

London Borough of Islington
Development Management Service
Planning and Development
PO Box 3333
222 Upper Street
London
N1 1YA

Our Ref: **2015/5693/P**
Your Ref:
Please ask for: **Ian Gracie**
Telephone: 020 7974 **2507**

13 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - Objection

Address:
119 Farringdon Road
London
EC1R 3DA

Proposal: Request for observations from the London Borough of Islington for the demolition and redevelopment of the existing office building (Class B1) to provide an 8 storey (plus lower ground floor) building with office use (Class B1) at part lower ground, part ground and upper floors and flexible commercial uses (Class A1,A3,B1,D1) at part lower ground and part ground floor level along with associated landscaping and a new area of public realm. 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. (ISLINGTON REF: P2015/4143/FUL).

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises objection for the following reasons:

Reasons for Objection

- 1 This observation is with regards to an application to the adjoining London Borough of Islington for demolition and redevelopment of the existing office building (Class B1) to provide an 8 storey (plus lower ground floor) building with



office use (Class B1) at part lower ground, part ground and upper floors and flexible commercial uses (Class A1, A3, B1, D1) at part lower ground and part ground floor level along with associated landscaping and a new area of public realm. The proposal is bound by Farringdon Road to the east, Ray Street to the south and Crawford Passage to the west.

The host property is approximately 10m away from Camden's boundary. Officers are concerned with the character and appearance of the Hatton Garden Conservation Area - and specifically the sub-area north of Clerkenwell Road - where the proposed treatment of the public realm and the massing and elevations to the rear of the proposed building will have an impact on the streetscape and in views from sensitive parts of the Conservation Area. The proposed building is not considered likely to have an impact on the settings of any listed buildings within the Camden boundary.

The greatest impact on Camden's Conservation Area will arise from the tiered massing at the upper levels of the rear elevations which will dominate views in Ray Street, Warner Street, Back Hill and Herbal Hill. The irregular terracing appears likely to bundle-up and accentuate the bulk of the proposed building as viewed from the rear, and will create a chaotic visual context to the modestly-scaled and fine grained nineteenth-century buildings concentrated in LB Islington's Conservation Area, and the sometimes monumental but calm and regular twentieth-century elevations of buildings such as Herbal House. A cleaner and quieter composition to the rear, separating street-level volumes from the higher-rise main volume of the proposed building, might be a more appropriate and undemonstrative way to bring together the modest scale and sense of enclosure that the character and appearance of the Conservation Area requires.

With regards to transport, Camden has no objections to the application. Officers recommend that the proposal be car free and that a Construction Management Plan is obligated to control the movement of vehicles. Cycle parking should accord with the levels as required within the London Plan (2015).

Yours faithfully



Ed Watson
Director of Culture & Environment