

CONSULTATION ON THE SUBMISSION OF A PLANNING APPLICATION

Camden Council
Regeneration & Planning
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Development Management Service
Planning and Development
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Letter ID: 2394202
Date: 28 June 2013
Please reply to: **Sarah Ricketts**

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

Reference:	P2013/1423/FUL <i>quote on any reply</i>	Type:	Full Planning Application
Location:	Land north west of the Royal Mail Sorting Office, bounded by Farringdon Road, Calthorpe Street and Phoenix Place, Islington, London EC1A 1BB		
Proposal:	<p>Comprehensive redevelopment of the site following the demolition of existing buildings and structures to construct six new buildings ranging from 3 to 12 storeys in height to provide 38,015sqm (GIA) of residential floorspace (336 dwellings) (Class C3), 4,260sqm (GIA) of office floorspace (Class B1), 1.428sqm (GIA) of flexible retail and community floorspace, (Classes A1, A2, A3, D1 and D2) with associated energy centre, waste and storage areas, vehicle (65 spaces) and cycle parking (523 spaces), hard and soft landscaping to provide public (approx 5,124sqm) and private areas open space, alterations to the public highway and construction of a new dedicated vehicle ramp to basement level to service Royal Mail operations, construction of an acoustic roof deck over the existing service yard (encloses 14,150sqm at basement and ground floor levels) and all other necessary excavation and enabling works. The Camden and Islington applications are accompanied by an Environmental Statement.</p> <p>The proposed redevelopment will be considered in the context of the proposals on the adjacent site, located on the west side of Phoenix Place (within the London Borough of Camden). The Camden planning reference no. is: [2013/2588/P] and involves:</p> <p>Comprehensive redevelopment, following the demolition of existing buildings, to construct four new buildings ranging from 5 to 15 storeys (above basement level) in height, to provide 38,724sqm (GIA) of residential floorspace (345 dwellings) (Class C3), 823sqm (GIA) of flexible retail and community floorspace (Use Classes A1, A2, A3, D1 or D2), with associated energy centre, waste and storage areas, basement level residential car parking (54 spaces), the re-provision of Royal Mail staff car parking (approx 196 spaces) cycle parking, residential cycle parking (431 residential spaces) hard and soft landscaping to provide public and private areas of open space, alterations to the public highway and all other necessary excavation</p>		

	<p>and enabling works</p> <p>This application may affect the character and appearance of a conservation area and the setting of a listed building. Town and Country Planning (Listed Building and Conservation Areas) Act 1990 (as amended); Section 67 and 73. It is also a departure from Islington's development plan.</p>
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The above planning application has been submitted to Islington Council for determination. If you would like to make representations (objection, support or other comment) please write to me at the above address or submit 'online'. Although it is the council's practice to continue to accept representations up until the date of decision, if you wish to submit representations I recommend you do so before **01 August 2013**. A guide to the planning process is provided overleaf.

Yours faithfully

Sarah Ricketts (case officer)

Major Applications Team

A PLANNING APPLICATION – YOUR CHANCE TO COMMENT

Why you are being consulted?

- a) Because a planning application has been received which may directly affect your property; or you are a representative of a statutory / non-statutory consultee.
- b) Islington Council, in accordance with Central Government legislation and its own Code of Practice, has decided that consultation about planning applications is needed to ensure that those people / consultees who may be affected are made aware and have an opportunity to make representations.
- c) Please pass on this information if there is anyone else in your property or if you are not the owner.

What can you do?

- a) Consider the site/description of the proposed development given over the page.
- b) You can view the plans at www.islington.gov.uk/services/planning/planninginisl/plan_interest/Pages/default.aspx. Major applications (only) can also be viewed at the Central Library, Fieldway Crescent, London N5 1PF.
- c) If you require any further information, please contact the case officer (see overleaf).
- d) If it is your neighbour who has applied for permission you may wish to call round and discuss it.
- e) Any representations must be made in writing to the Development Management Service by the date shown overleaf. Comments can also be submitted online by visiting: http://www.islington.gov.uk/services/planning/planninginisl/plan_interest/Pages/planning-search.aspx and following these steps: 1) Enter Search criteria such as the Application number or the address 2) Click on the relevant Application number 3) Then click on the 'Add Comments here' link.
- f) Objections must be for valid planning reasons for example size, scale or design, traffic, impact on residential amenity eg: privacy, daylight or other amenities. Not, for example, because of an impact on value of a property, loss of private view, lead to business competition or impact on amenity of non-residential uses. Islington Council will not consider any comments which are not relevant to planning.

What happens to your comments?

The case officer will consider your and other comments received together with the adopted policies of the Development Plan and associated guidelines before making a recommendation. The council is committed to implementing its policy of treating all people in an equal and fair manner. Any written comments you send will be placed on a file which is available for public inspection. Comments cannot be treated as confidential.

What decisions can be made?

- a) Request amendments to the proposal that was submitted.
- b) Be approved, possibly with conditions.
- c) Be refused.

In the event of amendments being submitted, you may be notified again if the changes are significant.

Who makes decisions on planning applications?

- a) Planning Committee or Planning Sub-Committees (made up of elected Councillors) – The application will be put forward to a committee if it is for approval and is one or more of the following: the proposal is a major or controversial application, above a certain size, is contrary to, or finely balanced between policies, a legal agreement is required, due to the type and/or weight of objections, or is called up by Councillors or the Head of Development Management.
- b) The Director of Planning and Development or the Head or Deputy Head of Development Management (under delegated authority) – A decision is usually taken under delegated authority when it complies with planning policies, if objections have been received but have been met by revisions or conditions, or if the application is recommended for refusal.

How will you find out what has happened to the application

If you write to the council your correspondence will be available for public inspection. If the application is to be reported to a Committee you will be sent details of when and where that Committee is going to be held. Please be aware that these are meetings held in public (and not public meetings), subject to the discretion of the Chair of the Committee, you and any objectors may be invited to speak. Further details are given in the letter informing you of the Committee meeting date. The council does not send written notification to objectors once an application has been decided. However you can monitor the progress of the case and view any decision on the council's website.

Right of appeal

An applicant has a right to appeal against a refusal of permission and against the imposition of conditions. Once submitted, the appeal becomes the responsibility of the Secretary of State, delegated to The Planning Inspectorate – which will then determine the application. If an appeal is submitted and you have made representations, you will be notified and invited to make comments directly to the Inspectorate unless it is a householder application when no further comments can be submitted at appeal stage. Under current legislation, third parties, such as objectors, do not have a right of appeal against a Council's decision to grant or refuse permission.

Data Protection Act

As your application is valid the application form, any accompanying drawings and other supporting documents will be published on the council's website. Similarly representations about planning applications will also be published. In doing so the council's Development Management Service will endeavour to comply with the Data Protection Act. This will entail the

non-publication of telephone numbers, email addresses and all forms of signature. Data published in relation to enforcement complaints will not contain any personal data.

If you would like this document in large print or Braille, audiotape or in another language, please telephone 020 7527 2000.