

# MAYOR OF LONDON

**Anthony Hollingsworth**  
London Legacy Development Corporation  
By Email

**Our ref:** 2020/6693/S2  
**Your ref:** 19/00097/FUL  
**Date:** 20 November 2023

Dear Anthony Hollingsworth

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008**

**Direction under Section 2A of the 1990 Act  
MSG Sphere, Angel Lane, Stratford**

**Local Planning Authority reference: 19/00097/FUL**

I refer to your correspondence of 6 November 2023 informing me that the local planning authority is minded to grant planning permission for the above application. I refer you also to the notice that was dated 7 November 2023 under the provisions of article 5(1)(b)(i) of the above Order.

Having now considered a report on this case, GLA ref: GLA/2020/6693/S2 (copy enclosed), I consider that the proposal would be contrary to the Development Plan and would prejudice the implementation of the policies within the Development Plan relating to residential amenity, good design, and the conservation and enhancement of London's heritage.

I therefore direct you to refuse planning permission, under powers conferred by Article 6 of the above Order. My reasons are as follows:

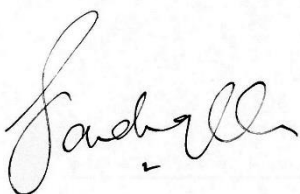
- **Residential amenity:** The Proposed Development, due to the intensity, nature, and extent of external illumination, would cause significant light intrusion resulting in significant harm to the outlook of neighbouring properties, detriment to human health, and significant harm to the general amenity enjoyed by residents of their own homes. The properties most significantly impacted are within the Legacy Tower/Stratford Central, Stratford Eye, New Garden Quarter, Unite Student Accommodation. The proposed measures to mitigate visual impacts of the new nuisance-generating development on residential and other sensitive uses would not be adequate to avoid unacceptable harm, and in the case of blackout blinds would give rise to further harm to residential amenity. The

Proposed Development would not be in accordance with the National Planning Policy Framework; London Plan policies D3 (Part D7), D8 (Part B), and D9 (Part C1h); and LLDC Local Plan policies BN.1 (Part 7), BN.4 (Part 5), BN.5 (Part 8), BN.16 (Parts 1 and 2) and S.1.

- Urban design and tall buildings: The Proposed Development with a Sphere of 90 metres in height and 120 metres in width, by virtue of its scale, massing and design, would result in a bulky, unduly dominant and incongruous form of development, which would fail to respect the character and appearance of this part of the town centre and the site's wider setting. In addition, the proposed design concept is a highly energy intensive use, does not achieve a high sustainability standard, and does not constitute good and sustainable design. As such, the Proposed Development would be contrary to the National Planning Policy Framework; London Plan policies D3 and D9; and policies BN.1 (Part 2), BN.4 (Parts 8, and 9), BN.5 (Parts 1, 2, 5, and 6), BN.16 (Part 9), and SP.3 (Parts 2 and 3) of the LLDC Local Plan.
- Historic environment: The Proposed Development would cause less than substantial harm to the significance of 16 designated heritage assets, comprising 12 listed buildings, including the Grade II\* Theatre Royal; 1 registered park and garden; and 3 conservation areas. The public benefits arising from the Proposed Development would not outweigh the 'less than substantial' harm it would cause. As such, the Proposed Development would be contrary to the National Planning Policy Framework; London Plan policies HC1, D3 (Part D11) and D9 (Part C1d); and policies BN.16 (Part 8) and BN.17 (Part 1) of the LLDC Local Plan.

The application represents EIA development for the purposes of the applicable Town and Country Planning (Environmental Impact Assessment) Regulations. I have taken the environmental information made available to date into consideration in formulating my decision.

Yours sincerely



**Sadiq Khan**  
Mayor of London

cc Unmesh Desai, London Assembly Constituency Member  
Sakina Sheikh, Chair of London Assembly Planning Committee  
National Planning Casework Unit, DLUHC  
TfL  
Gillian Nicks, DP9