

CONFIRMATION OF A VALID APPLICATION



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Our ref: P2021/0969/FUL

Date: 12 April 2021

Please reply to: **Stefan Sanctuary**

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

Reference:	P2021/0969/FUL <i>quote on any reply</i>	Type:	Full Planning Application
Location:	Land at York Way Estate, York Way, London N7		
Proposal:	Demolition of existing community centre building and MUGA and the erection of four blocks of between four and seven storeys (Buildings A, B & C - part six and part seven storeys and Building D - four storeys) to provide a total of 91 x Class C3 units (17 x studios, 25 x 1-bed, 21 x 2-bed, 25 x 3-bed & 3 x 4-bed), a community centre and estate office, estate wide play space and landscaping. Alterations to vehicular, service and pedestrian access from North Road, York Way and Market Road, pedestrian footpaths and ramps, car and cycle parking and other associated works including landscaping; amenity space; and refuse storage.		

Thank you for your application dated 29 March 2021, which was received on 29 March 2021.

Your application and fee remittance including any accompanying drawings, other supporting documents have been examined. It appears that your application meets with statutory requirements and national and local validation requirements and is therefore **VALID** (as of 29 March 2021). Please note that the statutory target date for a decision on this application is **28 June 2021**.

It may have been necessary to amend your suggested description of development (refer to 'Proposal' above). If this has occurred and no comments are submitted to the contrary, it will be assumed you have no objection to the change.

Yours faithfully

Stefan Sanctuary (case officer)
Major Applications Team

If you would like this document in large print or Braille, audiotape or in another language, please telephone 020 7527 2000.

GUIDE TO THE PLANNING PROCESS

What happens now?

Your planning application has now been passed to a planning case officer (named overleaf). The consultation process has also begun, which may involve some or all of the following: writing to the occupiers of nearby properties, putting up a site notice and advertising the proposal in the local press. These measures enable people who may have a view on the proposal to find out more about it and to write to the council with their views. Comments may take the form of an objection, support, or just a comment on, the proposal. We will also consult (as necessary) other statutory bodies, organisations and departments of the council. We allow a period of 21 days for comments to be made.

As your application is valid the application form, any accompanying drawings and other supporting documents will be published on the council's website. 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.

The case officer will consider your application against the adopted policies of the Development Plan and associated guidelines and also take into account any comments received from the consultation process and any other material consideration. S/he may need to visit the application site; if access is required s/he will contact you or the applicant to arrange a mutually convenient time to visit. Following the assessment by the planning case officer it may be necessary to request further information or clarification. If this is necessary, you will be contacted at the earliest opportunity.

What is the timescale for the determination of the application?

We aim to consider and determine applications as efficiently and swiftly as possible and best endeavours will be taken to meet the following targets (beginning from the application's 'valid' date):

- **28 days** for prior approval, non-material amendment applications and also for formal observations to neighbouring boroughs
- **8 weeks** for 'minor', 'other' and approval of details applications
- **13 weeks** for all 'major' applications
- **16 weeks** for 'Environmental Impact Assessment development'
- **The agreed date** for all applications subject to Planning Performance Agreement

Your application will therefore usually be determined in the form in which it was submitted; amendments will not be sought, or accepted, unless these are of a very minor nature and revised plans can be submitted in sufficient time to be taken into account within the prescribed period.

How is the application decided?

A report will be written making a recommendation to approve or refuse your application. Almost 90% of applications are determined under delegated powers, which means that they are dealt with by a senior planning officer, authorised by the council to make such decisions. The remaining 10% of applications are dealt with by Planning Committee or Planning Sub-Committees. This is usually if they are above a certain size, are contrary to, or finely balanced between, policies, require a legal agreement, or due to the type and/or weight of objections. If your application is to be determined at one of the Committees 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, you and any objectors may be invited to speak.

What are the potential outcomes of a decision?

An application can be approved, refused or withdrawn. If permission is granted this may be subject to certain conditions, which may require further details to be submitted to and approved in writing by the council. These requirements must be met, or you run the risk of having enforcement action being taken against the development. If permission is refused the decision letter will give you reasons as to why the development is unacceptable. Should you wish to apply again, rather than appeal to the Secretary of State for Communities and Local Government, no fee is payable within 12 months of the decision provided the applicant and site boundary stay the same, and the nature of development remains the same as the previous application. If your application is refused or a decision notice is not issued by **ExpiryDate**, you will be entitled to appeal. Any appeal must be made within **6 months (12 weeks for Householder and Minor Commercial Applications and 8 weeks for advertisement consent)** of 28 June 2021, or an extended period as may be agreed in writing with the council. Any appeal must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from www.planning-inspectorate.gov.uk or by contacting 0303 444 5000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer, address as letterhead). You can withdraw your application at anytime by writing to the case officer.

What if I have questions about the planning process or my application?

Please visit the following websites: www.islington.gov.uk or www.planningportal.gov.uk.

GDPR

In response to the GDPR the Development Management (DM) service has published a Development Management (Planning) Privacy Notice on how the service will treat information provided by you in relation to an application or query submitted to the DM service. This document is likely to be reviewed and updated regularly therefore to review the most up to date Privacy Notice please go to the <https://www.islington.gov.uk/planning/applications/frequently-asked-questions>.