



Planning Inspectorate

**APPLICATION REFS: APP/E5900/V/24/3353754 &
APP/E5900/V/24/3353755**

SITE ADDRESS: Royal Mint Court, London EC3N 4QN

FURTHER CASE MANAGEMENT CONFERENCE SUMMARY NOTE

1. A further Case Management Conference was held on Monday 20 January 2025 at 1430 to discuss the detailed handling of the applications in light of the Council's revised Statement of Case (dated 12 January 2025) and the withdrawal of the Royal Mint Court Residents Association as a Rule 6 Party.

Application Procedure

2. A formal request was made by the applicant that the applications should now proceed by way of written representations and that the report to the Secretary of State should be expedited.
3. As a Secretary of State case, MHCLG specified the procedure in the call-in letter, dated 14 October 2024 at paragraph 3 which states:

"To consider all the relevant aspects of the proposed development, the Secretary of State has decided to hold a local inquiry."
4. I am therefore required to consider the applications through the Inquiry procedure and report my recommendations to the Secretary of State.
5. In addition, there are matters which are likely to require further information which I could most easily and efficiently obtain through questioning relevant witnesses.
6. Moreover, objectors currently have an expectation that they can attend the Inquiry and be heard.
7. To seek a change in procedure at this late stage could also prolong the time needed for report writing which is against the wishes of all involved.
8. For these reasons, it is my view that an Inquiry remains the correct procedure and that it should proceed on the agreed date. MHCLG were informed of the request, and they agree with this decision.

Assessor/Counsel to the Inquiry

9. The appointment of an assessor to the Inquiry was discussed. The applicant provided a follow-up letter dated 20 January 2025 setting out their written comments on this matter. The Council also provided their comments on this matter, in a letter dated 21 January 2025.

10. Following further consideration of this matter, and the provisions under the relevant Acts and Inquiries Procedure Rules, PINS will not be pursuing the appointment of an assessor for this Inquiry.

Inquiry Format

11. Having reflected on the discussions, the Inquiry is now likely to sit for up to 6 days. The Inquiry will open at 1000 on 11 February. Further to the previous note, on subsequent days it will now also start at 1000.

12. In summary, the format for the first week will be as follows:

Tuesday 11 February Inspector Opening, Opening statements from the applicant and the Council. The remainder of the day will be dedicated to interested parties.

Wednesday 12 February Non-Sitting Day. There will be an accompanied site visit on this date to allow the Inspector to familiarise herself with the application site and the surrounding area prior to hearing the evidence.

Thursday 13 February The case for the applicant will proceed. This will involve examination in chief with Inspector's questions only. This will begin with a presentation made by the scheme architect. The Inquiry will then move on to the heritage main issue (both built and archaeology).

Friday 14 February The Inquiry will hear from the transport and Security witnesses (Morning session only)

Tuesday 18 February The Inquiry will hear from the Planning witnesses for the LPA and applicant.

Conditions and Obligations Round Table Session.

Wednesday 19 February Closing Statements.

Revised Deadlines

13. Further to the previous timetable for documents, a Statement of Common Ground between the applicant and the Council should now be submitted by **31 January 2025**.

14. There are outstanding matters in terms of representations made by the FCDO/HO. The applicants should advise by **31 January 2025** in terms whether they intend to address these matters and in what form for example, an amended plan, or planning condition.
15. The Royal Mint Court Residents Association should advise by **31 January 2025** on whether they intend to appear at the Inquiry as an Interested Party. The Inspector is happy to schedule a dedicated slot to hear from them.

Programme Officer

16. David Mason has been appointed as a Programme Officer. He can be contacted at: David.Mason@towerhamlets.gov.uk

Core Documents and Inquiry Documents

17. These can be accessed via this link: [Inquiry Website](#)

Interested Parties

18. A separate note has been produced setting out details for Interested Parties participation at the Inquiry.

C Searson
INSPECTOR
22 January 2025