Planning and Development
Newham Dockside, 1st Floor - West Wing,
1000 Dockside Road E16 2QU

Email: Planning.Application@newham.gov.uk
Website: https://www.newham.gov.uk/planning-development-conservation

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Bromley By Bow Gasworks

Address Line 1

Twelvetrees Crescent

Address Line 2

Bromley By Bow

Address Line 3

Town/city

London

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

538596

Northing (y)

182589

Description

Bromley By Bow Gasworks

Applicant Details

Name/Company

Title

Mr

First name

Tristan

Surname

Payne

Company Name

St James & St William LLP

Address

Address line 1

3 Riverlight Quay

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SW11 8AY

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Hybrid planning application consisting of a detailed component (Phase 1), and Phases 2, 3 and 4 in outline. In outline, with all matters reserved, for a comprehensive phased mixed- used development comprising demolition of existing buildings and structures, including temporary disassembly, restoration and re-assembly of listed gasholders, a maximum of 170,000 sqm (GEA) of floorspace for the following uses: Residential (Class C3); Flexible non-residential uses (Class E); Local community uses (Class F2); Drinking establishment use (Class sui generis); Public open space and public realm; Storage, car and cycle parking; Formation of new pedestrian and vehicular accesses and means of access and circulation within the site; Full site remediation; and Site preparation works. In full, for a comprehensive development including temporary disassembly, restoration and reassembly of two no. listed gasholders (gasholders no. 1 and no. 2), to provide a mixed-use development comprising the re-erection of restored gasholders no. 1 and no. 2 with buildings within each gasholder extending up to 40.80m AOD, and two buildings extending up to 75.95m AOD in height; up to 60,500 sqm (GEA) of residential uses (Class C3); up to 8,800 sqm residential ancillary and up to 1,700 sqm (GEA) flexible commercial uses (Class C3 and Class E) together with public open space, public realm and landscaping, car and cycle parking, servicing arrangements, sustainable energy measures, formation of a new pedestrian and vehicular access and means of access; full site remediation and site preparation works. Note: This application is accompanied by an Environmental Statement for the purposes of Environmental Impact Assessment.

Reference number

23/02033/OUT

Date of decision (date must be pre-application submission)

28/02/2025

Please state the condition number(s) to which this application relates

Condition number(s)

Condition C15 - Dust Monitoring

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Dust Monitoring (Risk Assessment)

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Tristan Payne

Date

03/10/2025