

**Rushanara Ali MP**  
House of Commons  
London  
SW1 0AA

**Our ref:** MGLA120216-4990

**Date:**

Dear Rushanara,

### **The Bishopsgate Goods Yard development**

Thank you for your letter of 10 February 2016 concerning the proposed development at Bishopsgate Goodsyard.

The site straddles the boundaries of Tower Hamlets and Hackney and therefore is the subject of two parallel planning applications. The statutory 16 week periods for decisions on these applications expired on the 29 December 2014 and the 31 December 2014 respectively without either Council having resolved to determine them and the applicant then wrote to me on the 15 September 2015 requesting that I take over their determination. I considered a report on these applications on the 23 September 2015 that set out the reasons and justification for me doing so and I subsequently informed both local planning authorities that I would determine them myself.

My initial Stage 1 report, together with the Stage II report I considered on 23 September 2015, and my decision letters are available on the following link:

<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-search/land-known>

As outlined above, the direction to Tower Hamlets and Hackney Council affects jurisdiction over the application, but not whether planning permission will ultimately be granted or refused. On 8 April 2016 GLA officers published a planning report on these applications, in order to provide advice ahead of a Mayoral representation hearing scheduled for 18 April 2016. The report assesses them having regard to the development plan and all relevant material planning considerations. These considerations include, but are not limited to: impact on heritage assets, local neighbourhood amenity (such as daylight/ sunlight impacts), transport implications and public benefits such as affordable housing, public realm and community facilities that would be delivered as part of the scheme. The planning report is available here:

[https://www.london.gov.uk/sites/default/files/dp1200cd\\_stage\\_iii\\_report.pdf](https://www.london.gov.uk/sites/default/files/dp1200cd_stage_iii_report.pdf)

You will notice that your letter is referenced (paragraphs 163-164) by the case officer and the points you have raised are addressed in the officer's report. Following a request from the applicant to defer the representation hearing in order to allow time to amend the application to address the concerns raised in the Stage 3 Report, I have now decided to defer the representation hearing. A notice of the new date for the representation hearing will be given in due course in accordance with the procedure for representation hearings at the Greater London Authority.

It is unlikely that a new representation hearing will take place during my Mayoralty. In advance of any new hearing, my officers will be producing an updated report for the sitting Mayor to take account of changes that have happened since the above report was published, on 8 April 2016.

Yours sincerely

**Boris Johnson**  
Mayor of London

**Mr Charles Pertwee**

Baddeley Brothers  
6 Bayford Industrial Centre  
Bayford Street  
Hackney  
London E8 3SE

**Our ref: MGLA 150216-5123**

**Date:**

Dear Sir,

**Land known as Bishopsgate Goods Yard**

Thank you for your comments on the above site.

As you recognise, I have issued Directions to Tower Hamlets and Hackney Councils that I will act as the local planning authority for the purposes of determining the two planning applications and their connected listed building applications. This decision affects jurisdiction over the application, but not whether planning permission will ultimately be granted or refused.

Your comments have been noted and will be considered as part of my decision-making process when I determine them at a specially convened representative hearing later this year. My decision to call in the applications does not commit me to approving or refusing them and I will in due course have to consider all relevant planning matters, including those relating to employment and affordable housing, before reaching a final decision. Further details regarding this representation hearing will be available on the weblink below.

<https://www.london.gov.uk/priorities/planning/public-hearings/bishopsgate-goodsyrd>

Yours sincerely,

**Boris Johnson**  
Mayor of London

**Cllr John Pierce & Cllr Abdul Mukit MBE**

Councillors for Weavers Ward  
London Borough of Tower Hamlets  
c/o Councillor Support Team  
Town Hall  
Mulberry Place  
5 Clove Crescent  
London E14 2BG

**Our ref: MGLA 160216-5380**

**Date:**

Dear Sirs,

### **The Bishopsgate Goods Yard Planning Application**

Thank you for your representation with respect to the Bishopsgate Goodsyrd planning application.

As you know, I have issued a direction to Tower Hamlets and Hackney Council that I will act as the local planning authority for the purposes of determining the application, and the connected listed building applications. This decision affects jurisdiction over the application, but not whether planning permission will ultimately be granted or refused.

Your objection to the application and support for Tower Hamlets Council's resolution to refuse permission (should it have remained the determining authority) have been noted and will be considered as part of my decision-making process. The decision to call in the application does not commit me to approving or refusing the scheme and I will in due course have to consider all relevant planning matters, including those relating to heritage & townscape, affordable housing, housing mix & choice, residential amenity and site design principles before reaching a final decision. Further details regarding the representation hearing will be updated on the weblink below.

<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/bishopsgate-goodsyard-public>

Yours sincerely,

**Boris Johnson**  
Mayor of London

**Jennette Arnold OBE, AM**

City Hall  
Queens Walk  
London  
SE1 2AA

**Our ref:** MGLA210316-7829

**Date:**

Dear Jennette

### **The Bishopsgate Goods Yard development**

Thank you for your letter of 18 March 2016 concerning the proposed development at Bishopsgate Goodsyard.

The site straddles the boundaries of Tower Hamlets and Hackney and therefore is the subject of two parallel planning applications. The statutory 16 week periods for decisions on these applications expired on the 29 December 2014 and the 31 December 2014 respectively without either Council having resolved to determine them and the applicant then wrote to me on the 15 September 2015 requesting that I take over their determination. I considered a report on these applications on the 23 September 2015 that set out the reasons and justification for me doing so and I subsequently informed both local planning authorities that I would determine them myself.

My initial Stage 1 report, together with the Stage II report I considered on 23 September 2015, and my decision letters are available on the following link:

<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-search/land-known>

As outlined above, the direction to Tower Hamlets and Hackney Council affects jurisdiction over the application, but not whether planning permission will ultimately be granted or refused. On 8 April 2016 GLA officers published a planning report on these applications, in order to provide advice ahead of a Mayoral representation hearing scheduled for 18 April 2016. The report assesses them having regard to the development plan and all relevant material planning considerations. These considerations include, but are not limited to: impact on heritage assets, local neighbourhood amenity (such as daylight/ sunlight impacts), transport implications and public benefits such as affordable housing, public realm and community facilities that would be delivered as part of the scheme. The planning report is available here:

[https://www.london.gov.uk/sites/default/files/dp1200cd\\_stage\\_iii\\_report.pdf](https://www.london.gov.uk/sites/default/files/dp1200cd_stage_iii_report.pdf)

You will notice that your letter is referenced (paragraphs 165-167) by the case officer and the points you have raised are addressed in the officer's report. Following a request from the applicant to defer the representation hearing in order to allow time to amend the application to address the concerns raised in the Stage 3 Report, I have now decided to defer the representation hearing. A notice of the new date for the representation hearing will be given in due course in accordance with the procedure for representation hearings at the Greater London Authority.

It is unlikely that a new representation hearing will take place during my Mayoralty. In advance of any new hearing, my officers will be producing an updated report for the sitting Mayor to take account of changes that have happened since the above report was published, on 8 April 2016.

Yours sincerely

**Boris Johnson**  
Mayor of London

# MAYOR OF LONDON

Our ref: MGLA260216-6303

Date: 21 MAR 2016

Dear [REDACTED]

## The Bishopsgate Goods Yard development

Thank you for your letter of 24 February on behalf of the East End Trades Guild and other businesses about the proposed development at Bishopsgate Goodsyard.

As you probably know, the direction I issued to Tower Hamlets and Hackney Council on 23 September 2015 affects jurisdiction over the application, but not whether planning permission will ultimately be granted or refused. I will now consider the details and merits of the application at a Planning Hearing but must determine them having regard to the development plan and all relevant material planning considerations. These considerations include, but are not limited to: impact on heritage assets, local neighbourhood amenity (such as daylight/ sunlight impacts), affordable workspace provision and public benefits such as affordable housing, public realm and community facilities that would be delivered as part of the scheme. These public benefits and the level of affordable workspace provided are still the subject of negotiations between my officers and the applicant.

Several public consultations have now been carried out with regards to this planning application by both local authorities and the Greater London Authority. In advance of the hearing, my officers will be reporting to me on the responses received, as well as making them available for my consideration.

Your objection has been noted and will be considered as part of the decision-making process.

Thank you again for writing to me.

Yours sincerely



**Boris Johnson**  
Mayor of London

# MAYOR OF LONDON

**Councillor John Pierce**  
**Councillor Abdul Mukit MBE**  
London Borough of Tower Hamlets  
Town Hall  
Mulberry Place  
5 Clove Crescent  
London E14 2BG

**Our ref: MGLA 160216-5380**

**Date: 09 MAR 2016**

Dear Cllr Pierce, Dear Cllr Mukit

**Re: The Bishopsgate Goodsyard Planning Application**

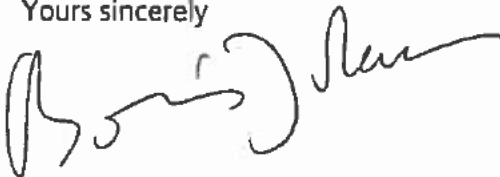
Thank you for your letter of 15 February and representation concerning the Bishopsgate Goodsyard planning application.

As you know, I have issued a direction to the London boroughs of Tower Hamlets and Hackney that I will act as the local planning authority for the purposes of determining the application, and the connected listed building applications. This decision affects jurisdiction over the application, but not whether planning permission will ultimately be granted or refused.

Your objection to the application and support for Tower Hamlets Council's resolution to refuse permission (should it have remained the determining authority) have been noted and will be considered as part of my decision-making process. The decision to call in the application does not commit me to approving or refusing the scheme and in due course I will have to consider all relevant planning matters, including those relating to heritage and townscape, affordable housing, housing mix and choice, residential amenity and site design principles before reaching a final decision. Further details about the representation hearing will be updated on City Hall's website through the following link [www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/bishopsgate-goodsyard-public](http://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/public-hearings/bishopsgate-goodsyard-public).

Thank you again for writing to me.

Yours sincerely



**Boris Johnson**  
Mayor of London