

<b>Delegated Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	10/07/2013
	N/A / attached	<b>Consultation Expiry Date:</b>	
<b>Officer</b>		<b>Application Number(s)</b>	
Richard McEllistrum		2013/3850/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
Cardinal Tower, 2A, 4- 12, Farringdon Road, 48-50 Cowcross Street, Islington, London EC1M 3HP		N/A	
<b>Proposal(s)</b>			
Observation to the adjoining borough of Islington for the erection of a seven storey building (incorporating lower ground, mezzanine, six upper floors plus plant enclosure) to provide office (Use Class B1) and ground floor retail uses (Use Class A1 and /or A2 and/or A3) a servicing yard and other associated works.(incorporating design changes since the original submission including a reduction in bulk and massing)			
<b>Recommendation(s):</b>	No objection		
<b>Application Type:</b>	Request for Observations to Adjoining Borough		

Informatives:	Refer to decision notice					
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>As recorded on prior consultation response committee report (no information is yet available in regard to the revised form of development):</p> <p><i>‘Neighbour notification letters were sent out directly by LB Islington. In addition, site and press notices have been placed.</i></p> <p><i>Objections from the Residents Association for 25-27 Farringdon Road (FRRA) have been copied to LB Camden, noting the floors 1-7 and 18 of the 41 flats present face west across Farringdon Road, to the application site. Cited objections relate to:</i></p> <ul style="list-style-type: none"><li><i>• Harmful sense of enclosure</i></li><li><i>• Loss of daylight &amp; sunlight / overshadowing</i></li><li><i>• Loss of amenity for users of residential terraces through overlooking from proposed roof terraces at application site.</i></li><li><i>• Noise &amp; disturbance from users of proposed terraces</i></li><li><i>• Impact of building mass / height on surrounding conservation areas</i></li><li><i>• Impact upon Listed Building at 25-27 Farringdon Road</i></li><li><i>• Impact on views of St Pauls Cathedral (scheme would lie within the effective shadow of another existing building which may be removed in the future)</i></li><li><i>• Premature application submission (land will not be released by Crossrail until 2017/18) &amp; 10 year permission length sought contribute to a lack of certainty in the delivery of the development.</i></li></ul> <p><i>Holborn &amp; Covent Garden Ward member, Councillor Vincent, has provided a copy of her objection made to LB Islington, citing concern including to the ‘bulk, height and massing’ of the scheme, which would be ‘overbearing on the streetscape’, would result in a sense of enclosure and appears to be an ‘overdevelopment of the site and not in keeping with the character of Farringdon Road’.</i></p>					
CAAC/Local groups* comments: *Please Specify	See above					

## Site Description

The site is located on the east side of Farringdon Road between the Borough boundary which runs north south along the middle of Farringdon Road, and the railway tracks leading south of Farringdon Underground and rail stations on the south side of Cowcross Street. The site was previously occupied by a 10 storey element known as Cardinal Tower at the northern end of the site with a lower 2 storey building fronting Farringdon Road for the southern part (all atop a 2 storey podium, known as Cardinal House). This was demolished in 2009 to make way for the development of the new integrated western ticket hall for Thameslink and Crossrail as an extension to the existing Farringdon Station. This is now under construction.

The site lies within the Farringdon Smithfield Intensification Area (London Plan) and lies adjacent from the Hatton Garden Conservation Area within Camden, to the west across Farringdon Road, within which lies the Grade II Listed Building at no. 25-27.

## Relevant History

2012/3647/P – No Objection raised to initial consultation (committee level decision). The following Informatives were added to the response:

1. Should permission be granted, LB Islington is urged to ensure that appropriate controls be applied to the form and impact of building plant, with regard to noise levels and odour suppressants.
2. Should permission be granted, LB Islington is urged to ensure that appropriate controls be applied to the form of a the Construction Management Plan and Servicing Management Plans, within the scope of a section 106 agreement, in order to limit impacts upon neighbouring occupiers.
3. Should permission be granted, LB Islington is urged to ensure that the use of the proposed rooftop terraces fronting Farringdon Road be restricted to, no longer than, the hours of 8am to 10pm, in order to limit harmful impacts arising on the amenity of residential properties to the west on Farringdon Road.

2011/5330/P - LB Camden has given views (4<sup>th</sup> November 2011) following consultation on an Environmental Impact Assessment Scoping Opinion sought from LB Islington. The following comments in relation to the proposed development (in relation to over-site development above the Farringdon (West) Crossrail Station to provide a 9 storey building comprising retail and Crossrail-related uses at ground-second floor/mezzanine levels and offices above (total GEA 21,000sqm)) were made:

- Building / building heights proposed are likely to have impacts on surrounding built heritage & mainly local views, including from Greville St & Clerkenwell / Farringdon Road.
- Potential impact on air quality during construction. Dust assessment should be carried out.
- Odour management plan is required (arising during construction)
- Site impact is likely to be minimal, but cumulative transport impacts should be assessed (including during construction, specifically including a lorry management plan)
- Impact on pedestrian and cyclist movements should be assessed
- Sunlight / daylight assessment should include the residential properties opposite (west) and to the north (west) of the site in LB Camden.

2011/3481/P - Observations provided to Islington for request for approval of plans and specifications (permanent works) pursuant to Schedule 7 of the Crossrail Act 2008 for erection of interchange concourse enclosure and part single, part two and part three-storey station services structure associated with the Crossrail Farringdon (West) station, and other associated works. No objection

was raised subject to appropriate S106 financial contributions and other measures being secured for environmental improvements and cycle facilities and a construction management plan (LBC ref:).

Also relevant:

2012/1634/P - No objection raised to scheme subsequently given planning permission (P120484, dated 10<sup>th</sup> September 2012) for the redevelopment of the site (host building known as Caxton / Charter House) immediately south of the application site, at the junction of Farringdon Road and Charterhouse Road. It is of relevance to note that this building would rise 7 storeys (with an approx main façade height of 40m AOD) from the Farringdon Road pavement edge, with a further 3 set back storeys (overall height 53.5m AOD). As of 4<sup>th</sup> October 2012, this site and the application site had been cleared and development underway.

## Relevant policies

**LDF Core Strategy and Development Policies (various)**

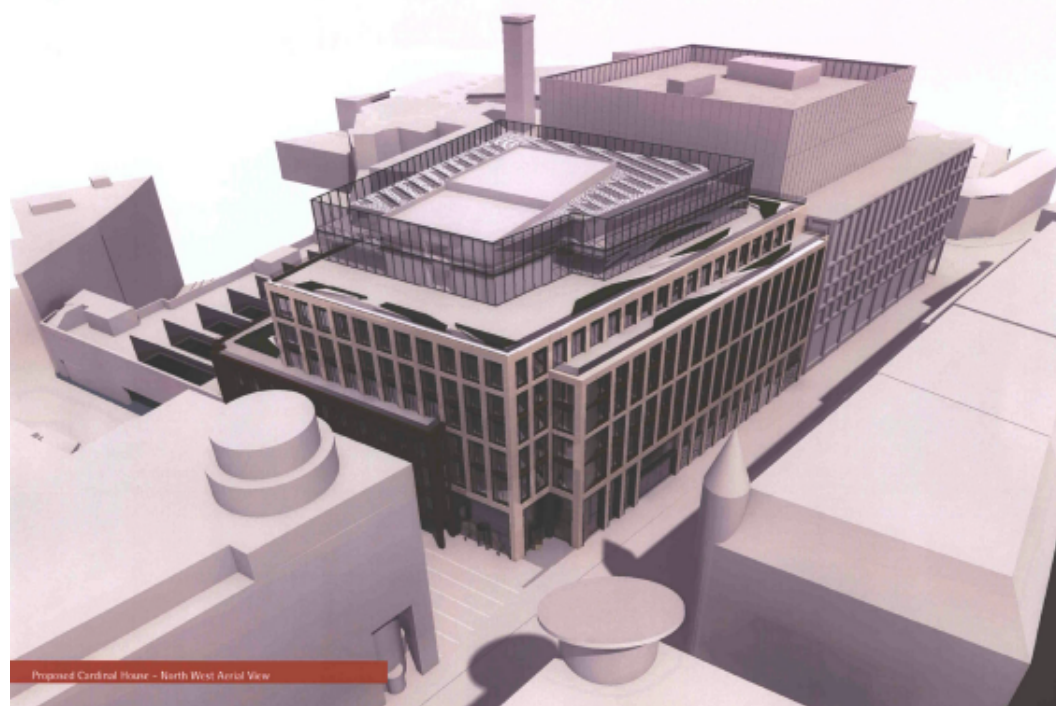
## Assessment

The relevant assessment relates principally to the change in the proposals between the previous consultation response and now, which as the general design approach and uses proposed have not altered, is represented at a basic level by the comparison of the proposed mass of the previous and current proposals, set out below:

October 2012:



& Current (pulled back slightly at the corner, and at northern (foreground) edge at upper floors):



The previous form (B1a above Crossrail station at part g/f level and basement and A1/2/3 at g/f) was consulted upon by LB Islington, and considered at the Development Control Committee (18<sup>th</sup> October 2012) and members supported the recommendation to offer no objection (subject to the informatives added).

The scheme then went to LB Islington committee with an officer's recommendation to approve and their members were not happy with impact on sunlight / daylight to our residents, so the applicant was told to improve the scheme in this area.

Due to the reduced mass now proposed, the current form of development would exert less of an impact to that upon which LB Camden offered 'No Objection' to. Therefore, no objection is raised to the scheme as now proposed.