

DP4119  
31 August 2016

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Dear Patrick,

**PARKER HOUSE, 25 PARKER STREET, LONDON, WC2B 5PA**

**APPLICATION FOR NON-MATERIAL AMENDMENTS TO PLANNING  
PERMISSION REF. 2016/2601/P**

DP9 Ltd act on behalf of London & Newcastle Capital Limited, who in turn act as development manager to the owner of the above site, Parker Street No.1 Limited. This application seeks non-material amendments (NMA) to the approved Parker House redevelopment scheme, the planning history of which you are familiar with.

The NMA application relates to minor design changes to the scheme, which we discussed with you at pre-application stage, and agreed were considered non-material in the context of the approved scheme. This application seeks to formalise those changes.

### **Application Submission**

This application has been submitted via the Planning Portal (ref. PP-05446329) and comprises the following:

1. Cover Letter dated 30<sup>th</sup> August 2016;
2. Completed NMA Application Form and Ownership Certificate;
3. Design Statement, prepared by RPP; and
4. Proposed Drawings, prepared by RPP.

The requisite fee of £195 has been paid online via the Planning Portal.

### **Non-material Amendments**

The proposed non-material amendments can be split into a number of individual topic areas, as set out below.

1. Ground Floor Lobby – the ground floor layout has been amended to incorporate an entrance lobby fronting Parker Street. The consented layout comprises a poor entry sequence and lack of animated frontage. The new lobby will enhance the look and feel

of the scheme as a whole, with features such as a small lounge area, mailbox facility and concierge desk. The revisions to the apartment layouts and mix (see below) enable the new lobby to be included without a reduction in floorspace or unit numbers. The lobby is an internal change to the scheme only and is considered non-material in planning terms. Section 1 of the accompanying Design Statement explains the rationale for this change in greater detail.

2. Apartment Layouts – a detailed review of the apartment layouts has been undertaken, aiming to ensure that all double bedrooms were large enough to accommodate a double bed, to provide a greater number of open plan units in line with typical buyer requirements, and to improve the overall efficiency of the scheme by reducing the amount of corridor and circulation space. The total number of units, and wheelchair units, remains unchanged. Section 2 of the accompanying Design Statement summarises how the layouts of the units have been amended, with a focus on the 1bed, 2bed and penthouse units. Again, these changes are wholly internal to the scheme and are considered non-material.
3. Apartment Mix – the original apartment mix has been amended to reflect and best suit the latest commercial considerations and buyer requirements in this location. It should be noted that the original scheme was designed some 3-4 years ago, meaning its form and mix are somewhat out of date. Given the Central London address, there is less focus or demand for family sized housing. On this basis, the studio component is increased by one (from 1 to 2 units), the 1-bedroom units increase by two (from 12 to 14), whilst the 2-bedroom units remain unchanged at 18 (45%). The 3-bedroom units reduce by three (from 9 to 6). The 2-bedroom unit provision remains above 40%, the Council’s policy target for market housing schemes (which in isolation the new build element of Parker House could be considered). Overall, the consented number of 40 units remain unchanged within the new Parker House building. The change in mix is not considered material, complies with relevant policy and will continue to provide an appropriately balanced mix of units for this location, suitable for a range of household sizes and types.
4. Elevations – as a direct result of the internal layout and mix change, there are a number of associated external changes to fixed/openable windows and solid panel locations on the rear and side elevations. The revisions follow the same strategy as the consented scheme insofar as they reflect internal arrangements, use the same materials and follow a similar pattern. The proposed elevational changes actually result in a higher proportion of glazing than the consented scheme, which in turn increases overall internal day lighting performance. Two additional balconies have also been added to the rear elevation which in turn increase the amount of units with private amenity space. The elevational changes are considered non-material and are shown in Section 4 of the accompanying Design Statement.
5. Aldwych Workshops – the design of this element has effectively gone full-circle following the inclusion and now omission of a UKPN substation. Following the original 2013 consent, an NMA was secured to add a substation to the Aldwych Workshops element of the scheme, which in turn led to the community room needing to be placed on the terrace above. Following recent dialogue with UKPN, they have confirmed that the substation is no longer required. The community room will therefore be returned to the ground floor and will be easier to access, whilst the terrace above will

remain open, as per the existing situation. The ground floor layout has largely been returned to the original consented scheme, bar minor door/window fenestration revisions and a change in stair location which are considered an improvement and non-material in planning terms. Section 5 of the accompanying Design Statement explains the timeline of these changes in greater detail.

Overall, the proposed scheme amendments are considered non-material in planning terms, a view shared by officers following pre-application discussions.

### **Concluding Remarks**

We trust that you have sufficient information to register and validate this application, and that a decision can be made within the statutory timescales given the pre-application engagement undertaken prior to submission. Should you have any queries please contact me or Jim Pool at this office.

Yours sincerely

**ALAN HUGHES**  
**Associate**