Dear Stefan,

Cardinal Tower, 2A, 4-12 Farringdon Road, 48 – 50 Cowcross Street, Islington (P121162)

I refer to the copy of the above planning application, which was received from you on 8 October 2012. On 14 November 2012 the Mayor considered a report on this proposal, reference PDU/2641/01. A copy of the report is attached, in full. This letter comprises the statement that the Mayor is required to provide under Article 4(2) of the Order.

The Mayor considers that while the application is generally acceptable in strategic planning terms the application does not comply with the London Plan, but that the possible remedies set out in paragraph 78 of this report could address these deficiencies.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the local planning authority for the purpose of determining the application and any connected application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer’s report, together with a statement of the decision your authority proposes to make, and (if it proposed to grant permission) a statement of any conditions the authority proposes to impose and a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.
Yours sincerely,

Colin Wilson
Senior Manager– Planning Decisions

cc  Jennette Arnold, London Assembly Constituency Member
    Nicky Gavron, Chair of London Assembly Planning Committee
    John Pierce and Ian McNally, DCLG
    Alex Williams, TfL
    Nick Brindley, Gerald Eve LLP, 72 Wellbeck Street, London W1G 0AY