

Ms Lindsay Egner
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Development Management
Planning and Building Control
Housing and Regeneration Directorate
Tower Hamlets Town Hall
160 Whitechapel Road
London E1 1BJ

www.towerhamlets.gov.uk

Application Number: PA/25/00621

Enquiries to: Catarina Cheung
Tel: 0207 364 5009

30/06/2025

Dear Sir/Madam,

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1992

LISTED BUILDING CONSENT (CONDITIONAL)

In accordance with the Act and Regulations mentioned above, Tower Hamlets Council as the Local Planning Authority hereby gives notice of its decision to grant listed building consent for the works described in the schedule to this notice, and shown on the submitted plans and particulars subject to the conditions set out in the Schedule.

You are advised that this consent 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. In addition this consent 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, Housing and Regeneration Directorate, Tower Hamlets Town Hall, 160 Whitechapel Road, London E1 1BJ (020 7364 5009) for advice or guidance on the necessity for obtaining approval in this particular case.

You must ensure you have obtained the written consent of the land owner, building owner or any other third party (including the Council) who has an interest in the property or land, prior to commencing work on the development specified in this notice.

Your attention is drawn to the following statement of applicants' rights arising from the refusal of listed building consent or grant of consent subject to conditions.

1) Appeals to the Secretary of State

If you are aggrieved by this decision you may appeal to the Secretary of State under 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, 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:



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Tower Hamlets Town Hall
160 Whitechapel Road
London
E1 1BJ

<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 listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, they may serve on the Council of the London Borough of Tower Hamlets a purchase notice requiring that Council to purchase their interest in the land in accordance with the provision of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3) Compensation: In certain circumstance, a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'A.S. Sudhakar', with a stylized flourish at the end.

Sripriya Sudhakar, Director Planning and Building Control

SCHEDULE

Listed Building Consent (S8 P&LBC 1990)

Location: Tower Wharf, Tower of London and Arches beneath Tower Bridge, Tower Bridge Approach, London, EC3N 4AB

Proposal: Listed Building Consent sought for Change of use and refurbishment of the existing Reveller Building to form a Learning Centre to provide enhanced schools and communities facilities in association with the Tower of London (Sui Generis use), conversion and connection of the existing arches of Tower Bridge Approach to provide a dedicated school's entrance to the adjacent Moat, and other associated works.

Date: 30/06/2025

Reference: PA/25/00621

Application 1 April, 2025

Received on:

Application 1 April, 2025

Registered on:

Documents and Drawings TOL-PA01-001; TOL-PA01-002 Rev A; TOL-PA01-003 Rev A; TOL-PA01-010 Rev A; TOL-PA01-011 Rev A; TOL-PA01-012 Rev A; TOL-PA01-020; TOL-PA01-021; TOL-PA01-022; TOL-PA01-023; TOL-PA01-030; TOL-PA01-031; TOL-PA01-032; TOL-PA01-050; TOL-PA01-052 Rev A; TOL-PA01-053; TOL-PA01-060; TOL-PA01-061; TOL-PA01-062; TOL-PA01-063; TOL-PA01-070; TOL-PA01-071; TOL-PA01-072; TOL-PA01-080 Rev A; TOL-PA01-081; TOL-PA01-110 Rev A; TOL-PA01-111 Rev A; TOL-PA01-112 Rev A; TOL-PA01-113 Rev A; TOL-PA01-120 Rev A; TOL-PA01-121 Rev A; TOL-PA01-122 Rev A; TOL-PA01-123 Rev A; TOL-PA01-130 Rev A; TOL-PA01-131 Rev A; TOL-PA01-132 Rev A; TOL-PA01-140 Rev A; TOL-PA01-141 Rev A; TOL-PA01-151 Rev A;

243442-PUR-01-00-DR-A-0200 Rev C01;
243442-PUR-01-00-DR-A-0201 Rev C01;
243442-PUR-01-00-DR-A-0205 Rev C01;
243442-PUR-01-00-DR-A-0212 Rev C01;
243442-PUR-01-00-DR-A-0213 Rev C01;
243442-PUR-01-00-DR-A-0215 Rev C01;
243442-PUR-01-00-DR-A-0222 Rev C01;
243442-PUR-01-00-DR-A-0225 Rev C01;

243442-PUR-01-00-DR-A-0232 Rev C01;
243442-PUR-01-00-DR-A-0235 Rev C01;
243442-PUR-01-00-DR-A-0242 Rev C01;
243442-PUR-01-00-DR-A-0245 Rev C01;
243442-PUR-01-00-DR-A-0361 Rev C01;
243442-PUR-01-B1-DR-A-0206 Rev C01;
243442-PUR-01-B1-DR-A-0207 Rev C01;
243442-PUR-01-B1-DR-A-0252 Rev C01;
243442-PUR-01-B1-DR-A-0255 Rev C01;
243442-PUR-01-B1-DR-A-0262 Rev C01;
243442-PUR-01-B1-DR-A-0265 Rev C01;
243442-PUR-01-B1-DR-A-0272 Rev C01;
243442-PUR-01-B1-DR-A-0275 Rev C01;
243442-PUR-01-B1-DR-A-0282 Rev C01;
243442-PUR-01-B1-DR-A-0285 Rev C01;
243442-PUR-01-B1-DR-A-0360 Rev C01;
243442-PUR-01-XX-DR-A-0301 Rev C01;
243442-PUR-01-XX-DR-A-0302 Rev C01;
243442-PUR-01-XX-DR-A-0303 Rev C01;
243442-PUR-01-XX-DR-A-0305 Rev C01;
243442-PUR-01-XX-DR-A-0308 Rev C01;
243442-PUR-01-XX-DR-A-0309 Rev C01;
243442-PUR-01-XX-DR-A-0312 Rev C01;
243442-PUR-01-XX-DR-A-0313 Rev C01;
243442-PUR-01-XX-DR-A-0314 Rev C01;
243442-PUR-01-XX-DR-A-0321 Rev C01;
243442-PUR-01-XX-DR-A-0322 Rev C01;
243442-PUR-01-XX-DR-A-0323 Rev C01;
243442-PUR-01-XX-DR-A-0324 Rev C01;
243442-PUR-01-XX-DR-A-0325 Rev C01;
243442-PUR-01-XX-DR-A-0326 Rev C01;
243442-PUR-01-XX-DR-A-0327 Rev C01;
243442-PUR-01-XX-DR-A-0328 Rev C01;
243442-PUR-01-XX-DR-A-0330 Rev C01;
243442-PUR-01-XX-DR-A-0331 Rev C01;
243442-PUR-01-XX-DR-A-0332 Rev C01;

Design & Access Statement (March 2025); Heritage Impact
Assessment.

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 - The development shall begin no later than three years from the date of this decision.

Reason: To comply with the requirements of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 - The development shall be carried out in accordance with the approved drawings listed in the Schedule to this decision notice.

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

3 - Prior to any superstructure works, samples (to be provided on-site) and full particulars of all external and internal facing materials to be used in the construction of the development shall be submitted to and approved in writing by the Local Planning Authority.

Details submitted pursuant to this condition shall include but are not restricted to:

a) Detailed method statements for all internal and external works including works of making good, prepared by a suitably qualified and experienced heritage construction/renovation professional.

b) Details of all internal works and samples of any new or replacement fabric. Drawings shall be at a scale of no less than 1:5.

c) Samples and details of external cladding.

Details of external cladding, where relevant, shall include all types of brick or other cladding material to be used, details of bond, mortar and pointing for brick and details of joints, panel sizes and fixing method for other types of cladding.

d) Samples and drawings of fenestration.

Details of fenestration, where relevant, shall include reveals, sills and lintels. Drawings shall be at a scale of no less than 1:5.

e) Drawings and details of entrances.

Details of entrances, where relevant, shall include doors, reveals, canopies, signage, entry control, CCTV, lighting and soffit finishes. Drawings shall be at a scale of no less than 1:5.

f) Samples and details of roofing.

g) Details of any external rainwater goods, flues, grilles, louvres and vents.

h) Details of any external plant, plant enclosures and safety balustrades.

The development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory external appearance of the development, that high quality

materials and finishes are used, that the character and appearance of the conservation area is preserved or enhanced and that the special architectural and historic interest of the listed building is safeguarded, in accordance with policies S.DH1 and S.DH3 of the Tower Hamlets Local Plan 2031 (2020) and policies D3, D4 and HC1 of the London Plan (2021).

Informatives:

1 - This planning permission should be read in conjunction with the associated Planning Permission reference PA/25/00620.