

GREATER LONDON AUTHORITY

[REDACTED]

[REDACTED]

(By email)

Our Ref: MGLA120221-5818

24 March 2021

Dear [REDACTED]

Thank you for your request for information which the GLA received on 11 February 2021. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

You asked for;

1. *a copy of all correspondence in relation to the relocation of the new Chinese Embassy at Royal Mint Court from 1st January 2018 to date, between:*
 - Edward Lister
 - CBRE
 - The Chinese Embassy
 - The FCO
 - Delancey
 - And the GLA planning department.
2. *Please provide any documents retained from the Deputy Mayoralty of Edward Lister related to the relocation of the new Chinese Embassy, which may include meeting minutes, official correspondence, or reports into adequate sites.*

Our response to your request is as follows:

Please find attached the information that the GLA holds within scope of your request. Please note that some names of non-senior members of staff are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

Please note that all accounts belonging to the former Mayoral team have now been deleted.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely



Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

From: [REDACTED] @ London HH <[REDACTED]@cbre.com>

Sent: 11 February 2020 10:35

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; Debbie Jackson <[REDACTED]@london.gov.uk>; [REDACTED] @ London HH <[REDACTED]@cbre.com>

Subject: RE: CBRE Planning

Hi [REDACTED]

Apologies – attendees will be as below:

- . Ms Xia yuzi, Minister counselor
- . Mr Qiu Ersheng, Second secretary
- . One more person (TBC)

I will let you know as soon as the Chinese Embassy have confirmed their final attendee.

Many thanks and kind regards,

[REDACTED] | Senior PA to [REDACTED] (Head of London Planning),
Alison Tero and Sarah Stevens (Senior Directors)
UK Development – Planning | CBRE Ltd

[REDACTED]

Be environmentally aware – please do not print this e-mail unless you really need to.

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 11 February 2020 09:26

To: [REDACTED] @ London HH <[REDACTED]@cbre.com>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; Debbie Jackson <[REDACTED]@london.gov.uk>; [REDACTED] @ London HH <[REDACTED]@cbre.com>

Subject: RE: CBRE Planning

Hi [REDACTED]

Thank you for your email. Are you able to confirm who will attend from the Chinese Embassy please?

Thanks

Kind regards

[REDACTED]

International Relations

MAYOR OF LONDON

City Hall, The Queen's Walk, London SE1 2AA

[REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] [REDACTED] @ London HH <[REDACTED] [cbre.com](https://www.cbre.com)>

Sent: 10 February 2020 10:58

To: [REDACTED] [REDACTED] <[REDACTED] [london.gov.uk](https://www.london.gov.uk)>

Cc: [REDACTED] [REDACTED] <[REDACTED] [london.gov.uk](https://www.london.gov.uk)>; [REDACTED] [REDACTED]

<[REDACTED] [london.gov.uk](https://www.london.gov.uk)>; John Finlayson <[REDACTED] [london.gov.uk](https://www.london.gov.uk)>; [REDACTED] [REDACTED]

<[REDACTED] [london.gov.uk](https://www.london.gov.uk)>; Debbie Jackson <[REDACTED] [london.gov.uk](https://www.london.gov.uk)>; [REDACTED]

[REDACTED] @ London HH <[REDACTED] [cbre.com](https://www.cbre.com)>

Subject: RE: CBRE Planning

Hi [REDACTED]

I hope you had a lovely weekend!

My apologies for the delay in coming back to you. I have now heard back from our client who would like to confirm 23rd March at 13:00-14:00 for this meeting please.

Many thanks and kind regards,

[REDACTED] [REDACTED] | Senior PA to [REDACTED] [REDACTED] (Head of London Planning),

Alison Tero and Sarah Stevens (Senior Directors)

UK Development – Planning | CBRE Ltd

[REDACTED]

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From: [REDACTED] [REDACTED] <[REDACTED] [london.gov.uk](https://www.london.gov.uk)>

Sent: 03 February 2020 15:35

To: Debbie Jackson <[REDACTED] [london.gov.uk](https://www.london.gov.uk)>; [REDACTED] [REDACTED] @ London HH

<[REDACTED] [cbre.com](https://www.cbre.com)>

Cc: [REDACTED] [REDACTED] <[REDACTED] [london.gov.uk](https://www.london.gov.uk)>; [REDACTED] [REDACTED]

<[REDACTED] [london.gov.uk](https://www.london.gov.uk)>; John Finlayson <[REDACTED] [london.gov.uk](https://www.london.gov.uk)>; [REDACTED] [REDACTED]

<[REDACTED] [london.gov.uk](https://www.london.gov.uk)>

Subject: RE: CBRE Planning

Dear [REDACTED]

Further to Debbie's introduction, I am pleased to offer some dates for a meeting for Jules and Debbie to meet with senior officials from the Chinese Embassy. The meeting will be held at the City Hall for 30 minutes in one of the following slots. Please kindly advise when would be the best time to meet and the attendee list.

Please also note that both the sessions offered are during the pre Mayoral election period, where certain restrictions (e.g. limited publicity) are applicable. As per previous occasions, we expect this to be a courtesy update meeting. However just thought I'd flag and hope our guests don't mind.

Mon 23 March 1300-1400

Fri 27 March 1300-1500

Many thanks

Kind regards

International Relations
MAYOR OF LONDON

City Hall, The Queen's Walk, London SE1 2AA

london.gov.uk

london.gov.uk

From: Debbie Jackson <[london.gov.uk](mailto:debbie.jackson@london.gov.uk)>

Sent: 30 January 2020 14:23

To: [REDACTED] @ London HH <[cbre.com](mailto:[REDACTED]@cbre.com)>

Cc: [REDACTED] <[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED]

[REDACTED] <[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; John Finlayson <[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: Re: CBRE Planning

Hi [REDACTED]

Thanks for getting in touch and of course happy to arrange a catch up. [REDACTED] looks after my diary and will make the arrangements. Would be good if John can join us at that meeting as he's responsible for our Development Management team.

Jules is also happy to meet with the Embassy. Such meetings are organised through the International Team here at City Hall so by this e mail I'm putting you in touch with [REDACTED] [REDACTED] who will take it forward in liaison with Jules office. I should forewarn you that Jules diary is under particular pressure at present so it is likely to be well into March before a time can be found.

Look forward to seeing you.

Best wishes

Debbie Jackson

Director – Built Environment

GREATER LONDON AUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

london.gov.uk

london.gov.uk

From: [REDACTED] <[cbre.com](mailto:[REDACTED]@cbre.com)>

Date: Tuesday, 28 January 2020 at 17:28

To: Debbie Jackson <[london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: CBRE Planning

Hi Debbie,

Apologies for the cold e-mail but I thought I would drop you a line to introduce myself.

I head up the Planning team at CBRE and we are currently involved in numerous applications which are referable to you. I tended to catch up with Juliemma on a bi-monthly basis to run through where we were on scheme so there are no surprises. If possible, I would be very grateful if I could meet to introduce myself and give you an update on our referable projects?

One of the more pressing items and would require a separate meeting is the Chinese Embassy. We are advising the People's Republic of China on their move to Royal Mint Court in Tower Hamlets and are currently undertaking a design competition and ramping up to prepare an application. They have expressed an interest in meeting with you and Jules for a high level discussion on what we are intending to do and timeframes – it would be more of a diplomatical exercise than any kind of Planning debate but I would be extremely grateful if this was possible?

Look forward to hearing from you.

Kind [REDACTED]

[REDACTED]

[REDACTED]

Head of London & South-East Planning

CBRE Ltd | Planning

Henrietta House | Henrietta Place | London | W1G 0NB

[REDACTED]

[REDACTED] [cbre.com](https://www.cbre.com) | www.cbre.co.uk | www.cbre.co.uk/planning

[REDACTED]

From: John Finlayson
Sent: 04 March 2020 15:41
To: [REDACTED]
Subject: FW: Chinese Embassy - Royal Mint Court

Hi [REDACTED]

Please see below. Can you please invite [REDACTED] to the meeting.

Thank you and regards
John

From: [REDACTED] @ London HH <[REDACTED]@cbre.com>
Sent: 04 March 2020 15:31
To: John Finlayson <[REDACTED]@london.gov.uk>
Subject: RE: Chinese Embassy - Royal Mint Court

Hi John,

I hope this email finds you well.

Apologies for the delay in coming back to you on this; we are still waiting for the Chinese Embassy to confirm their last attendee, but confirmed so far are:

- [REDACTED] (Head of London & South-East Planning, CBRE Ltd)
- Ms Xia Yuzi (Minister Counselor, Chinese Embassy)
- Mr Qiu Ersheng (Second Secretary, Chinese Embassy)
- Last Chinese Embassy attendee TBC

I will let you know as soon as the final attendee from the Chinese Embassy has been confirmed.

I trust that is all you need for now but please do let me know if I can be of any further assistance.

Many thanks and kind regards,

[REDACTED] | Senior PA to [REDACTED] (Head of London Planning),
Alison Tero and Sarah Stevens (Senior Directors)
UK Development – Planning | CBRE Ltd

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From: John Finlayson <[REDACTED]@london.gov.uk>
Sent: 21 February 2020 16:43
To: [REDACTED] @ London HH <[REDACTED]@cbre.com>
Subject: RE: Chinese Embassy - Royal Mint Court

Hi

Fine, can you forward a list of attendees ?

Many thanks
John

From: [REDACTED] @ London HH <[REDACTED]@cbre.com>
Sent: 14 February 2020 10:59
To: John Finlayson <[REDACTED]@london.gov.uk>
Subject: Chinese Embassy - Royal Mint Court

Dear John,

It was good to speak earlier this week.

Prior to our meeting with Jules Pipe, I set out a little bit of the background to the site and our client.

Royal Mint Court

The site is located to the north of St Katherine's dock in Tower Hamlets. The site is in a conservation area and has several Grade II* listed buildings.

Without going into the storied history of the site which covers all sorts of interesting things from black death to the minting process, I will start in 2016! Delancey secured a permission for 600,000 sqft of office in 2016 <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-search/royal-mint-court>. Much of the negotiation centred on retention of the listed buildings and their setting and ensuring the heights were respectful to such a historic area with important and protected views.

In 2018 the Peoples Republic of China bought the site in order to move its current Embassy over.

Activity Since 2018

It has been rather slow going since the purchase of the site with a number of diplomatic sign offs required before the formal application process can commence. I understand that a few of the Chinese Government officials met Jules in 2018 however I am not sure who and the client team has changed a little since.

We have met Tower Hamlets Planners ([REDACTED]) in the last month to inform hm that we are assembling a team to work up a scheme and application with the aim to get a planning permission in 2021. We will enter a PPA etc when we have appointed the team. We held an architectural competition last week and my client hopes to make a decision on that appointment in the coming weeks.

Purpose of the Meeting with Jules Pipe

Purely diplomatic. We wish to set out what we have been up to, our timeframes and of course our appetite to work hand in glove with the GLA to build a world class Embassy. We don't wish to cover any details regarding an application and indeed the Delancy permission gives a very good road map.

Following the meeting we will of course enter into a regular dialogue with you to ensure a smooth process.

I hope the above is of use but please do give me a call if you require anything else?

Kind regards

[REDACTED]

[REDACTED]
[REDACTED]
Head of London & South-East Planning
CBRE Ltd | Planning
Henrietta House | Henrietta Place | London | W1G 0NB

[REDACTED]

From: John Finlayson
Sent: 13 March 2020 17:04
To: [REDACTED] @ London HH'
Subject: RE: Chinese Embassy - Royal Mint Court

Hi [REDACTED]

Thanks for this, a query has been raised about the proposed level of car parking and that there is a belief it might be higher than standards allow.

I would be grateful if you could confirm what level of car parking is proposed.

Many thanks
John

From: [REDACTED] @ London HH [mailto:[REDACTED]@cbre.com]
Sent: 14 February 2020 10:59
To: John Finlayson <[REDACTED]@london.gov.uk>
Subject: Chinese Embassy - Royal Mint Court

Dear John,

It was good to speak earlier this week.

Prior to our meeting with Jules Pipe, I set out a little bit of the background to the site and our client.

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I hope the above is of use but please do give me a call if you require anything else?

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Head of London & South-East Planning

CBRE Ltd | Planning

Henrietta House | Henrietta Place | London | W1G 0NB

[REDACTED]

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Hi [REDACTED]

Thanks for getting in touch and of course happy to arrange a catch up. [REDACTED] looks after my diary and will make the arrangements. Would be good if John can join us at that meeting as he's responsible for our Development Management team.

Jules is also happy to meet with the Embassy. Such meetings are organised through the International Team here at City Hall so by this e mail I'm putting you in touch with [REDACTED] [REDACTED] who will take it forward in liaison with Jules office. I should forewarn you that Jules diary is under particular pressure at present so it is likely to be well into March before a time can be found.

Look forward to seeing you.

Best wishes

Debbie Jackson

Director – Built Environment

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] @ London HH <[REDACTED]@cbre.com>

Sent: 28 January 2020 17:29

To: Debbie Jackson <[REDACTED]@london.gov.uk>

Subject: CBRE Planning

Hi Debbie,

Apologies for the cold e-mail but I thought I would drop you a line to introduce myself.

I head up the Planning team at CBRE and we are currently involved in numerous applications which are referable to you. I tended to catch up with Juliemma on a bi-monthly basis to run through where we were on scheme so there are no surprises. If possible, I would be very grateful if I could meet to introduce myself and give you an update on our referable projects?

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Look forward to hearing from you.

Kind regards

■

■ ■

Head of London & South-East Planning

CBRE Ltd | Planning

Henrietta House | Henrietta Place | London | W1G 0NB

■

■ [cbre.com](https://www.cbre.com) | www.cbre.co.uk | www.cbre.co.uk/planning

[REDACTED]

From: John Finlayson
Sent: 05 February 2020 11:25
To: [REDACTED] Debbie Jackson; [REDACTED] @ London HH
Cc: [REDACTED]
Subject: RE: CBRE Planning

Hi [REDACTED]

As mentioned in Debbie's email can you please ensure I'm invited to the meeting.

Thank you and regards
John

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 03 February 2020 15:35
To: Debbie Jackson <[REDACTED]@london.gov.uk>; [REDACTED] @ London HH
<[REDACTED]@cbre.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; John Finlayson <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: CBRE Planning

Dear [REDACTED]

Further to Debbie's introduction, I am pleased to offer some dates for a meeting for Jules and Debbie to meet with senior officials from the Chinese Embassy. The meeting will be held at the City Hall for 30 minutes in one of the following slots. Please kindly advise when would be the best time to meet and the attendee list.

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Mon 23 March 1300-1400
Fri 27 March 1300-1500

Many thanks

Kind regards

[REDACTED]
[REDACTED]
International Relations
MAYOR OF LONDON
City Hall, The Queen's Walk, London SE1 2AA
[REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: Debbie Jackson <[REDACTED]@london.gov.uk>
Sent: 30 January 2020 14:23
To: [REDACTED] @ London HH <[REDACTED]@cbre.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]

<[REDACTED]@london.gov.uk>; John Finlayson <[REDACTED]@london.gov.uk>

Subject: Re: CBRE Planning

Hi [REDACTED]

Thanks for getting in touch and of course happy to arrange a catch up. [REDACTED] looks after my diary and will make the arrangements. Would be good if John can join us at that meeting as he's responsible for our Development Management team.

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Look forward to seeing you.

Best wishes

Debbie Jackson

Director – Built Environment
GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
[REDACTED]

london.gov.uk
[REDACTED]@london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@cbre.com>

Date: Tuesday, 28 January 2020 at 17:28

To: Debbie Jackson <[REDACTED]@london.gov.uk>

Subject: CBRE Planning

Hi Debbie,

Apologies for the cold e-mail but I thought I would drop you a line to introduce myself.

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Look forward to hearing from you.

Kind regards

[REDACTED]

[REDACTED]
Head of London & South-East Planning

CBRE Ltd | Planning

Henrietta House | Henrietta Place | London | W1G 0NB

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