

Development, Enterprise and Environment

Jerry Bell

Tower Hamlets Council
Development & Renewal - Town Planning
Town Hall, Mulberry Place
5 Clove Crescent
LONDON E14 2BG

Our ref: D&P/3345SC05

Your ref: PA/14/01428

Date: 6 August 2014

Dear Mr Bell,

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008
Meridian Gate, 199-207 Marsh Wall**

I refer to the copy of the above planning application, which was received from you on 4 July 2014. On 6 August 2014, the Mayor considered a report on this proposal, reference D&P/3345/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Mayor considers that the application does not comply with the London Plan, and raises a number of strategic issues, for the reasons set out in paragraph 73 of the above-mentioned report. The possible remedies set out in the report could address these deficiencies. In light of comments made in this report regarding density and scale, and concerns regarding the cumulative impact of proposals within the South Quay area, the inclusion of the pavilion element, and its impact on the proportion of open space provision, is of particular concern to the Mayor, and should be removed.

The application represents EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The environmental information made available to date has been taken into consideration in formulating these comments.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, and (if it proposed to grant permission) a statement of any conditions the authority proposes to impose and a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

Please note that the Transport for London case officer for this application is Rachel Yorke (020 3054 7030).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Colin Wilson'.

Colin Wilson

Senior Manager– Development & Projects

cc John Biggs, London Assembly Constituency Member
Nicky Gavron, Chair of London Assembly Planning Committee
National Planning Casework Unit, DCLG
Alex Williams, TfL
DP9, 100 Pall Mall, London SW1Y 5NQ