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Fergus Freaney
London Borough of Camden
Judd Street
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18th 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 approval of details pursuant to conditions no.12 and 13 of planning permission 2015/2988/P.

Background

On the 18th 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. 12 states:

"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 adjoin operations within the structures and tunnels.

Condition no.13 states:

“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”

Application Documents

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

- 1) Completed planning application form submitted via the portal (Ref: PP-04698838).

Condition number 12

- 1) Letter from BNPP;
- 2) Correspondences to LUL;
- 3) Relevant parts of the Structural Design Stage 3 report from MNP;
- 4) Basement drainage drawing explaining only shallow works; and
- 5) Site Investigation drawings in respect to basement works.

Condition number 13

- 1) Dust monitoring plan proposal (produced by Southdowns that has been communicated to Camden in October 2015 by way of email); and
- 2) Pictures showing the installation of the monitoring units.

The dust monitoring devices were installed successfully on 22/10/2015. Given the intended implementation date, the devices would have been installed more than 3 months prior to implementation.

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

Gerald Eve LLP

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