

DP4119  
2 September 2016

Mr Patrick Marfleet  
Development Management  
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Dear Mr Marfleet,

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

**FULL PLANNING PERMISSION REF. 2016/2601/P – APPROVAL OF DETAILS RESERVED BY CONDITIONS 2 AND 3 (PREVIOUSLY CONDITIONS 35 AND 34 ATTACHED TO PLANNING PERMISSION REF. 2012/6132/P) AND CLAUSES 4.7 AND 4.12 OF SECTION 106 AGREEMENT DATED 09.10.2015 (AS AMENDED BY DEED OF VARIATION DATED 10.08.2016)**

DP9 Ltd act on behalf of London & Newcastle Capital Limited ('Londonecastle'), who in turn act as development manager to Parker Street No.1 Limited, the owner of the above site. This submission relates to Conditions 2 and 3 attached to Planning Permission ref. 2016/6132/P (which are amended versions of Conditions 35 and 34 attached to Planning Permission ref. 2012/6132/P). The submission also seeks to address the requirements of Clauses 4.7 and 4.12 of an associated Section 106 Agreement dated 9<sup>th</sup> October 2015, which itself was amended by Deed of Variation dated 10<sup>th</sup> August 2016.

Condition 2 states the following:

*'Unless otherwise agreed in writing by the Council, the development shall be carried out in accordance with the submitted Sustainability Statement, prepared by EC Harris; assessed under the BREEAM Domestic Refurbishment achieving at least an Excellent Rating.'*

Condition 3 states the following:

*'Unless otherwise agreed in writing by the Council, the development shall be carried out in accordance with the submitted Energy / Renewable Statement prepared by Sustain Ltd. A meter shall at all times be installed to monitor the energy output of the technologies and measures taken to enable future connection to a local energy network at the boundary of the Property.'*

Clause 4.7 requires the submission and approval of an Energy Efficiency and Renewable Energy Plan, and Clause 4.12 requires the submission and approval of a Sustainability Plan.

Scotch Partners have prepared Addendum's to both the approved Sustainability Statement and the Energy / Renewable Statement, as per the enclosed. A separate but associated note has also been prepared which details the proposed heat main connection from the main Parker House site to the adjacent Aldwych Workshops.



The revised wording of Conditions 2 and 3 allows the submission of revised documentation dealing with energy and sustainability (the Conditions specifically state, '*unless otherwise agreed in writing by the Council...*'). These Addendum documents seek such agreement. The Addendum documents are also submitted to satisfy the requirements of Clauses 4.7 and 4.12 respectively.

The approach to the above has previously been discussed and agreed between Scotch Partners and Harold Garner, LB Camden's Head of Sustainability and Green Space.

Should you have any queries please contact me or Jim Pool at this office.

Yours sincerely,

**ALAN HUGHES**  
**Associate**