

Adam Williams



**Application Number:** PA/20/01491

13/11/2020

Dear Sir/Madam,

Place Directorate  
Development Management  
Town Hall, Mulberry Place  
5 Clove Crescent  
London  
E14 2BG

[www.towerhamlets.gov.uk](http://www.towerhamlets.gov.uk)

**Enquiries to:** Max Smith

**Tel:**

**Fax:** 020 7364 5415

**Town and Country Planning Act 1990 (as amended)**

**CONDITIONAL PERMISSION FOR DEVELOPMENT**

In accordance with the Act and Order mentioned above, Tower Hamlets Council as Local Planning Authority hereby gives notice of its decision to grant permission for the development referred to in the schedule to this notice and as shown on the submitted plans and particulars subject to the conditions set out in the schedule.

You are advised that this permission does not modify or extinguish any covenants, easements or other restrictions applying to or affecting the land, or the rights affecting the land, or the rights of any other person entitled to the benefits thereof. You are also advised that this permission does not relieve you of the need to obtain any approval necessary under the Building Act 1984, Building Regulations 2000, or other related legislation. In this connection you should contact the Head of Building Control, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG (020 7364 5241) for advice or guidance on the necessity for obtaining building regulation approval in this particular case.

Applicants are reminded of the need to comply with the provisions of Part II of the London Building Acts (Amendment) Act 1939 in order to obtain official geographical and postal addresses and to get any newly created streets and access-ways officially named. **In order to avoid delays at completion stage of the work the application should be made on commencement of the work or shortly thereafter.** Details of the development, including site, block and internal plans annotated with unique plot numbers and additional development information such as tenure, number of bedrooms etc. with completed application forms (available from the Street Naming and Numbering webpage on the Councils website) should be sent to Planning and Building Control, Street Naming and Numbering, Mulberry Place, 5 Clove Crescent, London, E14 2BG.

Your attention is drawn to the following statement of applicants' rights:-

**1) Appeals to the Secretary of State**

If you are aggrieved by this decision you may appeal to the Secretary of State for Communities & Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. If you want to appeal from the date of your decision notice then you

must do so within **SIX months** (unless your proposal relates to householder appeal or minor commercial appeal as defined in Article 37 of the DMPO 2015 in which case you must do so within **TWELVE weeks** of the date of this notice), or 28 days, if the development in your application is the same or substantially the same as development that is currently or subsequently the subject of an enforcement notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

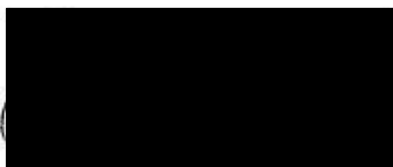
## **2) Purchase Notice**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

## **3) Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

Yours sincerely,



**Jennifer Peters, Divisional Director, Planning and Building Control**



## **SCHEDULE**

### **Variation / Removal Condition (TCPA S73)**

**Location:** Land at Bishopsgate Goods Yard, Bethnal Green Road, London, E1 6LA

**Proposal:** Retention of temporary 'Boxpark' shopping facility for up to five years through the siting of 6 shipping containers for A1 use and 1 half-size container for ancillary storage use at ground floor level and part of 4 shipping containers for A3 use at first floor level, with associated outdoor seating area (in connection with approved temporary shopping facility on adjacent site in Hackney).

Minor Material Amendment to Planning Permission Ref PA/17/01329, Dated 24/05/2018

Amendment include:

Condition 1 - To allow extension of temporary period to 31 May 2023

**Date:** 13/11/2020

**Reference:** PA/20/01491

**Application** 14 July, 2020

**Received on:**

**Application** 24 July, 2020

**Registered on:**

**Documents and Drawings** Site Location Plan 1-377/001; P001 A; P002 rev A; P003 rev A; Covering letter dated 11th July.

### **Statement of positive and proactive engagement**

The Local Planning Authority has worked with the applicant in a positive and proactive manner by making available a formal pre-application process, including free duty officer advice. The Local Planning Authority has also produced policies and provided written guidance, all of which are available on the Council's website and which has been followed in this instance.

## **Conditions and Reasons:**

**1** - This permission shall be for a limited period only, expiring on 31st May 2023. On or before that date the use hereby permitted shall be discontinued and any building or works carried out under this permission shall be removed and the land re-instated, unless the prior written approval of the Local Planning Authority is obtained to any variation.

Reason: The proposal does not fully accord with the Policies contained within the development plan and the use of the site for this purpose beyond this limited period would prevent the long term aspirations of the site in accordance with the Bishopsgate Goodsynd Site Allocation ('1.1: Bishopsgate Goods Yard') as identified in the Tower Hamlets Local Plan (2020).

**2** - The development hereby permitted shall be carried out in accordance with the approved plans listed in the Schedule to this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

**3** - The use hereby permitted shall not take place other than between the hours of:

08:00 to 00:00 Monday to Saturday  
08:00 to 23:00 Sundays and Bank Holidays

Reason: To safeguard the amenity of adjacent residents and the area generally and to accord with Policy D.ES9 and D.DH8 of the Tower Hamlets Local Plan (2020).

**4** - No amplified sound shall be produced within the exterior parts (to include the upper terrace and the green) of the development hereby approved at any time.

Reason: To safeguard the amenity of the nearby residents and local amenity generally, in accordance with policy D.DH8 of the Tower Hamlets Local Plan 2031 (2020)