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1st December 2015

Our ref: JCW/LDA/J7242

Dear Sir/Madam

Parker Tower, 43-49 Parker Street, London, WC2B 5PS

We write to you on behalf of our client Parker Tower Limited enclosing an application for approvals of details pursuant to condition no. 4 and 15.

Background

On the 18 December 2014 planning permission (Ref: 2014/0176/P) was granted for:

"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."

A minor material amendment (Ref: 2015/2988/P) was made to the above application for:

"Variation of condition 19 (development in accordance with approved plans) as granted under reference 2014/0176/P dated 18/12/14 for external alterations and creation of six additional flats"

Condition no.4 states:

"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"

Condition no. 15 states:

"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

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otherwise than in accordance with the details thus approved and shall be fully implemented prior to the first occupation of any residential unit."

Application Documents

Accordingly, please find the following details to be approved by the council in accordance with the above conditions:

- 1) Completed planning application form and certificates submitted via the portal (Ref: PP-04670081);
- 2) External lighting layout- drawing number B1-97-G-01;
- 3) Planting Proposals Roof Scape- drawing number 501 Rev A;
- 4) Landscape Proposals Ground Floor Plan- drawing number 100 Rev C;
- 5) Landscape Proposals Roof Scape- drawing number 101 Rev C;
- 6) Green Wall elevation- drawing number 15125Ax00P1032;and
- 7) Planting Proposals Ground Floor Plan- drawing number 500 Rev A.

A cheque for the sum of £97 being the requisite application fee will be submitted under a separate cover.

We trust that the enclosed information is sufficient to discharge the conditions however, should you have any questions or would like to discuss, please do not hesitate to contact either James Wickham (020 7333 6353) or Luke Davies (020 7333 6402).

Yours faithfully



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Enc.

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