

# Development, Enterprise and Environment

**Karen Sullivan**

Service Director  
Planning and Development Division  
Environment & Regeneration Department  
PO Box 3333  
222 Upper Street  
LONDON N1 1YA

**Our ref: D&P3698/02**

**Your ref: P2015/3136/FUL**

**Date: 4 November 2015**

**FAO: Amanda Peck**

Dear Ms Peck

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008**

**Monmouth House, 58-64 City Road, London EC1Y 2AE and Speedfix House,  
19-23 Featherstone Street, London EC1Y 8RN  
Local Planning Authority Reference: P2015/3136/FUL**

**Direction under Section 2A of the 1990 Act**

I refer to your letter of 22 October 2015 informing me that Islington Council is minded to refuse planning permission for the above planning application. I refer you also to the notice that was issued on 28 October 2015 under the provisions of article 5(1)(b)(i) of the above Order.

Having now considered a report on this case, reference D&P/3698/02 (copy enclosed), I hereby direct (under the powers conferred by Section 2A of the 1990 Act) that I will act as the local planning authority for the purposes of determining the above planning application.

My reasons are as follows:

- a) The development would have a significant impact on the implementation of the London Plan because of the potential for the scheme to contribute towards the aims of London Plan policies 2.11, 2.10 and 4.10 and the implications for London's continued success as a world city and ability to plan for continued growth and changing circumstances, as set out in the attached report.
- b) The development would have a significant effect on one or more borough because of a clear functional relationship with the wider CAZ and City Fringe Opportunity Area. Furthermore the site is located within an area of nationally significant economic activity which contributes towards the strategic employment function of London as a whole, as set out in the attached report.

- c) There are sound planning reasons for my intervention, because failure to promote appropriate development on sites such as this could potentially impact upon the economic health of the City Fringe Opportunity Area, the Central Activities Zone, the City of London and London as a whole, as set out in the attached report.

I must also have regard to targets identified in development plans. As set out in the report, I recognise that Islington Council has experienced a net loss of B use floorspace in recent years and that new employment floorspace is required in order to meet the indicative target of 14,000 new jobs in Bunhill and Clerkenwell by 2025 and 70,000 new jobs in the City Fringe Opportunity Area, as set out in the attached report..

I would be grateful if you would provide me, as soon as reasonably practicable, any information relevant to the application. In due course I will notify you of the date of the representation hearing and I will consult you on any draft planning obligation and/or conditions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Boris Johnson', with a long horizontal flourish extending to the right.

**Boris Johnson**  
Mayor of London

cc Jennette Arnold, London Assembly Constituency Member  
Nicky Gavron, Chair of London Assembly Planning Committee  
National Planning Casework Unit, DCLG  
Alex Williams, TfL  
Oliver Sheppard, DP9 Ltd, 100 Pall Mall, London, SW1Y 5NQ