

CONSULTATION ON THE SUBMISSION OF A PLANNING APPLICATION



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Letter ID: 3899756
Date: 07 March 2019
Please reply to: **Stefan Sanctuary**

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Reference	P2019/0549/S73 <i>quote on any reply</i>	Type:	Removal/Variation of Condition (Section 73)
Location	Land At 2A, 4-10 & 12 Farringdon Road & 48 & 50 Cowcross Street [Formerly: Cardinal Tower 2A, 4- 12, Farringdon Road & 48-50 Cowcross Street], London EC1		
Proposal	<p>Application pursuant to s73 of the Town and Country Planning Act 1990 to vary condition 2 (approved drawings) of planning permission ref. P121162 for "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/orA3) a servicing yard and other associated works."</p> <p>The amendments include:</p> <ul style="list-style-type: none"> - Reconfiguration of the ground floor entrance to Farringdon Road/Cowcross Street and creation of a winter garden to Farringdon Road; - Removal of internal stair core (south-eastern corner) and subsequent façade alterations; - Re-alignment of the south-eastern corner and façade facing Caxton House; - Alteration to façade and cladding systems; - Landscaping and associated strictures at terrace level; - Reconfiguration of cycle parking showers and access arrangements; - Alterations to ground floor uses (increasing office space and decreasing flexible retail space (Class A1-a3). 		
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>This is a major application.</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 these online at www.islington.gov.uk/planningsearch. 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 **07 April 2019** in order to ensure that they can be taken into account. A guide to the planning process is provided overleaf. Please note that we do not acknowledge receipt of representations.

Yours faithfully

Major Applications Team

A PLANNING APPLICATION – YOUR CHANCE TO COMMENT

Why you are being consulted?

- a) 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 national legislation and its own Statement of Community Involvement, has decided that consultation about planning applications is needed to ensure that those people / consultees who may be affected are made aware of development proposals and have an opportunity to make representations.
- c) Please pass on this information if you are not the owner of the property, or if there is anyone else in your property.

What can you do?

- a) Consider the site and description of the proposed development given overleaf.
- b) View the submitted plans and comment online at www.islington.gov.uk/planningsearch following these steps:
1) Enter the application number and click 'Search'; 2) Click on the green application number; 3) To view plans click on 'Related Documents' (bottom of screen); 4) To provide comments click on 'Add comments here' (top of screen)
- c) All comments should be submitted online before the date provided overleaf to ensure they are taken into account. However, comments emailed to planning@islington.gov.uk may be accepted after this date prior to the date of determination of the application.
- d) Objections must be for valid planning reasons, for example: size, scale or design of development, traffic, impact on residential amenity eg: privacy, daylight or other amenities. Not, for example: impact on value of a property, loss of private view, increased business competition, or impact on amenity of non-residential uses. Comments which are not relevant to planning cannot be considered.

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. You can view Islington's Local Plan policies at: https://www.islington.gov.uk/planning/planningpol/local_dev_frame 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) Approval, possibly with conditions.
- c) Refusal.

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 recommended 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 / 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, 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, Minor Commercial or Advertisement Consent application where 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, accompanying drawings and other supporting documents are published on the council's website. Similarly representations about planning applications may 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.