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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/25/00620

Enquiries to: Catarina Cheung
Tel: 0207 364 5009

30/06/2025

Dear Sir/Madam,

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, 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 building regulation 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.

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



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Tower Hamlets Council
Tower Hamlets Town Hall
160 Whitechapel Road
London
E1 1BJ

Numbering, Housing and Regeneration Directorate, Tower Hamlets Town Hall, 160
Whitechapel Road, London E1 1BJ

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 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** (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/appeal-planning-decision>. 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 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,

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

Sripriya Sudhakar, Director Planning and Building Control

SCHEDULE

Full Planning Permission

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

Proposal: 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/25/00620

Application 1 April, 2025

Received on:

Application 16 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;

Biodiversity Net Gain (BNG) Statement of Exemption; SuDS Statement prepared by Harley Haddow; Design & Access Statement (March 2025); Flood Risk Assessment; Transport Statement File Note; Planning Statement; Heritage Impact Assessment; BREEAM Pre-Assessment (March 2025).

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 provisions of Section 91 of the Town and Country Planning 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).

4 - No development shall take place, including any works of demolition, until a Construction Environmental Management & Logistics Plan have been submitted to and approved in writing by the Local Planning Authority.

The plans shall aim to minimise the amenity, environmental and road network impacts of the demolition and construction activities and include the details of:

- a) Telephone, email and postal address of the site manager and details of complaints procedures for members of the public;
- b) Measures to maintain the site in a tidy condition in terms of disposal/storage of waste and storage of construction plant and materials;
- c) Scheme for recycling/disposition of waste resulting from demolition and construction works;
- d) Ingress and egress to and from the site for vehicles;
- e) Safeguarding of buried services;
- f) Proposed numbers and timing of vehicle movements through the day and the proposed access routes, delivery scheduling, use of holding areas, logistics and consolidation centres;
- g) Parking of vehicles for site operatives and visitors;
- h) Travel Plan for construction workers;
- i) Construction lighting and timings of such, not to unduly impact on neighbouring amenity;
- j) Location and size of site offices, welfare and toilet facilities;
- k) Erection and maintenance of security hoardings including decorative displays and facilities for public viewing;
- l) Measures to ensure that pedestrian access past the site is safe and not obstructed;
- m) Measures to minimise risks to pedestrians and cyclists, including but not restricted to accreditation of the Fleet Operator Recognition Scheme (FORS) and use of banksmen for supervision of vehicular ingress and egress.
- n) Mitigation and monitoring measures for Spills and Pollution Prevention, Noise and Vibration and Air Quality;
- o) A feasibility survey, which shall be carried out to consider the potential for moving demolition and construction material from the site by waterborne freight.

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

Reason: In the interests of highway and pedestrian safety and to preserve the amenity of the area in accordance with the requirements of policies D14, SI1 and T7 of the London Plan (2021), and D.SG4, D.DH8, D.ES2, STR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

5 - All demolition, building, engineering or other operations associated with the construction of the development (including arrival, departure and loading and unloading of construction vehicles) shall be carried out in general accordance with the latest, current published Tower Hamlets Code of Construction Practice.

No construction activities shall take place outside of the hours of 08:00 – 18:00 on Mondays to Fridays or at all on Saturdays, Sundays, Bank Holidays and Public Holidays, unless allowed by a consent granted under Section 61 of the Control of Pollution Act 1974.

No high impact construction activities (piling, excavation and demolition) shall take place outside of the hours of 09:00 – 12:00 and 14:00 – 17:30 Mondays to Fridays or at all on Saturdays, Sundays, Bank Holidays and Public Holidays, unless allowed by a consent granted under Section 61 of the Control of Pollution Act 1974.

Ground-borne vibration shall not exceed 1.0mm/s Peak Particle Velocity (PPV) at residential and 3.0mm/s PPV at commercial properties neighbouring the site.

Noise levels measured 1 metre from the façade of any occupied building neighbouring the site shall not exceed 70dB(LAeqT*) at any point 1m from the façade of residential and noise sensitive commercial properties Monday to Friday, reduced to 65dB(LAeqT) at schools and hospitals and other noise sensitive premises.

*(LAeq,T where T = 10 hours Monday to Friday).

Reason: To safeguard the amenity and wellbeing of local residents and the area generally in accordance with policies D.SG4 and D.DH8 of the Tower Hamlets Local Plan 2031 (2020).

6 - Prior to commencement of the use, a Deliveries and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority.

The deliveries and servicing of the approved uses shall not take place otherwise than in accordance with the Deliveries and Servicing Plan thus approved.

Commercial deliveries and servicing shall take place only within the following hours: 8am - 6pm Monday to Friday, 8am - 1pm Saturdays. No deliveries or servicing shall take place on Sundays or Bank Holidays.

Reason: To ensure to ensure that the development does not adversely impact on the safety or capacity of the road network, and protect amenity of the area, in accordance with policies T7 and SI7 of the London Plan (2021), and D.DH8, S.TR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

7 - The development shall be designed to achieve a minimum BREEAM “Excellent” rating. Where this rating is not achieved, detailed written justification shall be submitted to and approved in writing by the Local Planning Authority.

Design Stage and Post-Construction Certificates shall be provided to demonstrate compliance prior to occupation of the development.

Reason: To ensure the development delivers the highest possible standards of sustainable design and construction, in accordance with Local Plan Policy D.ES7 and London Plan Policy SI 2.

8 - Access to the flat roof of the development hereby permitted shall be for maintenance or emergency purposes only, and the flat roof shall not be used as a roof garden, terrace or similar amenity area.

Reason: To safeguard the amenities and privacy of the occupiers of adjoining properties in accordance with policy D.DH8 of the Tower Hamlets Local Plan 2031 (2020) and policies D3 and D4 of the London Plan (2021).

Informatives:

1 - Schedule 7A of the Town and Country Planning Act 1990, as amended by Schedule 14 of the Environment Act 2021, sets out a mandatory Biodiversity Net Gain (BNG) requirement of 10% for developments in England unless the development is exempt. Based on the submitted information and in accordance with the Environment Act 2021 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the development hereby approved is considered to be exempt from the BNG mandatory requirement and as such, it is not subject to 10% biodiversity net gain.

2 - The glazed balustrade of the Reveller Building facing the Wharf/Thames Path shall not be covered or used for advertisements without the prior consent of the Local Planning Authority.

3 - This planning permission should be read in conjunction with the associated Listed Building Consent reference PA/25/00621.