPs otherwise remains as assessed in the 2019 ESA.

There is no potential for the confirmed details to alter the likely significant effects arising from construction, or for operational effects, across all topics assessed in the 2019 ESA. Mitigation measures recommended in the 2020 ESA remain valid. No further mitigation measures are recommended.

Therefore, it is considered that the findings of the 2019 ESA remain valid.

Yours sincerely,



Charlie Irwin

cc. James Sanders

Appendix 1 – Cumulative developments removed from the cumulative assessment

The following schemes have been removed from the cumulative assessment since 2023 due to the following:

- Construction is complete and scheme has been moved to baseline (this is the case for the majority of previously assessed schemes);
- Application has been withdrawn or rejected with no live appeal; or
- Screening or scoping opinion request has not been followed by a planning application within a reasonable timeframe (3 years).

Removed schemes:

1. Blossom Street (PA/14/03548, PA/19/01608)
2. Aldgate Place (PA/13/00218),
3. Site At 3-11 Goulston Street And 4-6 And 16-22 Middlesex Street (LPA Ref: PA/18/01544),
4. Whitechapel Central (Silk District) Site bound by Raven Row, Stepney Way and Sidney Street (PA/15/01789/A1, PA/18/00917/A1, PA/16/00784, PA/20/00571),
5. The Stage (Plough Yard) Curtain Road/Hewett Street / Great Eastern Street / Fairchild Place / Plough Yard / Hearn Street (012/3871, 2015/3276, 2015/37112015/3453),
6. Speedfix House and Monmouth House, 19 – 23 Featherstone Street (LPA Ref: P2015/3136/FUL),
7. 49-51 Paul Street Hackney London EC2A 4LJ (2018/2104),
8. 1-2 Broadgate EC2M 2QS 18/01065/FULEIA,
9. Finsbury Leisure Centre Site, Land bounded by Central Street, Mitchell Street, Paton Street, Norman Street and St Luke's Gardens EC1 P2022/3139/EIA,
10. Shoreditch Village (183-187 Shoreditch High Street, bounded by Holywell Lane, New Inn Yard and rail viaduct) (LPA Ref: 2017/0596),
11. Central House, 59-63 Whitechapel High Street, London, E1 7PF (PA/18/01914),
12. Sainsbury's, 1 Cambridge Heath Road, London, E1 5SD (PA/21/01682),
13. Black Lion House, 45 Whitechapel Road (LPA Ref.PA/13/02162),
14. Enterprise House, 21 Buckle Street, London, E1 8NN (PA/16/03552).
15. 1 Leadenhall Leadenhall Court 1 Leadenhall Street London EC3V 1PP (LPA Ref: 18/00740/FULEIA)
16. 40 Leadenhall Street Site Bounded By 19-21 & 22 Billiter Street, 49 Leadenhall Street, 108 & 109-114 Fenchurch Street, 6-8 & 9-13 Fenchurch Buildings London EC3 (LPA Ref: 13/01004/FULEIA.)
17. 6-8 Bishopsgate (2017)
18. (Art'otel) 84-86 Great Eastern Street and 1-3 Rivington Street (LPA Ref: 2015/1834)