

GREATER LONDON AUTHORITY
Development, Enterprise and Environment

GLA ref: GLA/1200c&d
LPA ref: 2014/2425 & 2014/2427
Date: 13 November 2019

The Owner/Occupier

Town & Country Planning Act 1990 (as amended); Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (“EIA Regulations”); Town and Country Planning (Development Management Procedure) England Order 2015 (DMPD); Town and Country Planning (Mayor of London) Order 2008; The Planning (Listed Buildings and Conservation Areas) Regulations 1990.

Re-consultation on revised drawings and documents submitted in relation to the planning applications and listed building applications at Land known as Bishopsgate Goods Yard including Braithwaite Street, London E1.

Dear Sir/Madam

You have previously been consulted on planning application reference 2014/2425 and the accompanying listed building consent application reference 2014/2427. On 23 September 2015, the previous Mayor of London (of City Hall, The Queen's Walk, London, SE1 2AA) issued a direction to the London Boroughs of Hackney and Tower Hamlets that he would act as the Local Planning Authority for the purposes of determining the Applications (under article 7 of the Town and Country Planning (Mayor of London) Order 2008 and the powers conferred by Section 2A of the Town and Country Planning Act 1990 (as amended)). The reasons for issuing this direction are available to read on the Greater London Authority (“GLA”) website at: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/bishopsgate-goodsyrd-public-hearing>

On 27 September 2019, the Applicant, Bishopsgate Goodsyrd Regeneration Limited, submitted amendments to the original applications. The amended development proposed is as follows:

An OUTLINE application for the comprehensive mixed use redevelopment of the site comprising (floorspace in Gross Internal Area):

Residential (Class C3) comprising up to 500 residential units; Business Use (Class B1) up to 130,940 sq.m.; Hotel (Class C1) up to 11,013 sq.m.; Retail, financial & professional services, restaurants, cafes & hot food takeaways (Class A1, A2, A3, A5) up to 18,390 sq.m. of which only 3,678 sq.m. can be used as Class A5; Non-residential Institutions (Class D1) / Assembly and Leisure (Class D2) up to 6,363 sq.m.; Public conveniences (sui generis) up to 298 m²; Basement, ancillary and plant up to 21,216 sq.m. Formation of new pedestrian and vehicular access; means of access, circulation and car parking within the site 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 142.4m AOD and the lowest being 29.2m AOD. With 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).
(Amended Description). (LB Hackney Ref: 2014/2425)

For that part of the site within the London Borough of Hackney, the proposed development comprises the following:

Up to 109,599 sq.m. (GIA) of Business Use (Class B1); up to 4,509 sq.m. of Retail Use (Class A1, A2, A3 and A5), of which only 902 sq.m. be used for hot food takeaways (A5); up to 2,254 sq.m. of Class D1 / D2 use; up to 12,752 sq.m. of ancillary/ plant space

The amended listed building consent application (LB Hackney Ref: 2014/2427) proposes the following (Plot 7A):

Restoration and repair of the existing Grade II listed Oriel and gates and adjoining historic structures to provide a principal western pedestrian gateway into the scheme and to accommodate proposed Class A1/A2/A3/A5 use into a number of the existing arches at ground floor. Part removal of a section of adjoining structures proposed to provide improved public realm and pedestrian access into the site. (Amended Description)

The applicant's submission includes further environmental information under Regulation 22 of the EIA Regulations in relation to the Environmental Statement which has already been provided.

The revised plans and drawings are supported by a full suite of addendum documents.

How to view the documents: Copies of the application documents are available to view at the following locations:

- the GLA website: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/bishopsgate-goodsyrd-public-hearing>
- City Hall, The Queen's Walk, London SE1 2AA (between 9am and 5pm Monday to Friday)
- London Borough of Hackney, Hackney Service Centre, 1 Hillman Street, London E8 1DY (between 9am and 5pm Monday to Friday)

The latest date on which it will be available for inspection will be 18 December 2019. Copies of the ES Addendum and associated documents are available (subject to availability) to purchase as hard/digital copies from Temple Group Ltd, The Woolyard, 52-56 Bermondsey Street, London SE1 3UD. (Further details, including pricing, available on request).

Documents associated with the planning application and listed building consent applications within the London Borough of Tower Hamlets part of the site are also available on the GLA and LBTH websites (LBTH Refs: PA/14/02011 & PA/14/02096).

How to comment: Anyone who wishes to make representations about the revisions to the Applications and/or the other information relating to the Environmental Statement

should send these in writing to the Greater London Authority at one of the following addresses:

- **Email:** Bishopsgate@london.gov.uk
- **Post:** Bishopsgate Goodsyard Public Hearing, The Planning Team, Greater London Authority, The Queen's Walk, London, SE1 2AA

Any representations previously submitted on this application to either the GLA or London Borough of Hackney will still be taken into account. However, if you wish to make any further representations, these must be received by the Greater London Authority by **18 December 2019**.

Consultation period: The consultation period runs until **18 December 2019**. The application will not be decided before this consultation period ends. Comments received after the date referred to above, but before a decision is made, may still be taken into account but failure to meet this deadline could result in your comments not being considered.

How will the application be decided? The Mayor of London will consider the planning and listed building applications at a public representation hearing to be held at City Hall. A date for this will be advertised in due course and all respondents will be notified. Further details on this process are available on the GLA website as above.

Yours sincerely,



Juliemma McLoughlin
Chief Planner