

Address:	Parker Tower 43 Parker Street London WC2B 5PS		9
Application Number:	2015/2988/P	Officer: Kathryn Moran	
Ward:	Holborn & Covent Garden		
Date Received:	27 May 2015		
Proposal: Variation of condition 19 (development in accordance with approved plans) as granted under reference 2014/0176/P dated 18/12/14, to provide six additional flats.			

Background Papers, Supporting Documents and Drawing Numbers:

15125Ax02P1002; 15125AX04P1004; 15125Ax05P1005; 15125Ax09P1009;
15125Ax10P1010; 15125Ax11P1011; 15125Ax12P1012; 15125Ax13P1013;
15125Ax14P1014; 15125Ax15P1015; 15125Ax16P1016; 15125AxxxS1020; 15125a-
01P009 P01; 15125Ax00P010 P01; 15125Ax01P011; 15125a-01P0009;
15125Ax00p1000; 15125Ax01p1001; Design and Access Statement, Planning
Statement;

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; P_00_JC20_001;
P_01_JC20_001; P_02_JC20_001; P_03_JC20_001; P_04_JC20_001;
_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_00;

P_B2_C645_001; Rev B; P_03_C645_001 Rev C; P_06_C645_001 Rev C;
P_07_C645_001 Rev B; P_08_C645_001 Rev A; 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 C; 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.

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 a2 dominion dated 30/07/14;

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.

Superseded plans:

P_02_C645_001 F; P_04_C645_001 C; P_05_C645_001 C; P_09_C645_001 B; P_10_C645_001 B; P_11_C645_001 B; P_12_C645_001 B; P_13_C645_001 B; P_14_C645_001 B; P_15_C645_001 B; P_RF_C645_001; S_SB_C645_001 D; P_B1_C645_001; P_00_C645_001 Rev E; P_01_C645_001 Rev D;

RECOMMENDATION SUMMARY: Grant conditional planning permission subject to s106 legal agreement

Applicant:	Agent:
BNP Paribas C/o Agent	Gerald Eve LLP 72 Welbeck Street London W1G 0AY

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	B1	Business A4 Drinking Establishment	8,200m ²
	A1		232m ²
	Total		8,432m ²

Proposed	C3 B1	<i>Residential Offices Ancillary plant, refuse, parking</i>	7,203m ² 387m ² 1,290m ²
	Total		8,836m ²

Residential Use Details:								
Tenure		Residential Type	Number of bedrooms per unit					Total
			Studio	1	2	3	4	
Social rent	<i>Existing</i>	<i>Flat/Maisonette</i>						
	<i>Proposed</i>	<i>Flat/Maisonette</i>			3	2	2	7
Intermediate	Existing	<i>Flat/Maisonette</i>						
	Proposed	<i>Flat/Maisonette</i>		6				6
Market	Existing	<i>Flat/Maisonette</i>						
	Proposed	<i>Flat/Maisonette</i>		11	24	11		46
Total proposed residential units								59

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	21	0
Proposed	0	5

Cycle Parking Details:	
	Cycle Parking Spaces
Existing	<i>c. 20 (within existing basement)</i>
Proposed	<i>80 (residential)</i>

OFFICERS' REPORT

Reason for Referral to Committee: Major development of more than 5 new dwellings (Clause 3 (ii))

1. SITE

- 1.1 The application site comprises a sub-basement, basement, ground and 13 upper floor storeys tower building was constructed in 1967. It is located on the junction of Parker Street and Newton Street, close to the junction with Kingsway (to the north-east). It also includes a 2 storey podium element on the Parker Street elevation, with vehicular access to the basement via Newton Street. It was refurbished in the 1980's with a blue tinted curtain wall system (see relevant history below) and is known as Parker Tower. Its current use is predominantly for office (Class B1) purposes, with a public house (The Newton Arms) located at part ground floor level (with ancillary residential accommodation at first floor level) on the Parker Street and Newton Street..
- 1.2 The application site is located within the Covent Garden (Seven Dials) Conservation Area (CA). It is identified within the conservation area statement as a negative feature which fails to contribute to the conservation area and is "out of scale" with the area. It is also adjacent to Kingsway CA (to the north-east) and in close proximity to Bloomsbury CA (to the north and east). The tower has an unusual hexagonal form. The height, colour and form make the building a relatively prominent feature in views within the Seven Dials CA and also from the Kingsway and Bloomsbury CA.
- 1.3 There is also within an archaeological priority area, the Central London Area, the clear zone area, a Transport for London Underground zone of interest, a Crossrail contribution zone, a hydrogeological constraint area (in terms of slope stability and groundwater flow). It also has a public transport accessibility level of 6b (excellent), given the proximity of the site to Kingsway and Holborn underground station. The site is also within a controlled parking zone, whereby the number of parking permits issues exceeds spaces, with residents parking bays controlled continuously. Newton Street forms part of the London Cycle Network and experiences high levels of cycling, particularly at peak periods.
- 1.4 The surrounding area is a mixture of predominantly residential and commercial uses, within a compact urban grain within Central London. To the north-west are the Thurstan and Holland dwellings, located on Newton Street and 6 storeys in height. To the north-east is the Grade II listed Church of the Holy Trinity and the upper floor office buildings fronting onto Kingsway, with further commercial buildings to the south-east and south-west on Parker Street and Newton Street. Opposite the site on Parker Street, No. 60 Parker Street (a 4 storey terrace house) is Grade II listed.

2. THE PROPOSAL

- 2.1 The proposal seeks amendments to the approved scheme by varying the approved drawings. The proposed amendments include internal reconfiguration of the 2nd, 4th, 5th, 9th, 10th, 11th, 12th, 13th, 14th and 15th floors of the tower to provide six additional market flats (46 in total). The mix of unit sizes would also be amended. The proposed scheme includes omission of the 6 approved studios and the 4 bed penthouse flat at 14th and 15th floors and increasing the number of 1, 2 and 3 bedroom flats. The approved 4 bed duplex penthouse flat would be replaced with 4 x 3 bed flats at 14th and 15th floor level. The built footprint at 15th floor level would be increased by 40m² due to the terrace being reduced in size and the building line being brought slightly forward. No change is proposed to the social housing in the adjacent three storey block.
- 2.2 Alterations are proposed to the layout of the basement, ground and first floor to make more efficient use of the space. The residential and commercial uses at ground floor would be swapped to provide a smaller residential entrance lobby and increased office accommodation at ground floor level. Overall this would result in an increase of 4m² additional office floorspace. The void over the entrance lobby is also relocated from the south east of the tower to the south west. The offices would be accessed from Parker Street and the residential entrance would be relocated to Newton Street.
- 2.3 The arrangements for cycle parking and waste storage would be increased to meet the requirements for 6 additional market flats.

3. RELEVANT HISTORY

- 3.1 5143/11168 - The redevelopment of the sites of 29-31 Newton Street and 43-49 Parker Street, Holborn, by the erection of a building comprising basement, two storey podium and twelve storey tower block above, to be used for car park and storage in the basement, public house, offices and showrooms on the ground floor, offices and flat on the first floor, offices on the second to twelfth floors, and flat and plant room on the thirteenth floor. Granted 24/07/1964
- 3.2 8600872 - External re-cladding of existing office building together with an extension at first floor level. Granted 14/08/1986
- 3.3 8700586 - Alterations to elevations at podium level of scheme approved on 19th May 1986 for external cladding of existing office building together with an extension at 1st floor level. Granted 20/05/1987.
- 3.4 2014/0239/P - Request for Environmental Impact Assessment (EIA) Screening Opinion for proposed residential led development at Parker

Tower. Due to the proposed size, scale and nature of the proposal and the characteristics of the surrounding area, it was considered that the scheme would not constitute a ‘major development’ of more than local importance, be within a ‘environmentally sensitive location’ or ‘create any unusual or hazardous effects’ pursuant to the selection criteria of Schedule 3 of the EIA 2011 regulations. As such, though the development was, by definition, Schedule 2 development, it was not considered to be EIA development as defined by Regulation 2(1) of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2001 no. 1824). EIA not required 16/01/2014.

- 3.5 2014/0176/P - 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. – Planning permission granted 18 December 2014.

4. **CONSULTATIONS**

Conservation Area Advisory Committee (CAAC)

- 4.1 Covent Garden CAAC: No response
Kingsway CAAC: No response
- 4.2 Covent Garden Community Association: No objection
- 4.3 London Underground: No objection, subject to conditions

4.4 **Adjoining Occupiers**

<i>Number of letters sent</i>	171
<i>Total number of responses received</i>	6
<i>Number of comments</i>	0
<i>Number of objections</i>	6

- 4.5 Objections were received on the following grounds:

- Increased height is overdevelopment
- Loss of light
- Noise from flats
- Overlooking

- Landscaping (for privacy screening) between the site and neighbouring Holland & Thurstan Dwellings and living roof above social housing block no longer proposed
- Site will be lost as a potential site for social housing
- Increased the number of homes without provision of additional social housing
- No thought given to the impact on local infrastructure as a result of the additional flats
- Increase in traffic as a result of the new flats
- Request public access to the disabled parking at basement level
- Applicant refusing to adhere to agreed Construction Management Plan
- Need for monitoring of air pollution during construction.
- Concerns that the architects and developer has changed since permission was granted.

4.6 A site notice was erected on the 12 June 2015 and a press notice was displayed on the 18 June 2015.

5. **POLICIES**

5.1 **National Planning Policy Framework (NPPF) 2012 London Plan 2015 (consolidated with alterations since 2011)**

LDF Core Strategy and Development Policies (2010)

CS1 Distribution of growth

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 Improving Camden's health and well-being

CS17 Making Camden a safer place

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

DP1 Mixed use development

DP2 Making full use of Camden's capacity for housing

DP3 Contributions to the supply of affordable housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair homes

DP13 Employment sites and premises

DP15 Community and leisure uses

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking
DP19 Managing the impact of parking
DP20 Movement of goods and materials
DP21 Development connecting to the highway network
DP22 Promoting sustainable design and construction
DP23 Water
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration
DP29 Improving access
DP30 Shopfronts
DP31 Provision of, and improvements to, open space, sport and recreation
DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance (CPG)

CPG2 Housing
Camden Streetscape Design Manual
Seven Dials (Covent Garden) Conservation Area Statement 1998
Kingsway Conservation Area Statement 2001
Bloomsbury Conservation Area Appraisal and Management Strategy 2011

6. ASSESSMENT

6.1 The application seeks to vary a scheme that has been granted permission. The current proposals introduce limited new planning considerations and therefore the report will focus on the following:

- Land use and affordable housing
- Design
- Transport

Land use

6.2 The principle of the conversion of office space into residential flats has already been established as part of the approved scheme. The proposal will result in provision of six additional flats which is considered acceptable in principle and would contribute to the supply of additional housing to meet or exceed Camden's target of 5950 homes from 2007-2017 as outlined in Policy CS6.

6.3 The following table provides the approved and proposed dwelling mix for the market housing.

Type	Approved units	Average size (m2)	Proposed units	Average size (m2)	London Plan space standards (m2)
Studio	6 (15%)	41	0 (0%)	n/a	37
1 bed	6 (15%)	50	11 (24%)	50	50
2 bed	18 (45%)	75	24 (52%)	75	70
3 bed	9 (23%)	164	11 (24%)	131	95
4 bed	1 (3%)	556	0 (0%)	n/a	99
Total	40		46		

6.4 The proposed mix would increase the proportion of 2 bed flats provided so that 50% of the market flats would be 2 bed flats. This is in accordance with Policy DP5 and the Dwelling Size Priority Table which identifies two bed market dwellings as a high priority. There would be small increases in the number of 1 and 3 bed dwellings provided. The proposed dwellings, in terms of size, are acceptable and comply with the guidance set out in CPG 2 and The London Plan.

6.5 The proposed dwellings are considered to be acceptable in terms of the standard of accommodation proposed. The internal layout of the flats is not significantly different to the approved layout. The flats would benefit from good levels of natural light with the flats arranged around the central core. The second floor would accommodate 5 x 1 bed flats in lieu of six studios as approved. At fourth floor level, the 6 x 1 bed flats approved would be replaced with 2 x 2 bed and 3 x 1 bed flats. The proposed scheme would provide 2 x 2 bed and 3 x 1 bed flats at fifth floor level and 4 x 2 bed flats at 9th and 10th floor level. The 11th floor would provide 3 x 3 (5 person) flats. The 12th, 13th 14th and 15th floor would provide 2 x 3 bed (6 person) flats per floor. The layout of the remaining floors would remain as approved. The location of terraces would also remain as approved, although the terraces at 15th floor level would be reduced in size. The scheme would provide 10% of the units (5 units) as wheelchair accessible; these are located at 12th 13th floors and 14th floors.

Residential density

6.6 The site is 0.2ha within a Central London location and has a public transport accessibility level of 6. On the basis of the density range for the development is 215-405 units/hectare, according to 3.4 of the London Plan. With 59 units proposed the density would be 295 u/ha. On a habitable room basis the density is 975 hr/ha which falls within the 650-1100hr/ha range. This illustrates the development would be making efficient use of the land, aligning with the principles of LDF policies CS1 and DP2

Affordable Housing

- 6.7 The approved scheme provides 53 residential units (7,163sqm GEA), with 40 market sale and 6 intermediate flats on 3rd floor of the tower and 7 social rented units within the adjacent block. In total 13 units (1516sqm) of affordable housing was secured on site equating to 21.2%. In addition to the on-site provision, the applicant offered to make a payment-in-lieu contribution of £3,126,150. Applying the Council's payment-in-lieu formula this would have equated to 1179.68sqm of affordable housing floorspace. The whole package equated to an affordable housing offer of 37.6%. A viability statement was submitted and independently assessed by BPS. This demonstrated that the Payment in Lieu and the on-site provision of affordable housing represented the maximum level of affordable housing provision that could have been reasonably provided. It should also be noted that the Council explored the possibility of off-site provision of affordable housing. However, following discussions with the Council's Housing department it was accepted that there was no practical off-site option for affordable housing. On the basis of the independent advice from BPS, the Council accepted this offer and secured this via a s106 legal agreement.
- 6.8 As the offer fell short of the 50% affordable housing target by 13.4% it was considered that viability should be reviewed at a later date as the viability may improve during the construction phase and an increased contribution could be sought. A clause in the s106 requires submission of a Post Construction Viability Assessment which would dictate the required deferred contribution to be paid to the Council towards affordable housing provision. It was considered that this contribution should be capped at £2,347,425 which equated to the 13.4% shortfall. This would ensure the affordable housing package would meet the 50% policy target.
- 6.9 The s106 also includes a clause (4.4.1) that if any additional residential units are created within the property *'that an appropriate Affordable Housing contribution is provided (either by way of on-site affordable housing provision, off site affordable housing provision or financial contribution towards the provision of affordable housing) such contribution be calculated by reference to the aggregate total of the residential units permitted under the Planning Permission.'* Therefore the provision of 6 additional units and 40m² additional residential floorspace would trigger an increased affordable housing offer.
- 6.10 The applicant has offered an increased the affordable housing payment in lieu by an additional £2,400,425. This offer would provide the maximum £2,347,425 required as a deferred contribution by the s106 in the event that a review of viability demonstrated that viability had improved, plus an additional £53,000 in respect of the additional 40m² of floorspace to be provided at 15th floor level. Therefore as part of the amended scheme the affordable housing package includes 13

affordable units, the payment in lieu of £3,126,150 already secured and a further contribution of £2,347,425 (£5,473,575 in total), equating to 50% affordable housing provision (21.04% on site and 28.96% as PIL). This contribution would be secured in full prior to implementation of the approved scheme. The sum offered by the application is the maximum that could be secured at a later stage in the development following a review of viability. As the offer equated to 50% of the total floorspace as affordable there was no requirement for submission of a viability statement. The same approach of payment in lieu of on site provision was accepted as part of the previous scheme and is considered to be acceptable. Therefore the affordable housing package fulfils the requirements of DP2 and CPG 2 and is considered acceptable in policy terms.

Design

- 6.11 The approved scheme involved alterations to the tower and the erection of two additional storeys (14th and 15th floors). The proposed amendments to the approved scheme involve bringing the building line further forward on the southern elevation at 15th floor level, whilst still retaining a large area as roof terraces. It is not considered that the proposed changes to the form of the 15th storey would have any impact in public and private views of the tower.
- 6.12 Minor changes are proposed to the external elevations at ground and first floor including relocating entrances and changes to windows. The residential element would be accessed from Newton Street rather than Parker Street as previously approved. A ramp would be provided to allow for level access to a large residential lobby. The residential entrance would be located close to the junction of Newton Street and Parker Street and would be overlooked by neighbouring buildings therefore would benefit from natural surveillance. This is considered acceptable in community safety terms. The alterations proposed are considered acceptable in design terms and would not have a harmful impact on the character and appearance of the building or the conservation area. The proposed changes are considered acceptable in accordance with Policy DP24 and DP25.

Residential Amenity

- 6.13 As there is no increase in height and only marginal increase in bulk at roof level proposed it is not considered that nearby residential properties would be adversely affected by the proposed works in terms of daylight/sunlight, outlook or sense of enclosure.
- 6.14 The proposed amendments to the external elevations are not would not result in overlooking into the social housing block. Whilst the windows serving the office accommodation at first floor level would face the social housing block, the windows on this eastern elevation are to be

opaque glazed and high level so there would be no direct view from the offices towards the social rented units in the adjacent block.

Transport

- 6.15 The approved scheme provides five disabled parking bays at basement level (four for the residential flats and one for the office accommodation). The remainder of the residential flats approved are car free and residents will not be able to apply for on-street parking permits. This is secured by s106. The six additional flats will also be car free. This is considered acceptable given the high levels of accessibility to public transport.
- 6.16 To accommodate the increased number of flats, the provision of cycle spaces within the basement cycle store is to be increased from 60 to 80. Two separate stores at basement level will accommodate Josta two tier cycle racks to accommodate the increase. Three Sheffield stands are proposed adjacent to the tower accessed from Newton Road. These stands would be used by office employees and visitors. The refuse storage arrangements will also be revised to provide 7 x domestic and 7 x recycling 1100 Eurobins (four additional bins) in the basement refuse store. Further details would be required by condition. The Transport Planning officer has reviewed the arrangements and has raised no objection.
- 6.17 The application is considered acceptable in highways terms in compliance with Policies DP16 and DP17.

Other Issues

- 6.18 Several objections have been received from neighbouring properties in relation to this application. However some of the grounds of objection relate to the original scheme that has already been approved. In terms of height and bulk the scheme is the same as the scheme approved in 2014. There is no increase in height proposed as part of this scheme and the additional bulk at roof level is minimal and would not adversely affect neighbouring properties.
- 6.19 There is no change to landscaping around the site proposed and the green wall and planting approved as part of the original scheme would form part of the development.
- 6.20 Whilst no additional social rented flats are proposed an increased financial contribution to affordable housing would be secured.
- 6.21 The Construction Management Plan (CMP) has not yet been submitted and approved. A full CMP is required via the s106 agreement and must be agreed by the Council prior to implementation of the scheme

- 6.22 The scheme would have to be implemented in accordance with approved drawings. This application does not involve significant changes to the exterior that have not already been approved.

CIL

- 6.23 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. The scheme will be charged at a rate of £50 per m². The CIL charge will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of the CIL requirement. The additional floorspace (40m²) would be liable for Camden CIL.

7. **CONCLUSION**

- 7.1 The provision of six additional flats is considered acceptable. The affordable housing package remains as previously approved with an increased contribution to meet the policy requirement. The principle of a package comprising on site provision plus a contribution towards affordable housing was previously agreed and this consistent approach is acceptable. The proposed amendments to the scheme would deliver additional units to contribute to housing targets. In design and conservation terms the external alterations would not have a significant impact on the character and appearance of the building or the conservation area. The proposed alterations would not have any adverse impact on residential amenity or the operation of the highway network.
- 7.2 The application is recommended for approval subject to a variation of the s106 to secure the following:
- Payment-in-lieu financial contribution to affordable housing of £5,473,575 (additional £2,347,425).

8. **LEGAL COMMENTS**

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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

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 light 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 new building, 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 80 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 REPLACEMENT CONDITION 19:

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

15125Ax02P1002; 15125AX04P1004; 15125Ax05P1005; 15125Ax09P1009;
15125Ax10P1010; 15125Ax11P1011; 15125Ax12P1012; 15125Ax13P1013;

15125Ax14P1014; 15125Ax15P1015; 15125Ax16P1016; 15125AxxxS1020;
15125a-01P009 P01; 15125Ax00P010 P01; 15125Ax01P011; Design and Access
Statement, Planning Statement

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;
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_00;

P_B2_C645_001; P_B1_C645_001 Rev B; P_00_C645_001 Rev E;
P_01_C645_001 Rev D; P_03_C645_001 Rev C; P_06_C645_001 Rev C;
P_07_C645_001 Rev B; P_08_C645_001 Rev A; 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 C; 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.

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;

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

Informative(s):

- 1 You are advised that this permission should be read in conjunction with the scheme approved on 18 December 2014 (ref: 2014/0176/P) and informatives attached to that decision are still applicable.



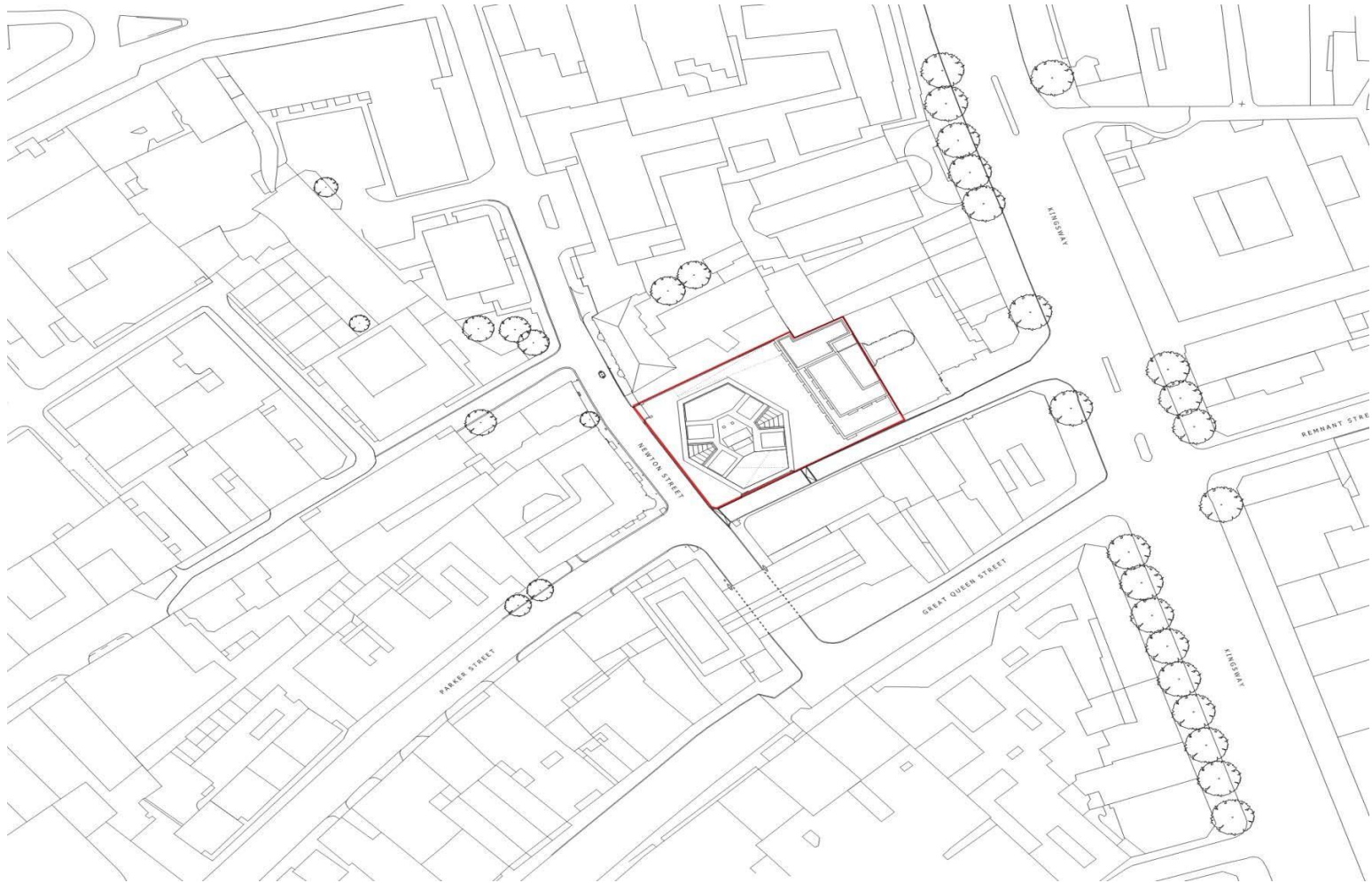
Application No: 2015/2988/P
Parker Tower
43 Parker Street
London
WC2B 5PS

Scale:
1:1250
Date:
20-Aug-15



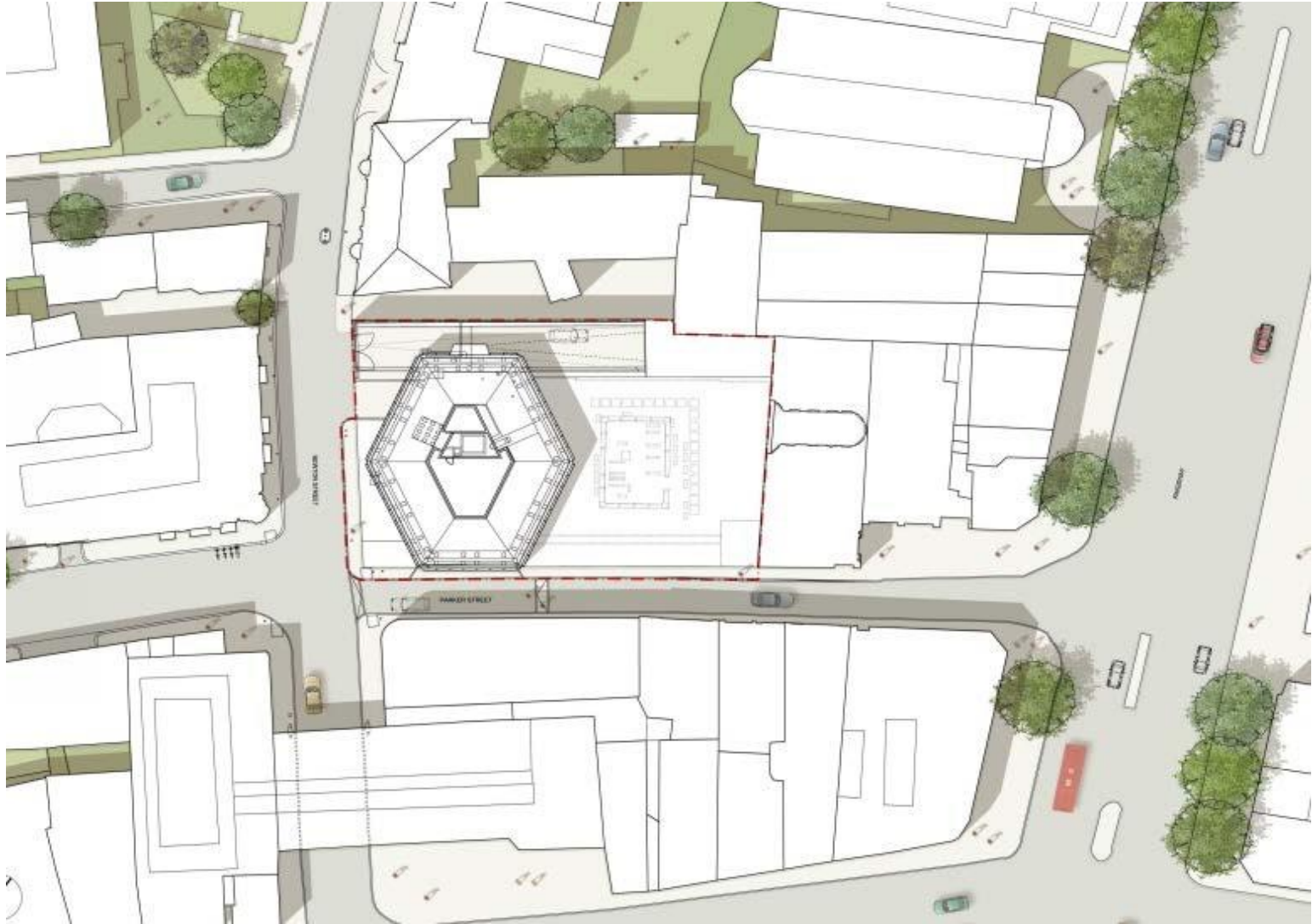
Parker Tower

OS plan



Parker Tower

OS plan



Parker Tower

Aerial views



Aerial View towards the north



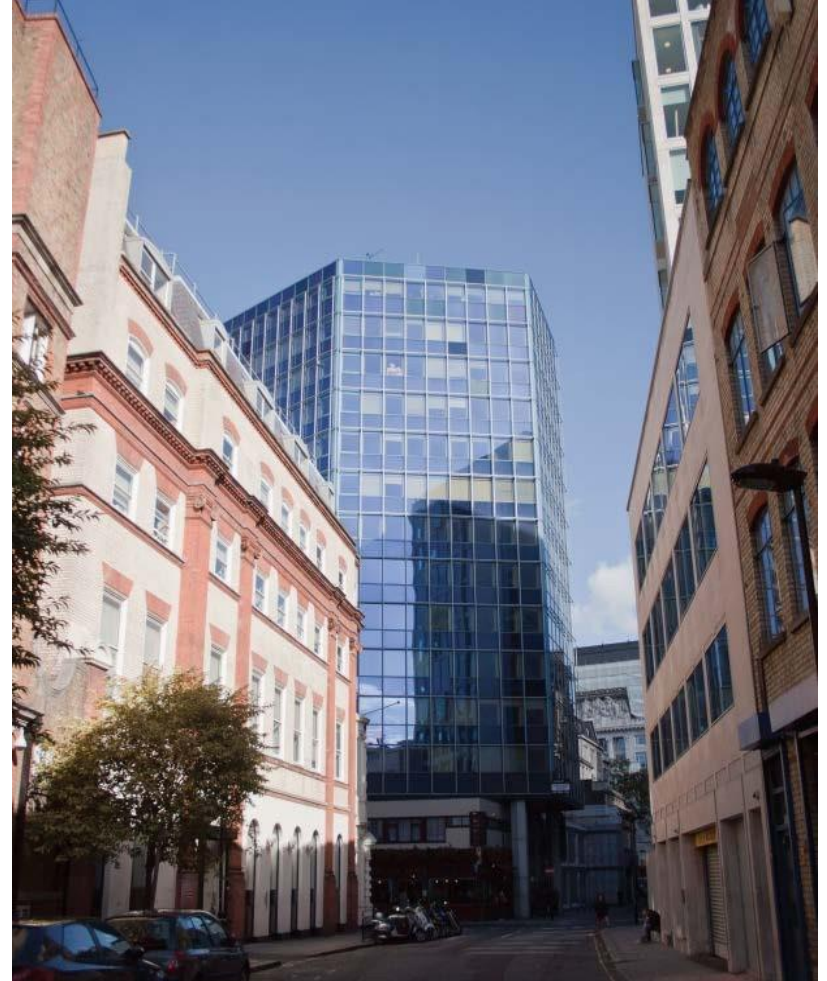
Aerial View towards the south

Parker Tower

Site Photographs

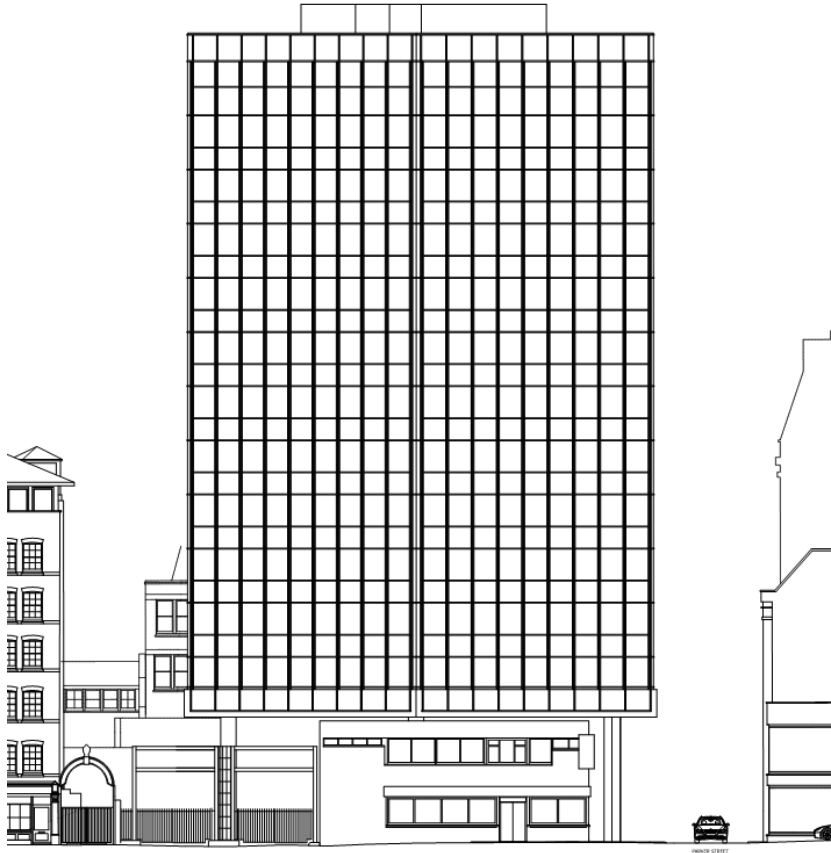


Existing view from Kingsway



Existing view from Parker Street

Parker Tower



Existing Elevation (Newton Street)



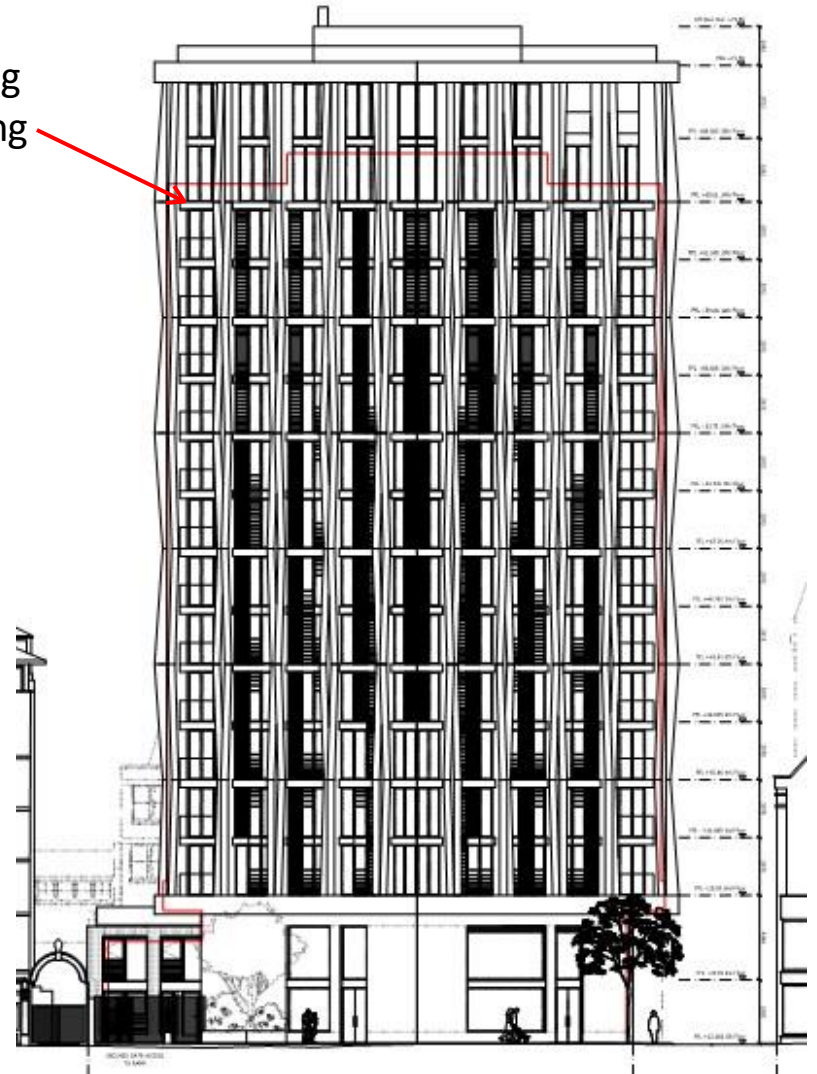
Existing elevation (Parker Street)

Parker Tower

Approved elevations and visuals (Parker Street)

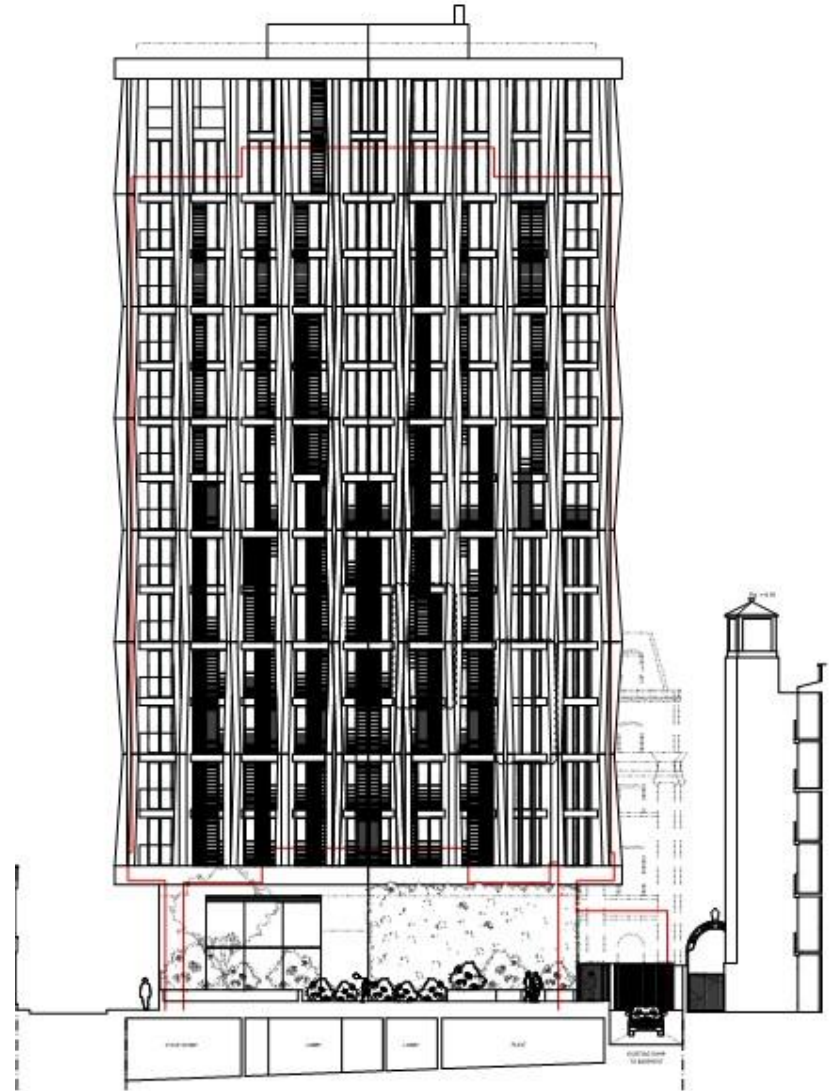


Existing Building Line



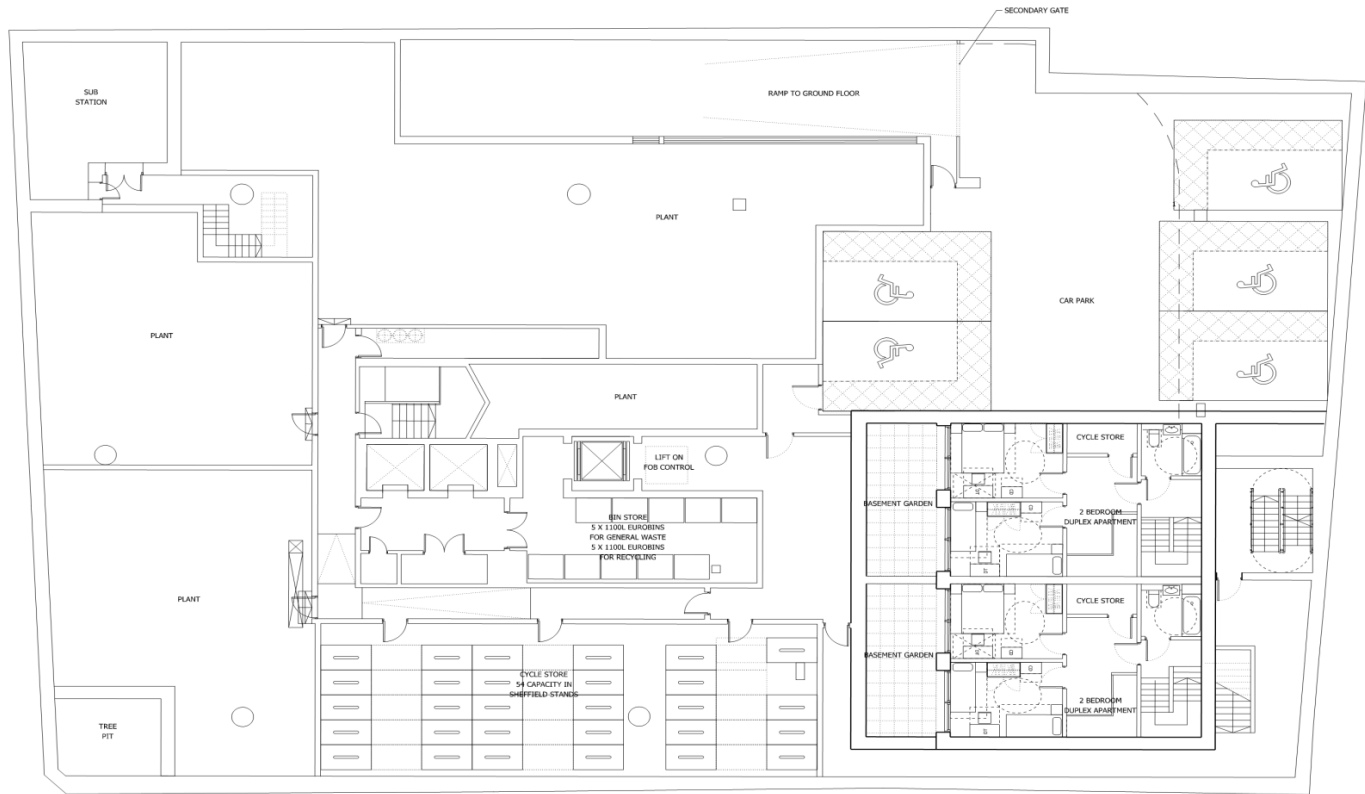
Parker Tower

Approved Elevation/visual (Kingsway)



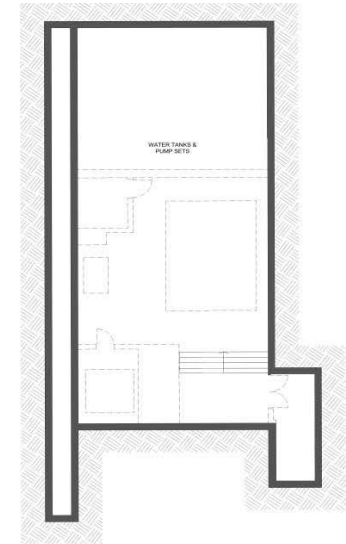
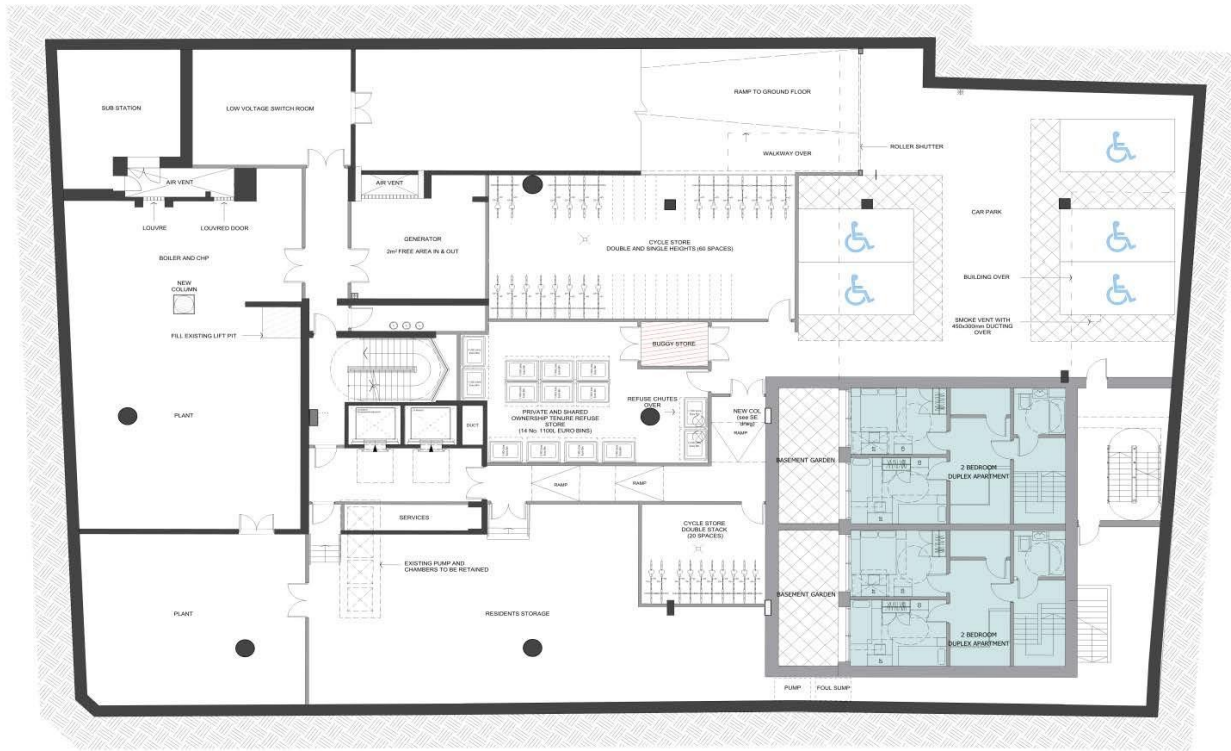
Parker Tower

Approved basement plan



Parker Tower

Proposed Basement Plan



PROPOSED SUB-BASEMENT

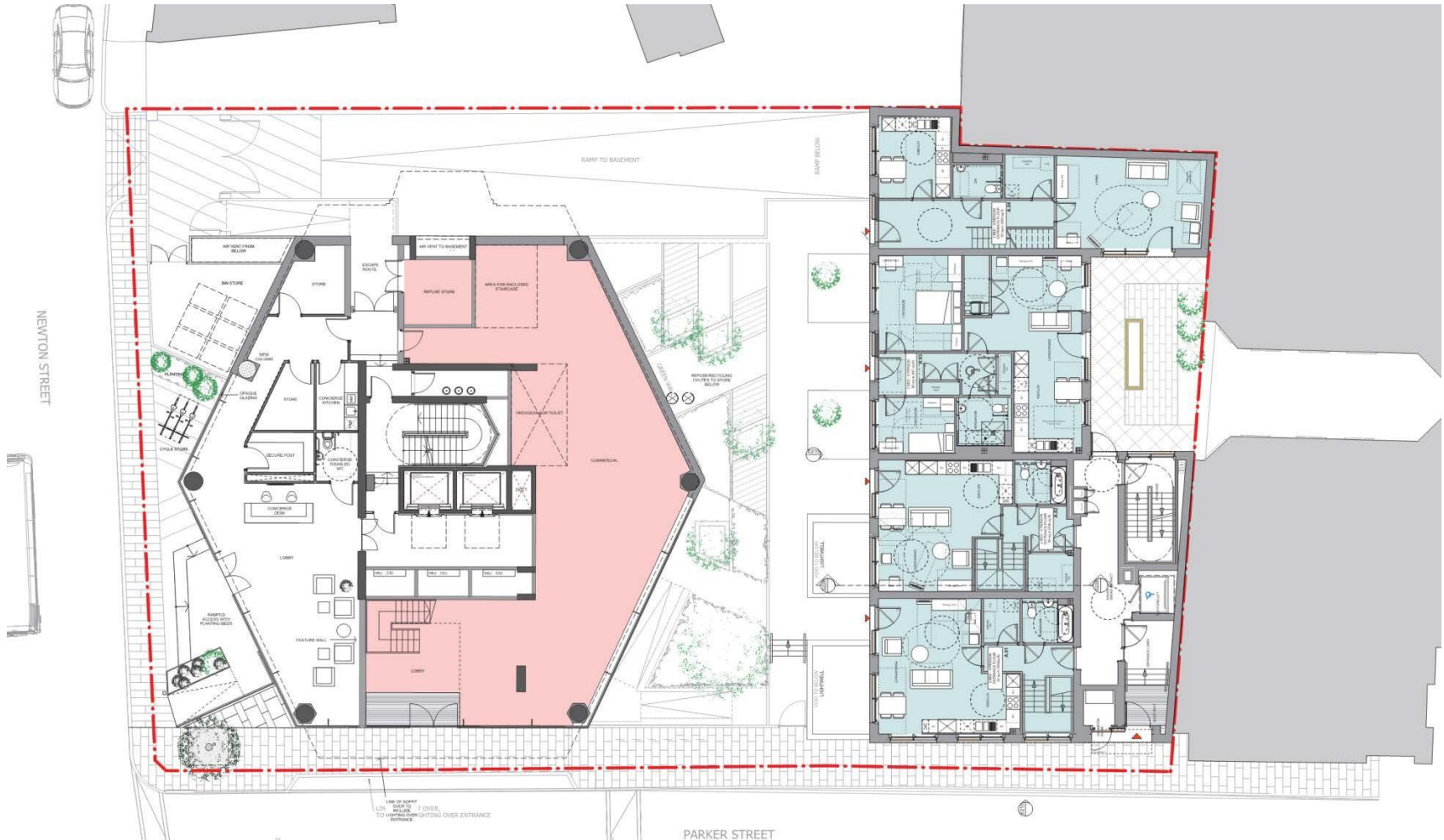
Parker Tower

Approved ground floor plan



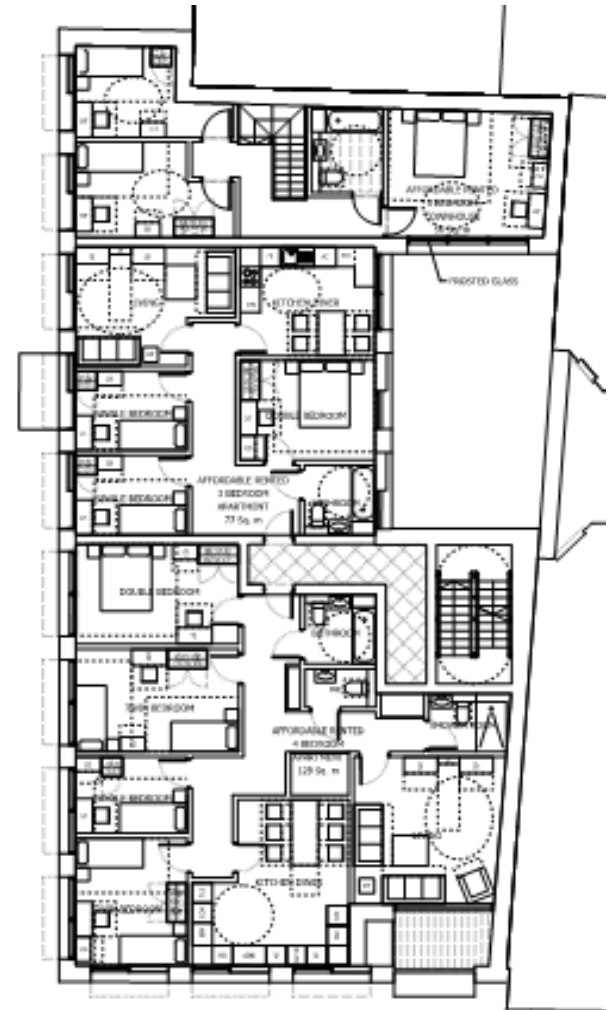
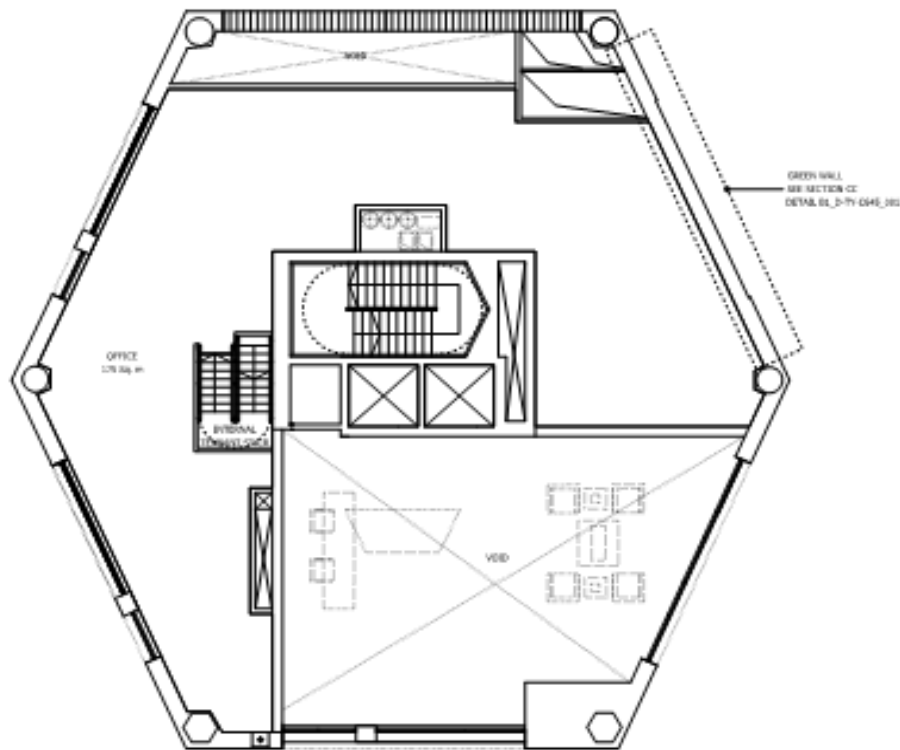
Parker Tower

Proposed ground floor plan



Parker Tower

Approved first floor plan



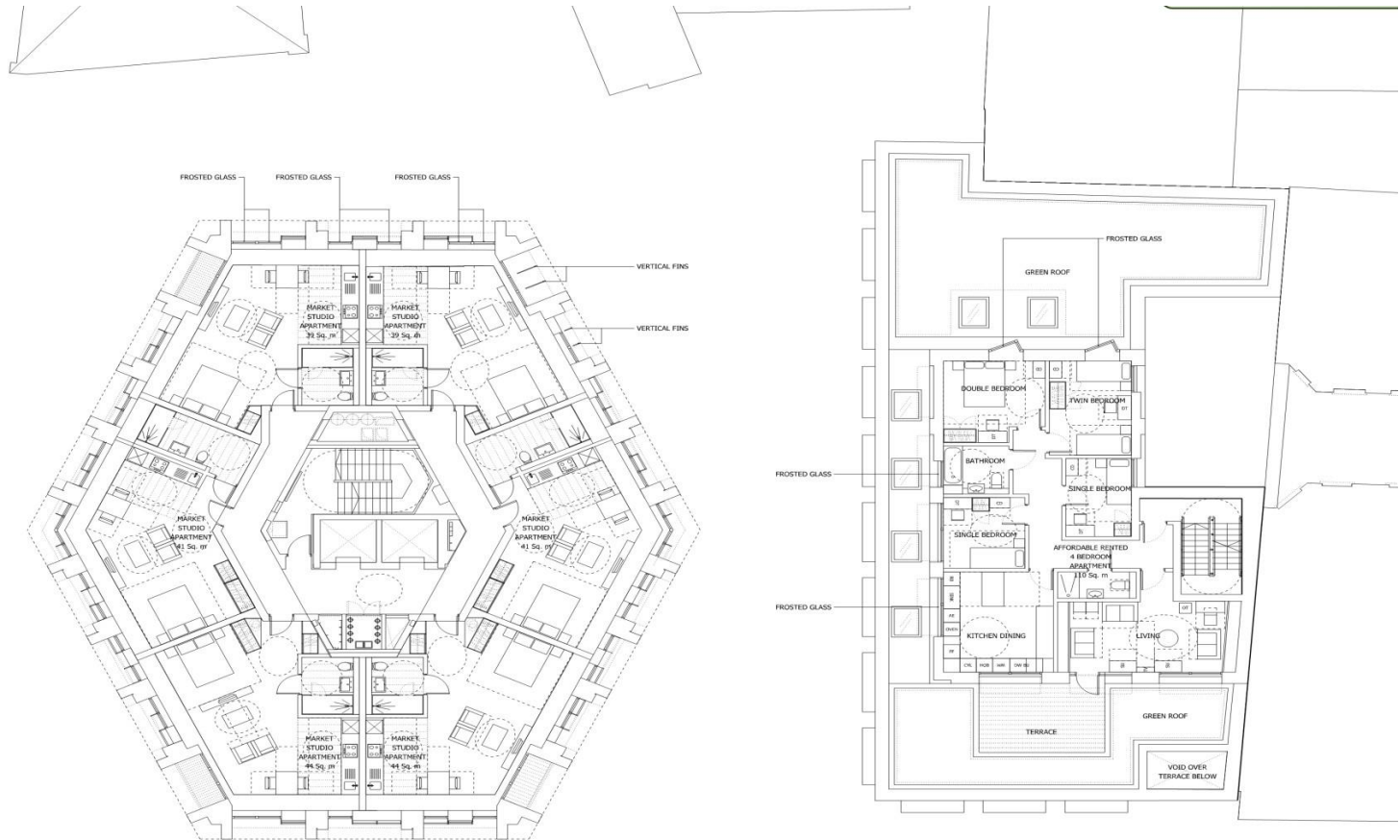
Parker Tower

Proposed first floor plan



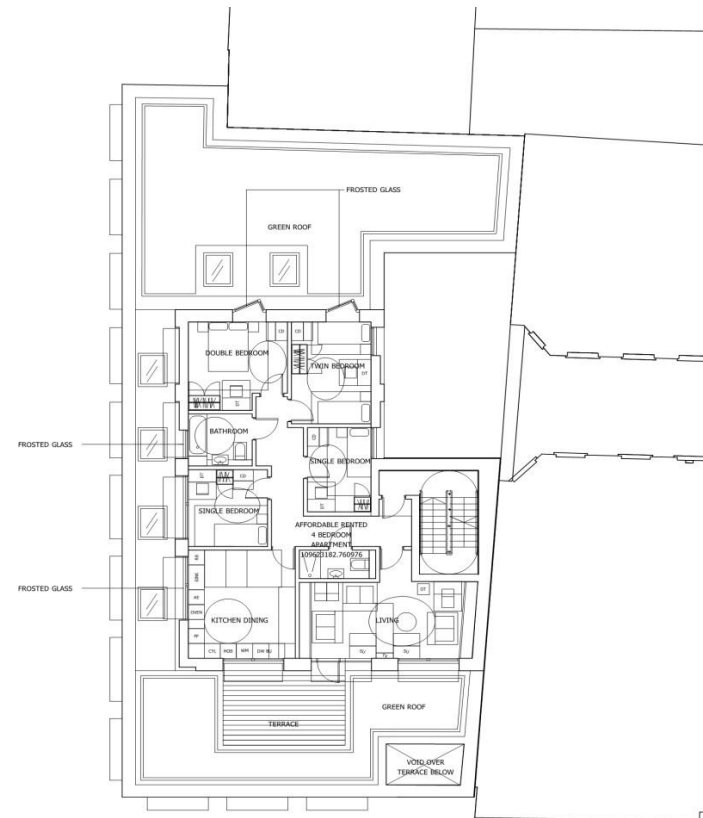
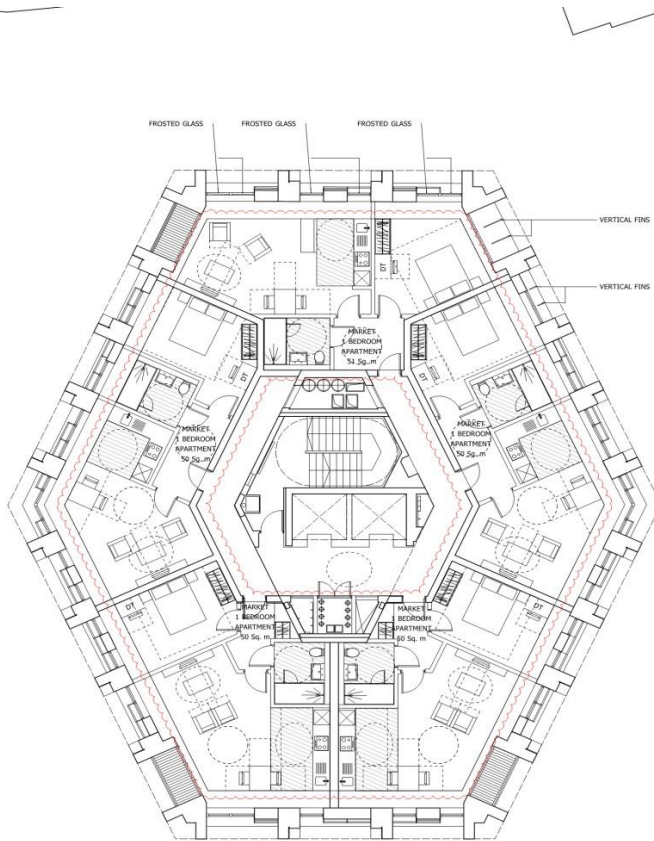
Parker Tower

Approved second floor plan



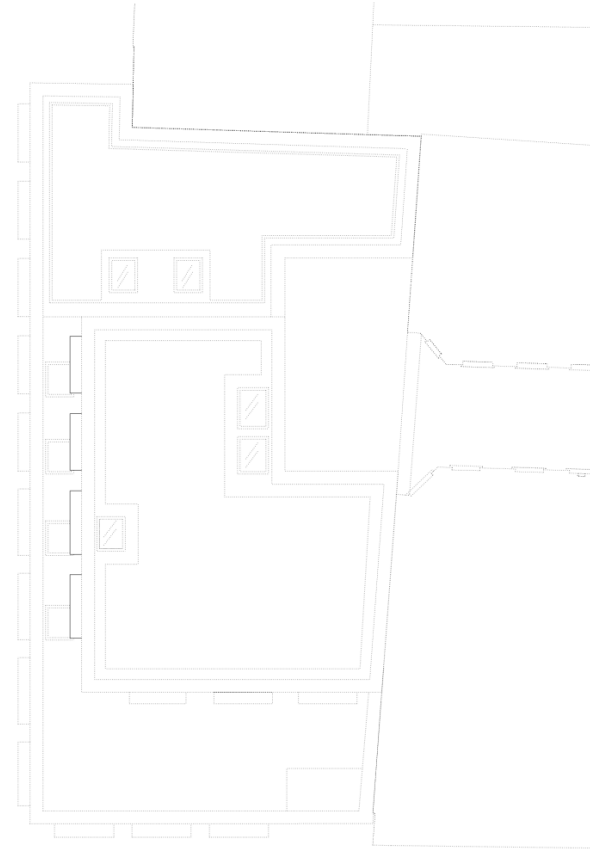
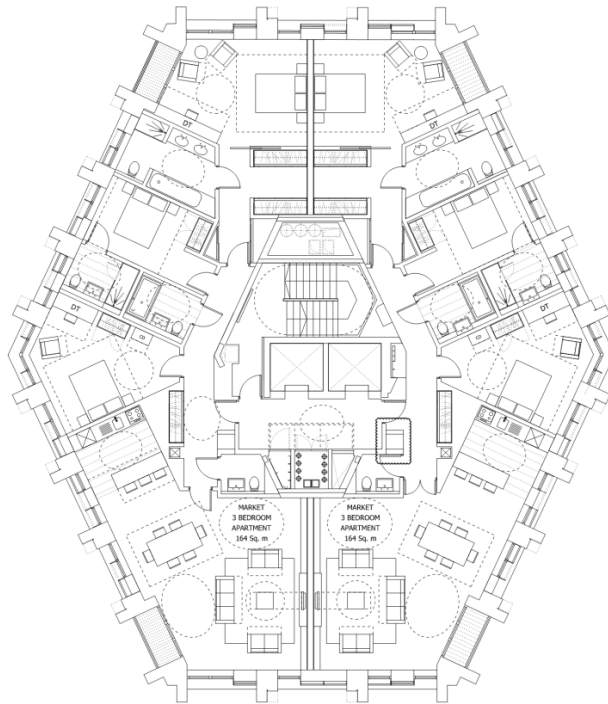
Parker Tower

Proposed second floor plan



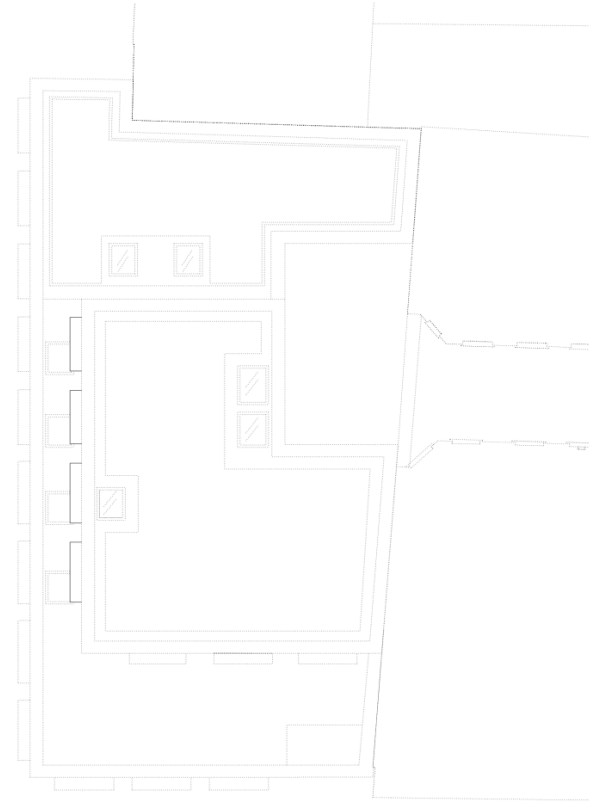
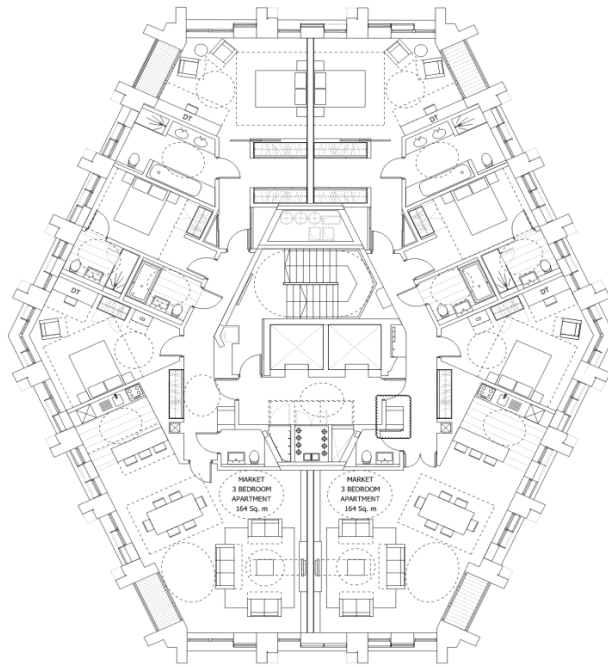
Parker Tower

Approved 10th floor



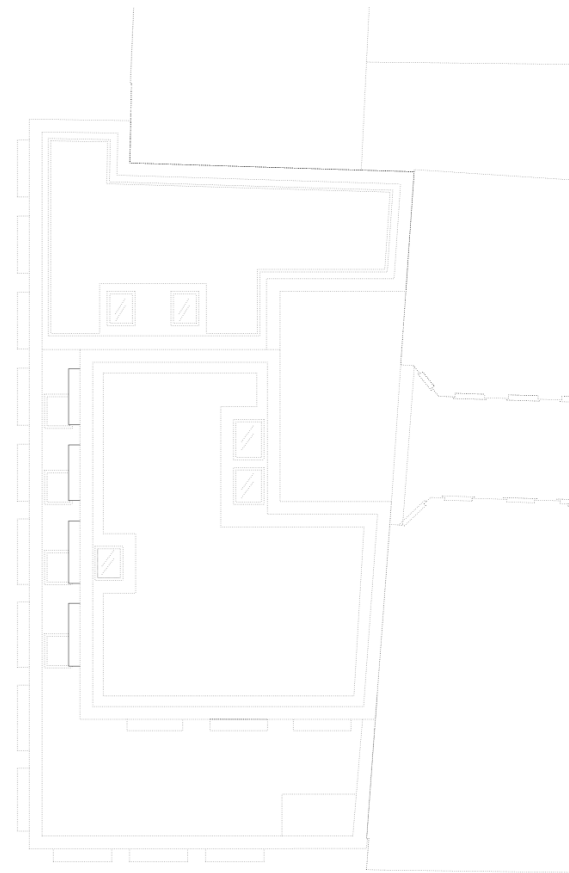
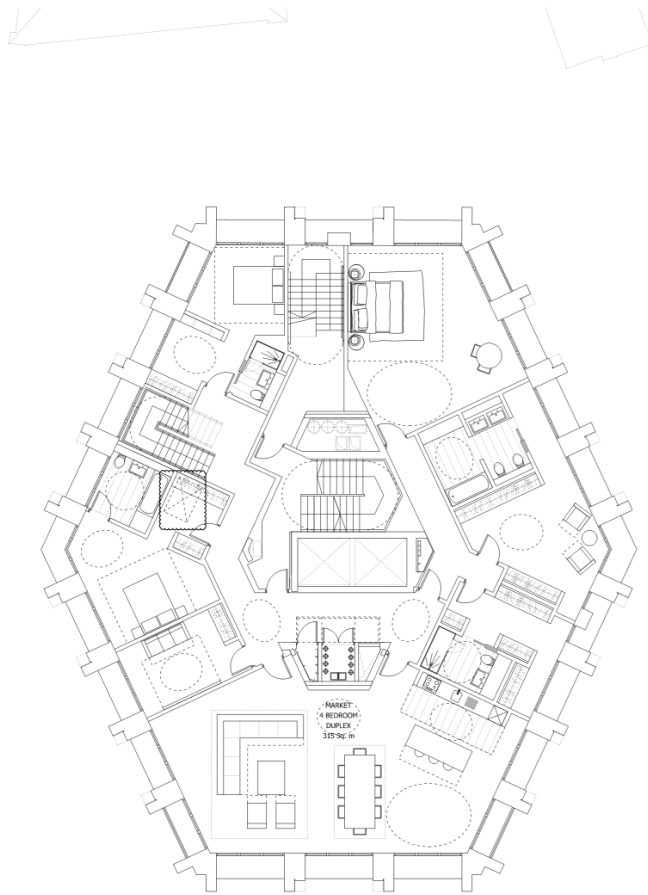
Parker Tower

Proposed 10th floor



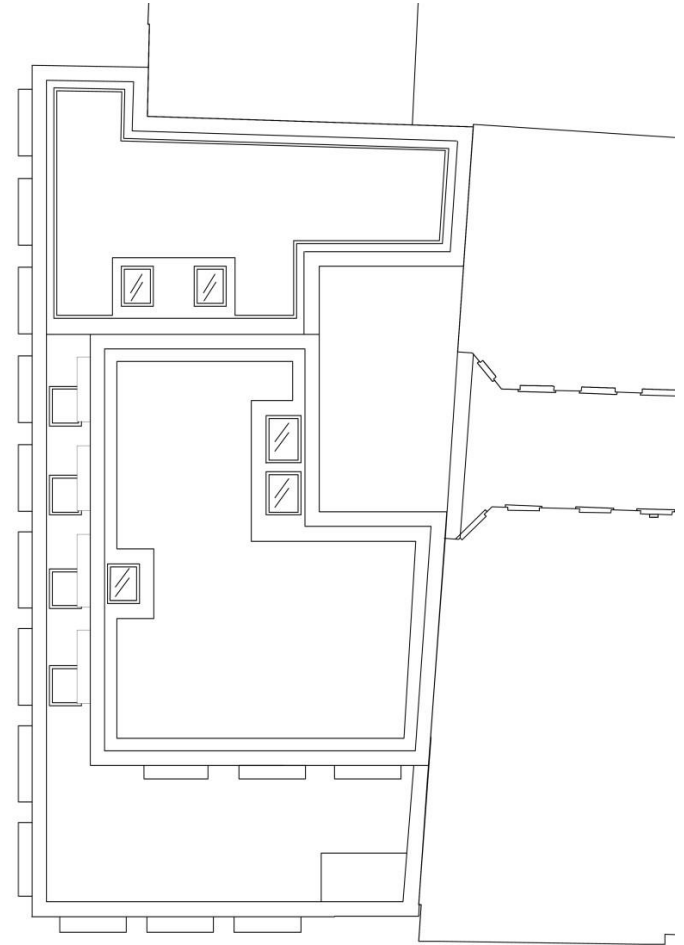
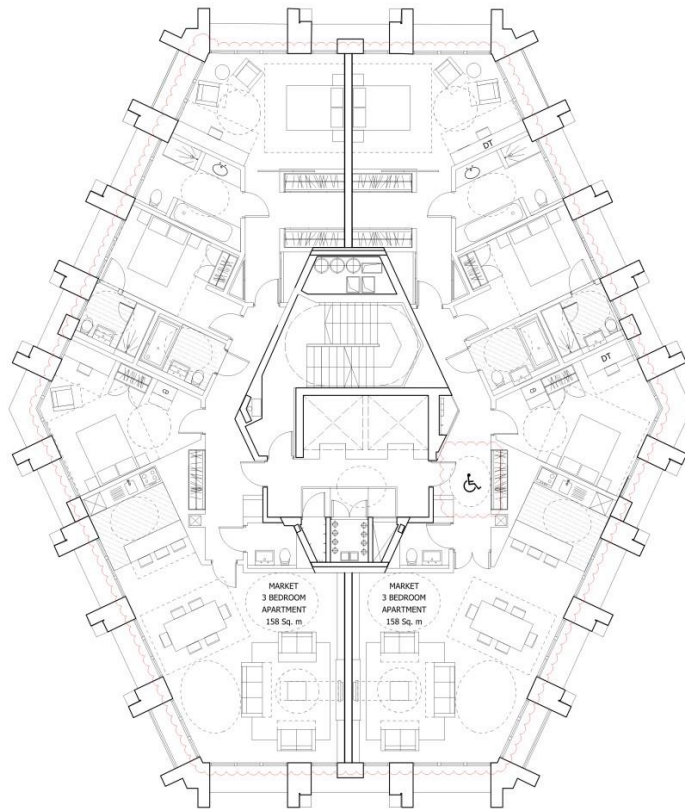
Parker Tower

Approved 14th floor plan



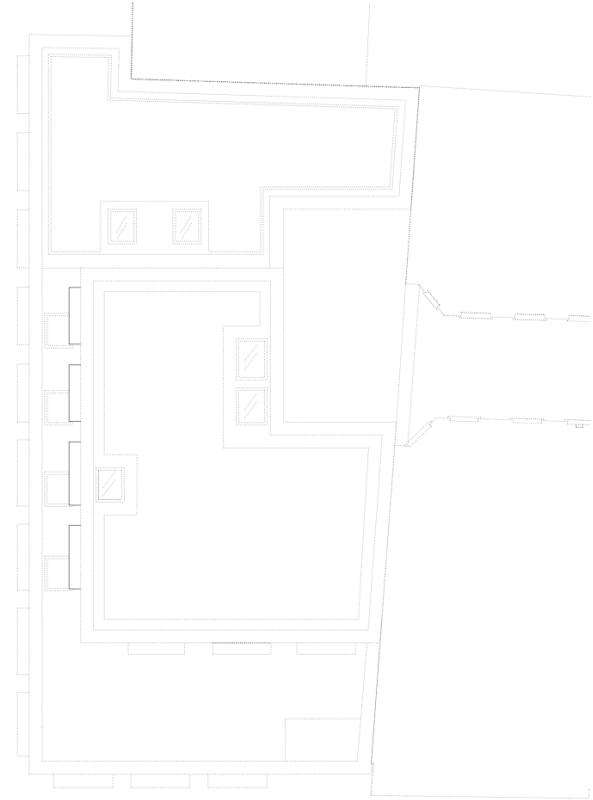
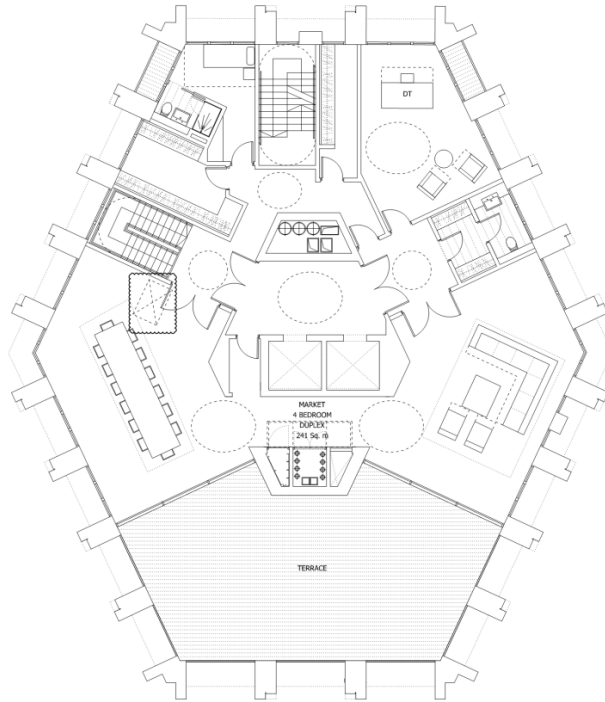
Parker Tower

Proposed 14th floor plan



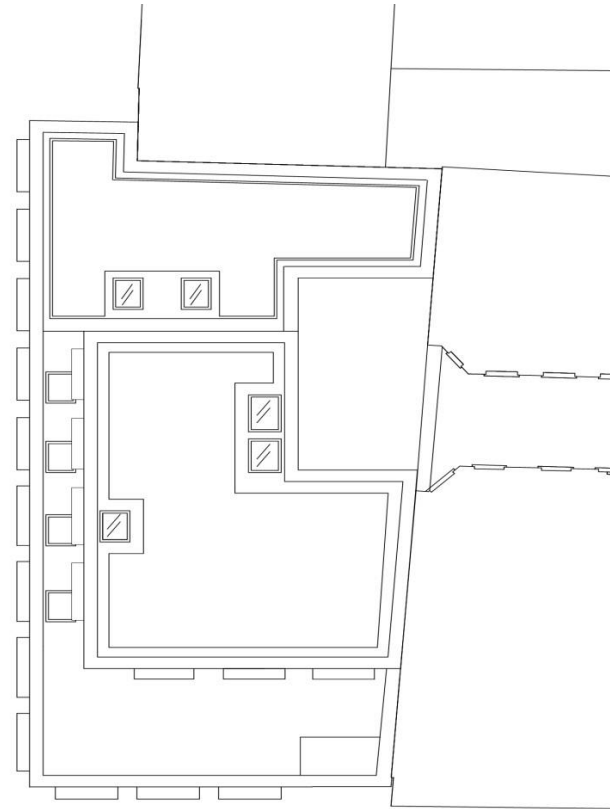
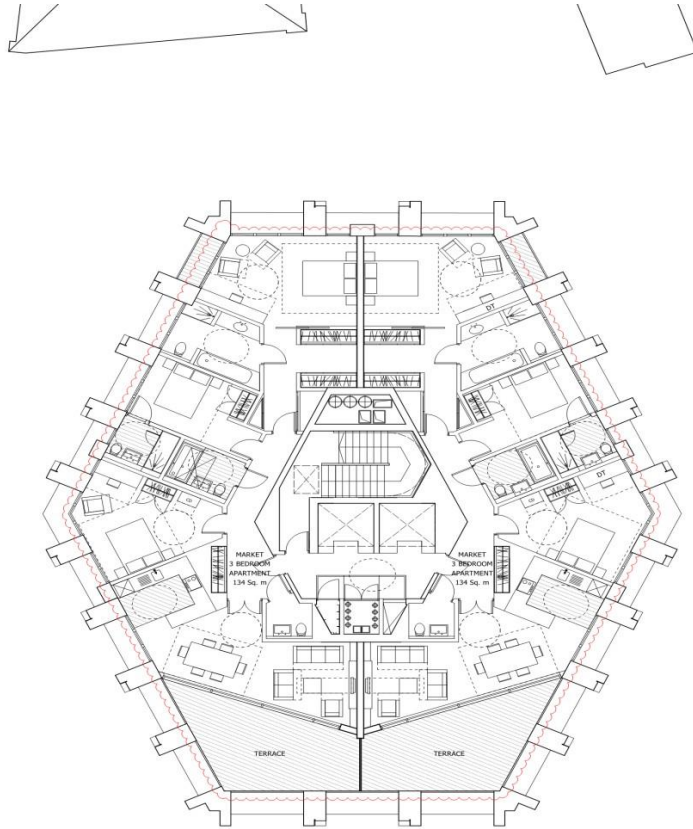
Parker Tower

Approved 15th floor plan



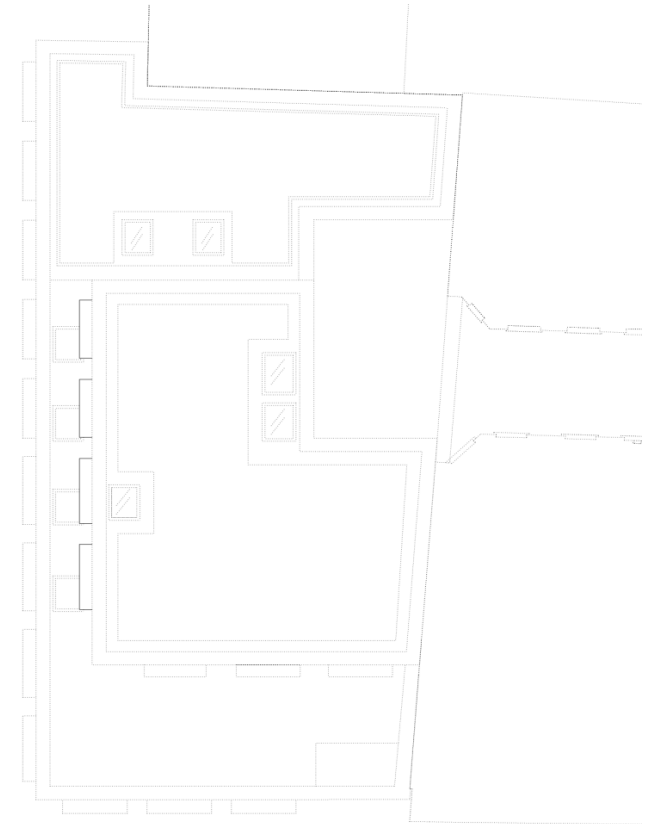
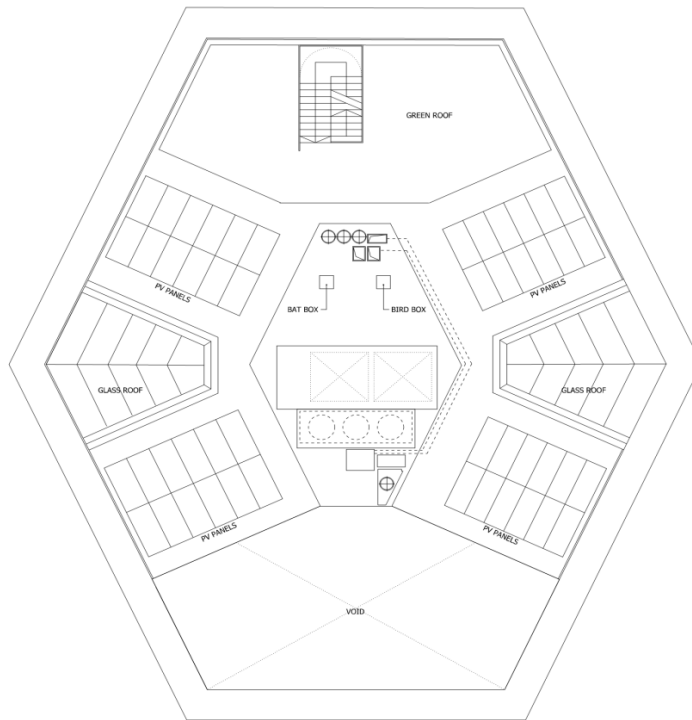
Parker Tower

Proposed 15th floor plan



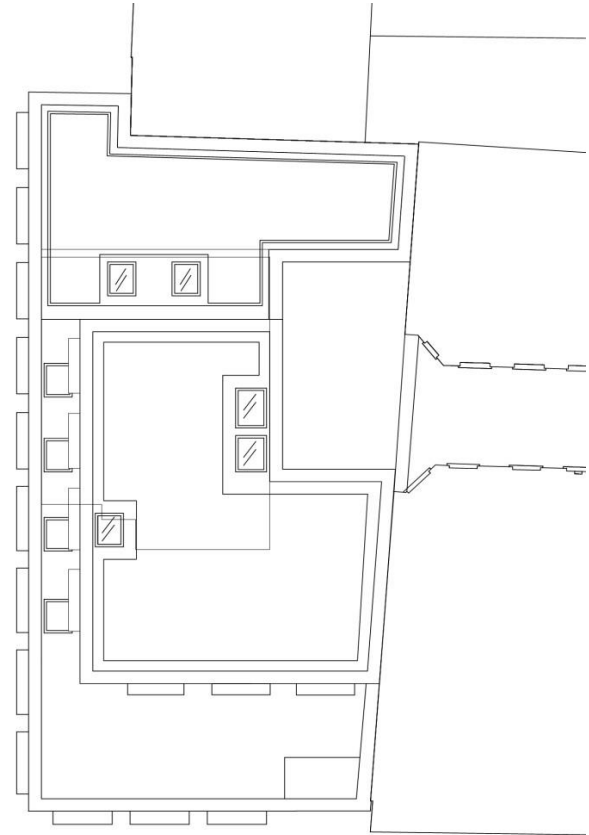
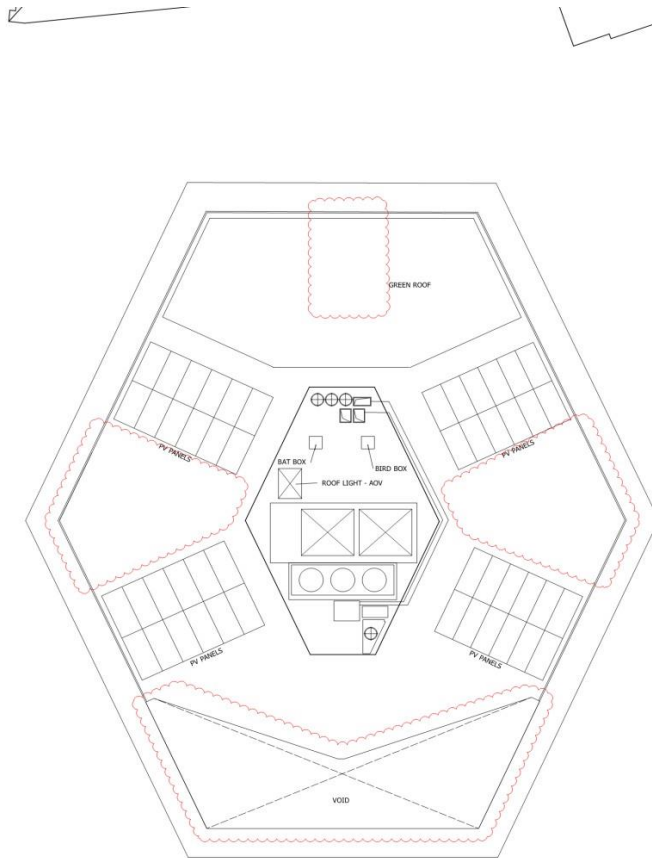
Parker Tower

Approved Roof Plan



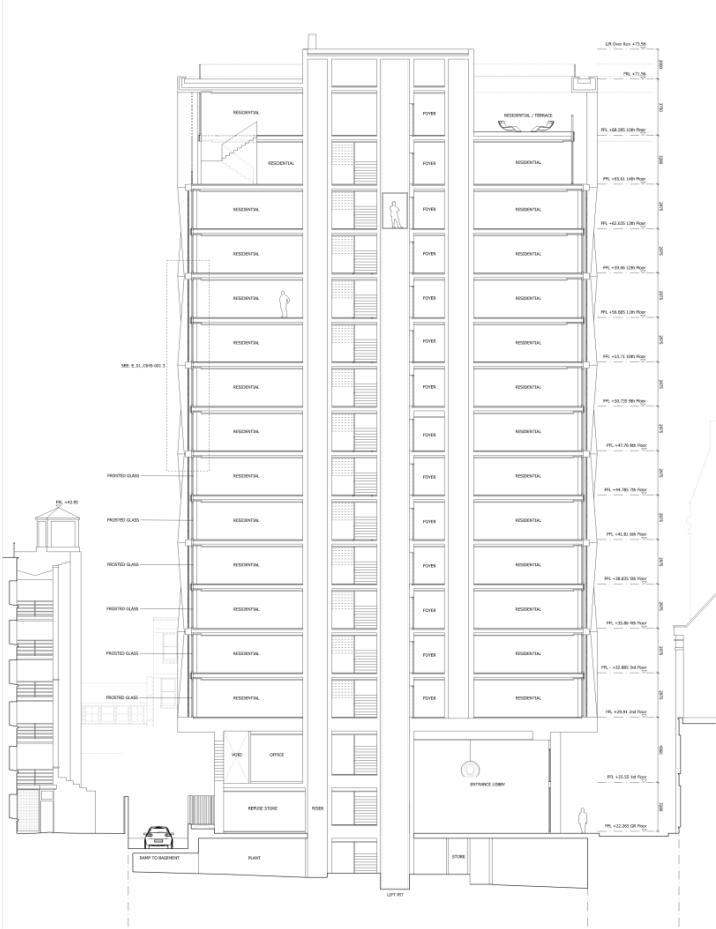
Parker Tower

Proposed roof plan



Centre Point

Approved and Proposed Sections



Approved



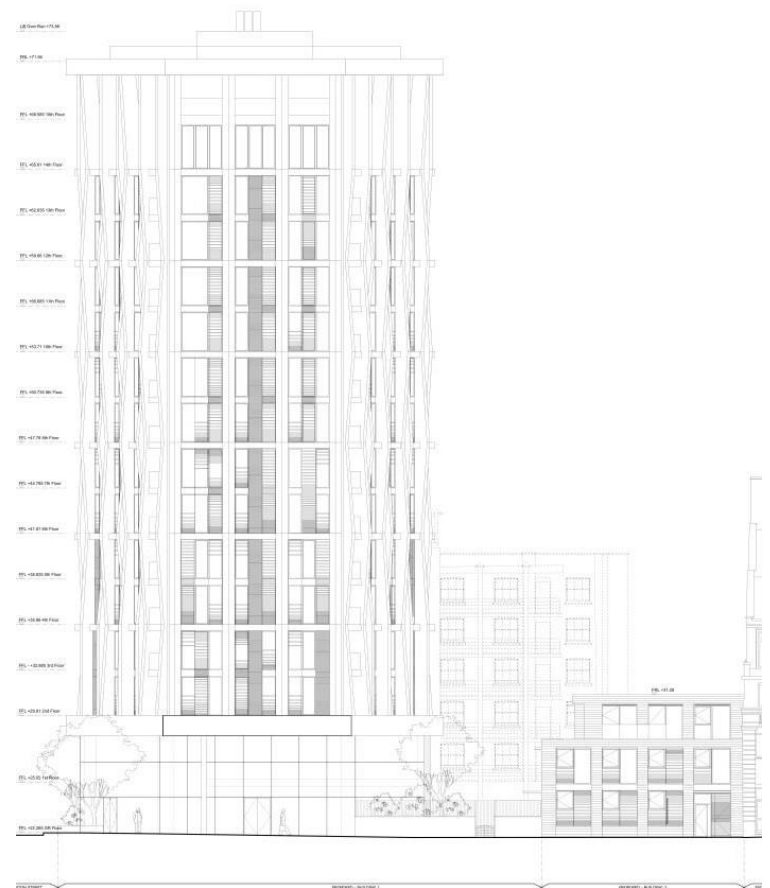
Proposed

Parker Tower

Approved and Proposed South Elevation



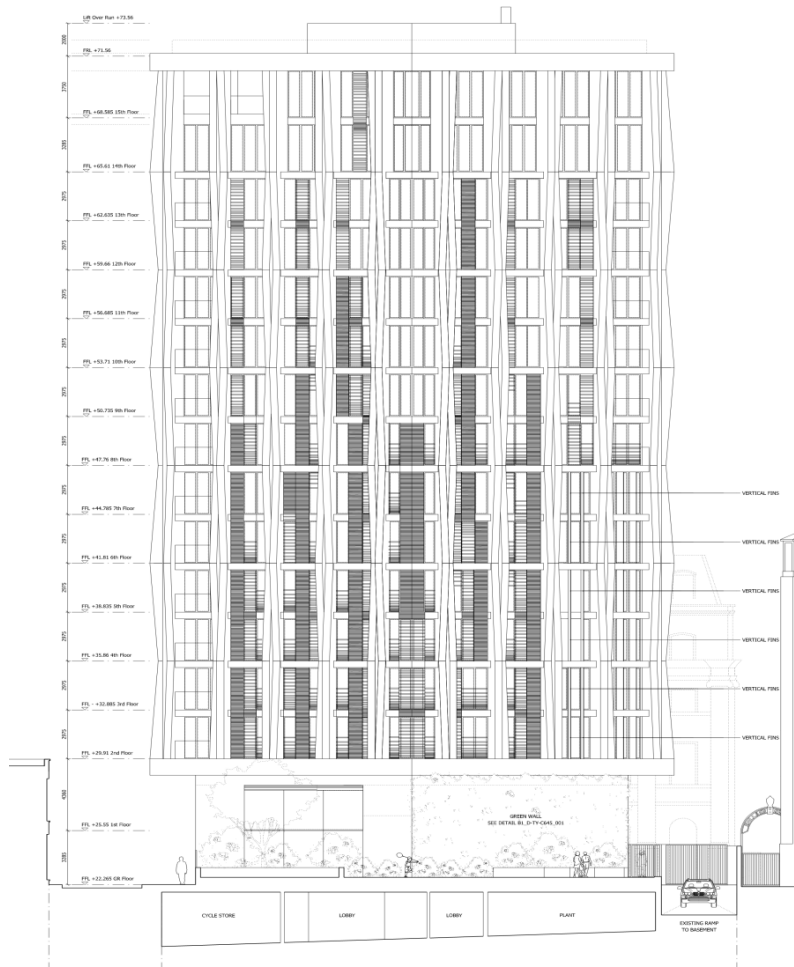
Approved



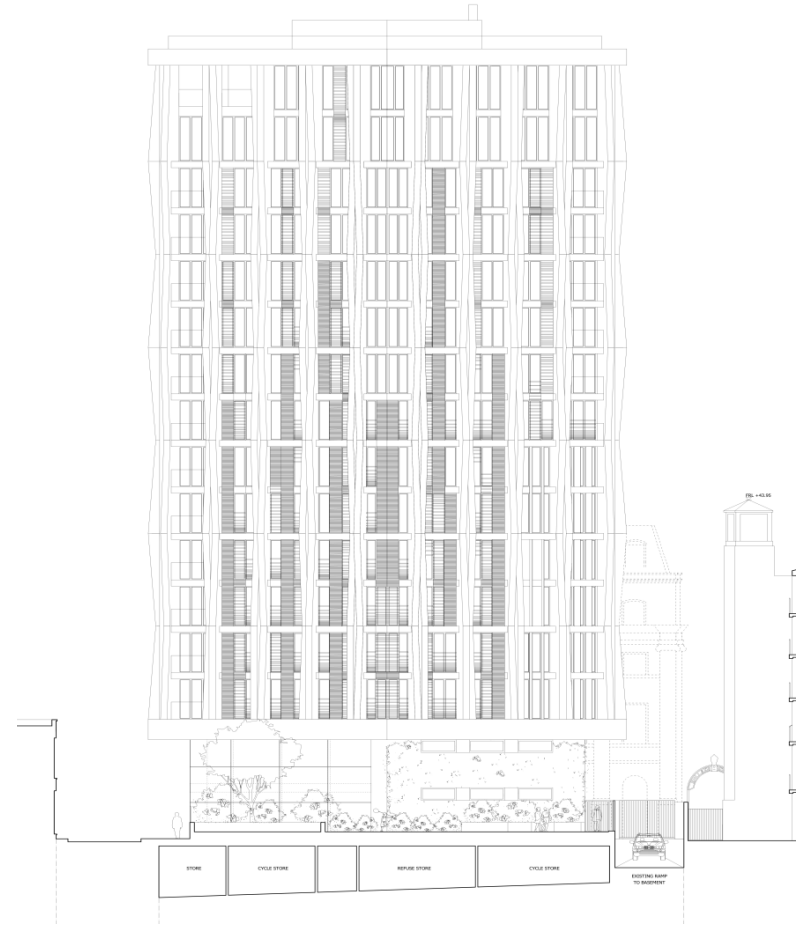
Proposed

Parker Tower

Approved and Proposed East Elevation



Approved



Proposed