

GREATER **LONDON** AUTHORITY
Development, Enterprise and Environment

Mr Jim Pool
DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Our ref: D&P1200cd/05
Your ref:
Date: 3 May 2016

Dear Jim,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
Bishopsgate Goodsyards, London Boroughs of Tower Hamlets & Hackney

I refer to your letter of 11 April 2016 in which you request that we consider reviewing our Stage III report of 8 April 2016 in order to correct any errors and provide clarifications where necessary. We have now gone through the report and produced an erratum report for publication on our website. Copies of the published report and the erratum are enclosed for ease of reference.

Hopefully this addresses the issues raised in your letter and clarifies our position. Please give me a call if you have any further questions.

Yours sincerely,



Colin Wilson
Senior Manager – Development & Projects

cc Nasser Farouq, Team Leader- East Area, London Borough of Tower Hamlets
Rob Brew, Major applications Team, Planning Service, London Borough of Hackney

3May 2016

Bishopsgate Goodsyard

in the London Boroughs of Hackney and Tower Hamlets

planning application no. 2014/2425 & PA/14/02011
Listed building application no. 2014/2427 & PA/14/02096

Section	Pararaph	Page	Errata/Clarification
The proposal		2	"proposed Class a1" should read "proposed Class A1"
Reasons for approval/refusal	1	6	"reasons for refusal that the Committee" should read "reasons for refusal that the Committees (respectively)"
Reasons for approval/refusal	5	7	"Fornier Street" should read "Fournier Street"
Reasons for approval/ refusal	8	7	"to have significantly less height and massing along the north-western edge of the site in particular" should read "to have significantly less height and massing along the north-eastern edge of the site in particular"
Conditions	14	9	"to call in the application in for" should read "to call in the application for" "And relates" should read "and relates"
Site description	20	10	"runes east west" should read "runs east west"
Site description	25	11	"The site is also lies" should read "The site also lies"
Details of the proposal	38	16	"Phoenix street" should read "Phoenix Street"
Hackney Council planning policy	88	29	Delete "insert council's name"
Tower Hamlets Council planning	93	31	"the sites development capacity" should read "the site's development capacity"

policy			
Environmental Impact Assessment	96	31	"Schedule 2 of the Regulations" should read "Schedule 2 of the EIA Regulations"
Representations made to the Mayor of London	162	43	"since September 2014" should read "since September 2015"
Land Use Principle	186	47	"Bishopsgate Good Yard" should read "Bishopsgate Goods Yard"
Other non-residential uses	231	53	"as close as possibly to" should read "as close as possible to"
Housing supply	239	55	"The delivery of 1,356 new housing units on this site" should read "The delivery of up to 1,356 new housing units on this site"
Density	241	55	"should Seek" should read "should seek"
Density	248	56	"he design" should read "the design"
Density	254	57	"The gives" should read "The SPG gives"
Density	257	57	"the Mayors definition" should read "the Mayor's definition"
Affordable Housing/Viability	270	59	"the Councils approach" should read "the Council's approach"
Affordable Housing/ Viability	289	61	"For this purposes, the proposed PiL is converted" should read "For this purpose, the proposed PiL is converted"
Affordable Housing/ Viability	290	61	"in support of the application which the applicant gives a commitment" should read "in support of the application in which the applicant gives a commitment"
Housing Mix	327	68	"Mayors Stage 1 comments" should read "Mayor's Stage 1 comments"
Housing Mix	329	69	"any increased in office" should read "any increase in office"
Housing mix	332	69	"This has then been converted into a notional tenure and unit size split, as is confirmed would be achievable using those assumptions." Should read " The proposed PiL can be converted into a notional tenure and unit size split using cost assumptions"

			provided by Hackney Homes.”
Design	349	73	“A commitment that the park will be open and accessible to the public throughout the day is required as well as conditions stipulating the extent of activities restricted and allowed here.” Should read “A commitment that the park will be open and accessible to the public every day from 0700 to 1900 is proposed in the current draft of the s106 agreement. Conditions stipulating the extent of activities restricted and allowed here are also required.”
Design	352	73	“Phoenix Place” should read: “Phoenix Street”
Design	352	73	“flanked by listed arches to the north” should read: “flanked by arches to the north” - as the arches to the north of Phoenix Street are not listed
Design	354	73	“Phoenix Place” should read: “Phoenix Street”
Design	354	73	“would help justify the removal of the listed Oriel structure” should read “would help justify the removal of the listed wall”. The applicant does not propose to remove the Oriel.
Design	363	75	“Phoenix Place” should read: “Phoenix Street”
Strategic Views	370	76	“landmarks(s)” should read “landmark(s)”
Strategic View	372	76	“to be a negligible” should read “to be negligible”
Applications for Listed Building Consent	390	79	“ Class a1” should read “Class A1”
Applications for Listed Building Consent	398	80	“GLAs statutory duty under s72 of the planning(listed buildings and conservation areas) act 1990 should read “GLA’s statutory duty under s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
Designated Heritage Assets	404	82	“Scatter Street” should read “Sclater Street”

Conservation Areas	407	83	"Founier Street" should read "Fournier Street"
Climate change and Sustainability	424		"of the proposed to be taken" should read "of the proposal to be taken"
Air quality	450	91	"changes in concentration of this magnitude are likely to be very different to distinguish" should read "changes in concentration of this magnitude are likely to be very difficult to distinguish"
Neighbourhood Amenity: Daylight/Sunlight/Overshadowing	481	94	"Sclatter Street" should read "Sclater Street"
Neighbourhood Amenity: Daylight/Sunlight/Overshadowing	490	95	Delete: "amelts Hamlets"
Neighbourhood Amenity: Daylight/Sunlight/Overshadowing	540	106	"signioficant impacts" should read "significant impacts"
Neighbourhood Amenity: Privacy	552	107	"These building are all located" should read "These buildings are all located"
Transport	606	115	"this is strongly supported welcomed" should read "this is welcomed"
Transport	607	115	"improvements as identified in s106 agreement" should read "improvements as identified in the s106 agreement"
Transport	618	117	"it is considered that the proposals that the scheme is broadly in accordance with London Plan Policies 6.9 and 6.10." should read "it is considered that the proposals are broadly in accordance with London Plan Policies 6.9 and 6.10."
Transport	619	117	"The park will be accessible between every day from 0700 until 1900 and also secured as such through the section 106 agreement." Should read "The park will be accessible every day from 0700 until 1900, which is reflected in the current draft section 106 agreement."

Transport	621	117	"The proposals broadly accord with aim of the City Fringe OAPF" should read "The proposals broadly accord with the aims of the City Fringe OAPF"
Transport	625	118	"submitted as reserved matters stage" should read "submitted at reserved matters stage"
Conclusion	692	129	"Such a proposals would not, however, be acceptable" should read "Such proposals would not, however, be acceptable"
Conclusion	696	130	"Phoenix Place" should read: "Phoenix Street"
Conclusion	700	131	"to have significantly less height and massing along the north-western edge of the site in particular" should read "to have significantly less height and massing along the north-eastern edge of the site in particular"

for further information, contact GLA Planning Unit (Development and Projects):

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