

Barry Cansfield
Turley Associates
The Charlotte Building
5th Floor
17 Gresse Street
London W1T 1QL

Application Ref: **2014/0176/P**
Please ask for: **Jonathan Markwell**
Telephone: 020 7974 **2453**

18 December 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
Parker Tower
43 - 49 Parker Street
London
WC2B 5PS

Proposal:

Refurbishment and extension of existing building, including 2 storey roof extension and alterations to the external elevations, associated with change of use of upper floors from office (Class B1) to 46 residential units (Class C3), comprising 40 market (6 studio, 6x1, 18x2, 9x3 and 1x4 bed) and 6 intermediate (6x1 bed) units, together with change of use from drinking establishment (Class A4) at part ground and 1st floor level to office (Class B1). Demolition of existing 2 storey podium level of offices (Class B1) and erection of replacement 3 storey and basement building with 7 residential units (Class C3), comprising 7 social rent (3x2, 2x3 and 2x4 bed) units, various associated public realm works and ancillary service arrangements.

Drawing Nos: Documents submitted on a confidential basis:

Economic Assessment (A Lifecycle Cost - Benefit Analysis) by Gerald Eve LLP, dated 11/12/13; Economic Assessment - Addendum Report by Gerald Eve LLP, dated July 2014; Financial Viability Assessment by GL Hearn dated 08/01/14; Letter from GL Hearn Ref BR1/165775/010514 - FVA dated 01/05/14; GL Hearn Development Appraisal dated 25/04/14; Email from GL Hearn dated 10/07/14; GL Hearn Development Appraisal dated 07/07/14; Email from GL Hearn dated 09/09/14; Email from GL Hearn dated 15/09/14.



Documents:

Design and Access Statement Rev A by Squire and Partners dated January 2014 (excluding plans); Design and Access Statement Addendum by Squire and Partners dated 02/05/14 (excluding plans); Design and Access Statement Addendum by Squire and Partners Rev C dated 18/09/14; Planning Statement by Turley Associates Ref NEWL2019 dated 03/01/14; Heritage Statement by Turley Associates, Ref NEWL2019 dated December 2013; Construction Method Statement Rev D04 by Madigan Gill dated 03/01/14; Acoustic, Noise and Vibration Report by Sandy Brown Associates LLP Version E Ref 12282-R02-E dated 28/04/14; Air Quality Assessment by Air Quality Consultants Ref J1865/1/F1 dated 11/12/13; Community Involvement Report by Your Shout dated December 2013; Pedestrian Level Wind Microclimate Assessment Desk Study by RWDI Ref 140441D-Final dated 24/12/2013; Energy Statement by Atelier Ten Rev 04 dated 01/05/14; Code for Sustainable Homes and BREEAM Pre-Assessments by Atelier Ten Rev 05 dated 01/05/14; Daylight, Sunlight and Overshadowing Report by Deloitte, as received 06/05/14; Affordable Housing Statement by GL Hearn dated 03/01/14; Interim Travel Plan by Curtains Ref TPLO1053/ITP dated December 2013; Transport Statement by Curtains Ref TPLO1053TS dated December 2013; Transport Statement - Addendum by Curtains as received 06/05/14; Technical note on the study of Light Pollution in relation to residential accommodation by GIA dated 03/11/2013; G6179/RWF/CEG/MWA, dated 12/02/14; Note on DP13 received 17/02/14; Letter from Aegis dated 17/12/12; Letter from Aegis dated 17/12/13; Letter from Ark dated 03/03/14; Letter from Turley dated 02/05/14 as received 06/05/14; Letter from GL Hearn Ref BR1/165775/010514 - AHS dated 01/05/14; Letter from Turley dated 20/05/14; Letter from Turley dated 30/07/14; Letter from a2dominion dated 30/07/14;

Site location plans:

P_AL_C645_001; 1000;

Existing plans:

P_B1_JA12_001 A; P_B2_JA12_001; P_00_JA12_001; P_01_JA12_001; P_02_JA12_001; P_03_JA12_001; P_04_JA12_001; P_05_JA12_001; P_06_JA12_001; P_07_JA12_001; P_08_JA12_001; P_09_JA12_001; P_10_JA12_001; P_11_JA12_001; P_12_JA12_001; P_13_JA12_001; P_RF_JA12_001; E_E_JA12_001; E_N_JA12_001; E_S_JA12_001; E_W_JA12_001; S_AA_JA12_001 Rev *; S_BB_JA12_001 Rev *; S_EE_JA12_001 Section EE; S_DD_C645_001; S_EE_JA12_001 Section CC;

Demolition Plans:

P_00_JC20_001; P_01_JC20_001; P_02_JC20_001; P_03_JC20_001; P_04_JC20_001; P_05_JC20_001; P_06_JC20_001; P_07_JC20_001; P_08_JC20_001; P_09_JC20_001; P_10_JC20_001; P_11_JC20_001; P_12_JC20_001; P_13_JC20_001; P_RF_JC20_001; E_E_JC20_001; E_N_JC20_001; E_S_JC20_001; E_W_JC20_001;

Proposed plans:

P_B2_C645_001; P_B1_C645_001 Rev B; P_00_C645_001 Rev E; P_01_C645_001 Rev D; P_02_C645_001 Rev F; P_03_C645_001 Rev C; P_04_C645_001 Rev C; P_05_C645_001 Rev C; P_06_C645_001 Rev C; P_07_C645_001 Rev B; P_08_C645_001 Rev A; P_09_C645_001 Rev B; P_10_C645_001 Rev B;

P_11_C645_001 Rev B; P_12_C645_001 Rev B; P_13_C645_001 Rev B; P_14_C645_001 Rev B; P_15_C645_001 Rev B; P_RF_C645_001; P_00_C645_002 Rev D; P_00_C645_003 Rev C; P_F1_C645_001; P_F2_C645_001; P_F3_C645_001; P_F4_C645_001; P_F5_C645_001; P_F6_C645_001 Rev A; P_F7_C645_001 Rev A; E_S_C645_001 Rev B; E_S_C645_003 Rev B; E_S_G645_002 Rev A; E_N_C645_001 Rev D; E_N_C645_002 Rev B; E_W_C645_001 Rev A; E_W_C645_002 Rev A; S_AA_C645_001 Rev C; S_BB_C645_001 Rev D; S_CC_C645_001 Rev D; S_CC_C645_002 Rev C; S_DD_C645_001 Rev B; S_EE_C645_001 Rev B; E_01_C645_001 Rev B; E_02_C645_001 Rev C; E_04_C645_001 Rev A; E_05_C645_001 Rev B; B1_D_TY_C645_001; B2_D_TY_C645_001; D_T1_C645_001; 0211347/ADF/04,

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
 - b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).
 - c) Details including sections of photovoltaic panels at roof level;
 - d) Specification details and plans, including sections, of Bird / Bat boxes at roof level

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications

equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No development shall take place until full details of all hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The green roofs and green wall shall be fully provided in accordance with the details hereby approved prior to first occupation of any residential unit and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roofs and green wall is suitably designed and maintained in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 8 The waste and recyclables storage and removal facility hereby approved shall be provided prior to the first occupation of any residential unit and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The approved cycle storage facilities providing 71 spaces shall be provided in their entirety prior to the first occupation of any of the residential units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The lifetime homes features and facilities, as indicated on the drawings and documents hereby approved shall be provided in their entirety prior to the first occupation of any of the new residential units.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The features and facilities of the 6 wheelchair accessible dwellings, as indicated on the drawings and documents hereby approved, shall be provided in their entirety prior to the first occupation of the relevant block (either Parker Tower or the new block) of new residential units. Any alterations to the approved wheelchair housing features and facilities, prior to the first occupation of the relevant new residential

unit, shall be submitted to and approved by the local planning authority in writing. The subsequently approved wheelchair housing features and facilities shall thereafter be provided in their entirety prior to the first occupation of the relevant new residential unit.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policy DP6 of the London Borough of Camden Local Development Framework Development Policies.

- 12 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof
- and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: In order to protect the amenity of nearby occupiers and the operation of existing London Underground transport infrastructure, in accordance with the requirements of policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP21 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 13 No development shall take place until full details of the air quality dust monitoring regime have been submitted to and approved by the local planning authority in writing. Such details shall include the location, number and specification of the monitors, including evidence of the fact that they have been installed in line with guidance outlined in the GLA's Control of Dust and Emissions during Construction and Demolition Supplementary Planning Guidance and have been in place for 3 months prior to the proposed implementation date. The monitors shall be retained and maintained on site for the duration of the development in accordance with the details thus approved.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS16 of the

London Borough of Camden Local Development Framework Core Strategy and policies DP22 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 14 Only the areas specifically shown on the plans hereby approved as external terraces/balconies shall be used for such purposes; and no other flat roofed areas shall be used as a roof terrace/balcony, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 15 Full details of any lighting strategy, to include manufacturer's specifications and information about potential light spill onto buildings, trees and lines of vegetation, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented prior to the first occupation of any residential unit.

Reason: To safeguard the appearance of the premises and the character of the immediate area, to protect the amenity of current and future occupiers from light pollution and possible anti-social behaviour in accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 16 Prior to the first occupation of any residential unit details of the proposed CCTV strategy, including full location, design and management details of any proposed CCTV equipment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented prior to the first occupation of any residential unit.

Reason: In order to seek to protect the amenity of occupiers from possible instances of crime, fear of crime and anti-social behaviour and to safeguard the appearance of the premises and the character of the immediate area, in accordance with policies CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 17 Prior to first occupation of any residential unit hereby approved, confirmation of the necessary measures to secure a minimum of 5 electric vehicle charging points within the development shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to first occupation of any residential unit and shall thereafter be retained.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

- 18 The frosted glass and vertical fins, as shown on the plans hereby approved, shall be fully implemented in advance of the first occupation of the relevant residential unit and shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 19 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plans:

P_AL_C645_001; 1000;

Existing plans:

P_B1_JA12_001 A; P_B2_JA12_001; P_00_JA12_001; P_01_JA12_001;
P_02_JA12_001; P_03_JA12_001; P_04_JA12_001; P_05_JA12_001;
P_06_JA12_001; P_07_JA12_001; P_08_JA12_001; P_09_JA12_001;
P_10_JA12_001; P_11_JA12_001; P_12_JA12_001; P_13_JA12_001;
P_RF_JA12_001; E_E_JA12_001; E_N_JA12_001; E_S_JA12_001;
E_W_JA12_001; S_AA_JA12_001 Rev*; S_BB_JA12_001 Rev*;
S_EE_JA12_001 Section EE; S_DD_C645_001; S_EE_JA12_001 Section CC;

Demolition Plans:

P_00_JC20_001; P_01_JC20_001; P_02_JC20_001; P_03_JC20_001;
P_04_JC20_001; P_05_JC20_001; P_06_JC20_001; P_07_JC20_001;
P_08_JC20_001; P_09_JC20_001; P_10_JC20_001; P_11_JC20_001;
P_12_JC20_001; P_13_JC20_001; P_RF_JC20_001; E_E_JC20_001;
E_N_JC20_001; E_S_JC20_001; E_W_JC20_001;

Proposed plans:

P_B2_C645_001; P_B1_C645_001 RevB; P_00_C645_001 RevE;
P_01_C645_001 RevD; P_02_C645_001 RevF; P_03_C645_001 RevC;
P_04_C645_001 RevC; P_05_C645_001 RevC; P_06_C645_001 RevC;
P_07_C645_001 RevB; P_08_C645_001 RevA; P_09_C645_001 RevB;
P_10_C645_001 RevB; P_11_C645_001 RevB; P_12_C645_001 RevB;
P_13_C645_001 RevB; P_14_C645_001 RevB; P_15_C645_001 RevB;
P_RF_C645_001; P_00_C645_002 RevD; P_00_C645_003 RevC;
P_F1_C645_001; P_F2_C645_001; P_F3_C645_001; P_F4_C645_001;
P_F5_C645_001; P_F6_C645_001 RevA; P_F7_C645_001 RevA;
E_S_C645_001 RevB; E_S_C645_003 RevB; E_S_G645_002 RevA;
E_N_C645_001 RevD; E_N_C645_002 RevB; E_W_C645_001 RevA;
E_W_C645_002 RevA; S_AA_C645_001 RevC; S_BB_C645_001 RevD;
S_CC_C645_001 RevD; S_CC_C645_002 RevC; S_DD_C645_001 RevB;

S_EE_C645_001 RevB; E_01_C645_001 RevB; E_02_C645_001 RevC;
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B2_D_TY_C645_001; D_T1_C645_001; 0211347/ADF/04.

Documents:

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Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 You are advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods.
- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 6 This permission is granted without prejudice to the possibility of being required to obtain consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's

website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email planning@camden.gov.uk).

- 7 If a revision to the postal address becomes necessary as a result of this development, application under Part 2 of the London Building Acts (Amendment) Act 1939 should be made to the Camden Contact Centre on Tel: 020 7974 4444 or Environment Department (Street Naming & Numbering) Camden Town Hall, Argyle Street, WC1H 8EQ.
- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 9 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 10 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment