Leadenhall

Highways Development Control
4th Floor Town Hall
160 Whitechapel Road
E1 1 BJ
Telephone: 0207 364 6926
Highway.search@towerhamlets.gov.uk

F.A.O: Charkes Bromage
By email: Charles.bromage@leadenhallpm.com

26 November 2025

Our ref: STOAIP24112025
Your ref: HAP -Stopping up order

Dear Sirs,

RE: S247 TCPA 1990 ORDER – C/O STEPNEY WAY & JAMAICA STREET, LONDON, E1

LB Tower Hamlets Highways are pleased to confirm, based on preliminary information, justification and scheme plans as approved under planning reference PA/24/00368/A2, that we will support the stopping up application as proposed, outlined herein. This approval in principle is subject to the satisfactory completion of the statutory stopping up process under s247 Town & Country Planning Act 1990.

Scope of AIP

1. The stopping up order is required to facilitate permitted development as per planning reference PA/24/00368/A2.

2. The area proposed for stopping up is located at the corner of Stepney Way and Jamaica Street, of irregular shape, measuring approximately 42.05m2 in area. Additionally, a further sliver along Jamaica Street measuring 0.59m at its widest point and 3.94m in length, both shown hatched black on the accompanying proposed order plan.

3. The proposal provides increased footway approximately 140m in length along Stepney Way of varying widths. The small section of footway on Jamica Street will also benefit from dedication thereby increasing the footway.

4. Under the proposal, the surrounding area will benefit from public realm improvements such as landscaping, providing an attractive streetscape, improving biodiversity and enhance the character of the area. These public realm works are subject to strict LBTH Parks specifications as set out:

    a) Soft landscaping immediately adjacent parking bays is not suitable due to practical issues such as grit contamination, trampling and ongoing maintenance challenges.

b) Planting near parking bays should consist of mainly very low, robust groundcover and protected with a hard edge to prevent damage and maintain clear access. Taller shrubs like Photinia and Viburnum should be set back approximately 600–800mm from the bay edge to prevent overhang and allow clear access.

c) A one-year maintenance plan will need to be put in place to ensure establishment and minimal revenue impact prior to handover.

d) An agreement to be put in place for the appropriate funding of SUDs scheme prior to installation.

5. The applicant agrees to indemnify LBTH Highways against all associated legal, administrative and compensatory costs incurred in making, processing and defending the stopping up order.

Disclaimer

This document is solely an Approval in Principle and does not grant any rights, permission or legal consent to physically obstruct or demolish the public right of way (highway). The final legal instrument (s247 order TCPA Act 1990) will only be executed upon the full satisfaction of all stated conditions and subject to there being no successful statutory objections lodged and upheld during the stopping up order process.

Yours sincerely,

……..
Matt Kent
Team Leader
Highways Development Control
Communities