

Environment Department

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Your ref

Our ref 23/00453/FULEIA

Case Officer

Lydia Nutt

Date 19 October 2023

Dear Sir/Madam

Town and Country Planning Act 1990

Location: Site Bounded By 40 Liverpool Street, 50 Liverpool Street, Open Space From Liverpool Street (Hope Square) And Bishopsgate (Bishopsgate Square), And Sun Street Passage/Liverpool Street Bus Station At The Western Boundary London

I am in receipt of an application for development of the above site for the purposes of:

Liverpool Street Station: Partial demolition of Station including concourse, train sheds and entrances to Bishopsgate, Liverpool Street and Sun Street Passage. Demolition of 50 Liverpool Street. Construction and remodelling of station at basement, lower and upper concourses, new station roof, new entrances to Bishopsgate, Liverpool Street and Sun Street Passage, new lifts and escalators. Provision of units at basement, lower and upper concourse flrs for retail, café/restaurant, public house/bar. Remodelling of existing bus station and provision of a cycle hub on upper concourse.

Andaz/Great Eastern Hotel: Alteration of existing building at basement, ground and upper flrs including insertion of new structure, creation of new west wall and removal and replacement of mansard roof. Change of use from hotel to office at part ground flr and across flrs 1-4; access to servicing area from vehicle lifts at flr 3; provision of units at basement and ground for retail, café/restaurant, and public house/bar; spaces for leisure and community uses; retail and café/restaurant at part of flr 5.

Over Station Development: Erection of a new building above Liverpool Street Station and 40 Liverpool Street with maximum height of 108.6 metres AOD in height (excluding rooftop plant) comprising office use at flrs 5-13, and partly at flrs 14-15, with ancillary lobby and functions at flrs 3-4. New hotel at flrs 17-20 and partly within flrs 14-16, ancillary restaurant/bar at flr 15 and ancillary leisure facility at flr 16. New public amenity space at podium level comprising café/restaurant, retail, leisure; and partially at flr 16 comprising outdoor pool, leisure court and café/restaurant, alongside a publicly accessible roof garden. Provision of lifts, cycle parking, servicing, refuse, and plant.

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Public Realm: Refurbishment and extension of Hope Square and Bishopsgate Plaza. New pedestrian routes, including the pedestrianisation of Liverpool Street and new pedestrian footway to Exchange Square

Given the current COVID-19 situation, you will not be able to view plans in the Guildhall, however you may inspect copies of the application, the plans and any other documents submitted with it online at <http://www.planning2.cityoflondon.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RU4ZSNFH0UJ00>. If you are finding it difficult to access the on-line documents or require paper documents please contact us by email at plans@cityoflondon.gov.uk or telephone 020 7332 1710.

Please let me have any observations your authority has under Article 18 of the Town and Country Planning (Development Management Procedure) Order 2015, so that the representations may be taken into account in determining the application. The case officer dealing with this application is Lydia Nutt.

Any observations should be made in writing and must be received within a period of 30 days beginning with the date of this letter.

Yours faithfully,

Lydia Nutt

Lydia Nutt
Development Division