

Mr. James Wickham  
Gerald Eve  
72 Welbeck Street  
London  
W1G 0AY

Application Ref: **2015/2988/P**  
Please ask for: **Kathryn Moran**  
Telephone: 020 7974 **5709**

15 December 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement**

Address:

**Parker Tower  
43 Parker Street  
London  
WC2B 5PS**

Proposal:

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.

Drawing Nos: 15125A xxx E1201; 15125A xxx E1202; 15125A xxx E1203; 15125A xxx E1204; 15125A xxx S1020; 15125A x 09P1009; 15125A x 10P1010 ; 15125A x 11P1011; 15125A x 12P1012; 15125A x 13P1013; 15125A x 14P1014; 15125A x 15P1015; 15125A x 16P1016; 15125A - 01P0009 A; 15125A x 00P1000; 15125A x 01P1001; 15125A x 02P1002; 15125A x 04P1004; 15125A x 05P1005; Design and Access Statement, Planning Statement;

Existing

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;

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 Ate

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

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 an 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 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:

15125A xxx E1201; 15125A xxx E1202; 15125A xxx E1203; 15125A xxx E1204; 15125A xxx S1020; 15125A x 09P1009; 15125A x 10P1010 ; 15125A x 11P1011; 15125A x 12P1012; 15125A x 13P1013; 15125A x 14P1014; 15125A x 15P1015; 15125A x 16P1016; 15125A - 01P0009 A; 15125A x 00P1000; 15125A x 01P1001; 15125A x 02P1002; 15125A x 04P1004; 15125A x 05P1005; Design and Access Statement, Planning Statement;

Existing

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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;

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;

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.
- 2 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced 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 the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge



please refer to the information on the Camden website which may be accessed via the following link: [http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset\\_id=3298006](http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006)

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. 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 queries to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

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