

Application ref: 2019/1273/P
Contact: John Diver
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Date: 18 April 2019

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London Borough of Islington
Development Management Service
Planning and Development
PO Box 3333
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Request for Observations to Adjoining Borough - No objection

Address:

**Land At 2A 4-10 & 12 Farringdon Road and 48 & 50 Cowcross Street [Formerly:
Cardinal Tower 2A 4- 12 Farringdon Road & 48-50 Cowcross Street]
Islington
EC1**

Proposal: Request for observations from London Borough of Islington for 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."

The Council, as a neighbouring planning authority, has considered your request for observations on the application referred to above and hereby raises no objection.

Conditions and Reasons:

- 1 Permission has already been granted and substantively implemented following application ref.P121162. For this application, objection was not previously raised by the LB Camden following consultation and the proposed variations to the approved scheme would remain minor in nature.

The revisions to the size and mix of units within the scheme would not result in a material change to the number of trips created or level of

activity within the site. A mix of retail and office uses would still be provided and the variation would allow for a larger retail unit fronting the corner with Farringdon road and new auditorium which is seen a beneficial, as is the increased capacity for cycle spaces.

Given their design and siting, the proposed alterations to the elevational treatment and cladding at ground and mezzanine level would not impact upon the setting of the adjacent Camden conservation area or the Grade II listed building 25-27 Farringdon Road, and are seen as visual improvements to the approved scheme via their introduction of stall risers and a more human scale to the glazed openings. Internal alterations as well as associated amendments to Southern and Eastern facing elevations and terraces would not result in any detrimental impact upon LB Camden.

As was raised in comments submitted for the original application, some concern is raised with regard to the use of the Western facing external terraces and noise and disturbances from fixed plant as well as the construction and servicing of the development. It is noted that the variations proposed would not worsen impacts from these sources, however, informatives will be added to repeat the request for mitigation against these elements.

In light of the above, objection is not raised with regard to the variations proposed to the approved scheme, subject to adequate mitigation being secured.

Informative(s):

- 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 in the form of a 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.

Yours faithfully



Daniel Pope
Chief Planning Officer