



CONSULTATION ON THE SUBMISSION OF A PLANNING APPLICATION

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Regeneration & Planning
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Development Management Service
Planning and Development
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Letter ID: 2896121
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Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Reference	P2014/4735/S19 <i>quote on any reply</i>	Type:	Removal/Variation of Condition (Section 19)
Location	Farringdon Station, 54-60, Cowcross Street, Islington, Islington, London, EC1M 6BY		
Proposal	Variation of condition 85 [details of the pedestrianised area over Cowcross Street] of the planning direction for Thameslink granted by the joint Secretaries of State for Transport and Communities and Local Government on 17th October, 2006 for Listed Building Consent for the total demolition of the buildings 54-60 Cowcross Street, London EC1		
Note	<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.</p> <p>A notice has been published in the Islington Gazette.</p> <p>Site Notice(s) placed near property.</p>		

The above planning application has been submitted to Islington Council for determination. If you would like to make representations (objection, support or other comments) please submit 'online' at www.islington.gov.uk/planningsearch or email them to planning@islington.gov.uk. Although it is the council's practice to continue to accept representations up until the date of decision, if you wish to submit representations please do so before **25 December 2014**. A guide to the planning process is provided overleaf. Please note that we do not acknowledge receipt of representations.

Yours faithfully

Planning 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.
- 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: www.islington.gov.uk/planningsearch 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 or Minor Commercial or Advertisement Consent 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 the 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.