

Policy & Partnerships Directorate

Mr Ashley Niman
Development Control Service
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Our ref: PDU/ 0206ST05

Your ref: P031422

Date: 7 November 2003

Dear Mr Niman,

Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999; Town & Country Planning (Mayor of London) Order 2000 Ropemaker Place

I refer to your letter of 14 August 2003, consulting the Mayor of London on the above planning application. On 5 November 2003, the Mayor considered a report on this proposal, reference PDU/0206/01. A copy of the report is attached, in full.

Having considered the report, the Mayor has concluded that this proposal will result in an intensification of an existing office use site within the Central Activities Zone, and will better maximise plot ratio. The application should result in both a qualitative and quantitative improvement in office accommodation and in this respect is in keeping with draft London Plan policies.

However, the revised proposals now lack a dynamic presence on the City skyline and have foregone the opportunity to provide a landmark building for London within the City cluster. This is a missed architectural opportunity, and an increase in the height of the existing scheme, which would provide for a more elegantly proportioned building and more clearly articulated skyline, would be appropriate.

The mixed use policy outlined in the draft London Plan is not met by these proposals (Policy 3B.5 and paragraph 38.26). However, as the Central London Sub Regional Development Framework is not yet available to provide guidance on residential provision within office developments, in this case a financial contribution to housing provision off-site would be acceptable in lieu of on-site housing. This should be secured by the Council, and should equate to a significant proportion of the increased office floorspace on the site.

A travel plan, access statement and construction method statement should also be produced as part of these proposals.

If Islington Council decides in due course that it is minded to approve the application, it should allow the Mayor fourteen days to decide whether or not to direct the Council to refuse planning permission (under article 4(1)(b)(i) of the Town & Country Planning (Mayor of London) Order 2000). You should therefore send me a copy of any officer's report on this case to your planning committee (or its equivalent), together with a statement of the permission your authority proposes to grant and of any conditions the authority proposes to impose, and a copy of any representations made in respect of the application (article 4(1)(a) of the Order).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G. R. Dolphin'.

Giles Dolphin

Planning Decisions Manager

cc Meg Hiller, London Assembly Constituency Member
Bob Neill, Chair of London Assembly Planning and Spatial Development Committee
Andrew Melville, GoL
Sam Richards, TfL
Anne Crane, LDA
Moseley & Webb