

Mr. Alan Hughes  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2016/4807/P**  
Please ask for: **Patrick Marfleet**  
Telephone: 020 7974 **1222**

14 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Grant of Non Material Amendments to planning permission**

Address:  
**Parker House**  
**25 Parker Street**  
**London**  
**WC2B 5PA**

Proposal: External alterations to the fenestration of the rear and flank elevations of the building and changes to the mix and layout of the new residential units approved under planning permission 2012/6132/P dated 30/08/2013 as amended by permission reference 2016/2476/P dated 20/05/2016 (Redevelopment of the site to provide 43 residential units within a six storey plus basement building and retention of the existing façade to Parker Street, following demolition of the existing hostel accommodation and former Aldwych Workshops on Parker Mews and associated storage, cycle parking, refuse and landscape works (Class C3).

Drawing Nos:

Superseded Plans

A\_PL\_301, A\_PL\_099, A\_PL\_100, A\_PL\_101, A\_PL\_102, A\_PL\_103, A\_PL\_104,  
A\_PL\_105, A\_PL\_106, A\_PL\_201, A\_PL\_202, A\_PL\_203, A\_PL\_204, A\_PL\_205,  
A\_PL\_206, A\_PL\_207, A\_PL\_208.

Plans for Approval

A\_10\_301 01, A\_PL\_099 01, A\_PL\_100 01, A\_PL\_101 01, A\_PL\_102 01, A\_PL\_103 01,  
A\_PL\_104 01, A\_PL\_105 01, A\_PL\_106 01, A\_PL\_110 01, A\_PL\_201 01, A\_PL\_202



01, A\_PL\_203 01, A\_PL\_204 01, A\_PL\_205 01, A\_PL\_206 01, A\_PL\_209 01, A\_PL\_210 01, Parker House Proposed Design Development Statement August 2016, Parker House Additional Balconies Justification, Cover letter dated 31/08/2016.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Condition 1 of the planning permission granted on 20/05/2016 under reference number 2016/2476/P shall be replaced by the following condition:

#### REPLACEMENT CONDITION 1

The development hereby permitted shall be carried out in accordance with the following approved plans: 1588(PL) 101 P1; 102 P1; -111 P1; -112 P1; -113 P1; -114 P1; -115 P1; -116 P1; -117 P2; -121 P1; -122 P2; -123 P1; -131 P1; -132 P1; -208 P3; -217 P1; -218 P1; -223 P1; -224 P1; A\_10\_301 01, A\_PL\_099 01, A\_PL\_100 01, A\_PL\_101 01, A\_PL\_102 01, A\_PL\_103 01, A\_PL\_104 01, A\_PL\_105 01, A\_PL\_106 01, A\_PL\_110 01, A\_PL\_201 01, A\_PL\_202 01, A\_PL\_203 01, A\_PL\_204 01, A\_PL\_205 01, A\_PL\_206 01, A\_PL\_209 01, A\_PL\_210 01, Parker House Proposed Design Development Statement August 2016, Parker House Additional Balconies Justification, Cover letter dated 31/08/2016, Planning, Design and Access Statement prepared by Paul Davis & Partners and Tibbalds Planning & Urban Design; Archaeological Desk Based Assessment prepared by CGMS; Draft Construction Management Plan prepared by EC Harris; Daylight & Sunlight Report prepared by GVA; Energy/ Renewable Statement prepared by Sustain Ltd; Sustainability Statement, prepared by EC Harris; Historic Building Report prepared by Donald Insall Associates Ltd; Transport Statement prepared by Peter Brett Associates; Tree Survey/ Arboricultural Statement prepared by CBA Trees; Noise Assessment prepared by Peter Brett Associates; Basement Impact Assessment prepared by Rolton Group Ltd; Flood Risk Assessment (BREEAM) prepared by Rolton Group Ltd; Ecology Assessment (CfSH) prepared by the Ecology Consultancy; Statement of Community involvement prepared by E C Harris; Parker House - offsite affordable housing offer Tybalds Estate prepared by Tibbalds January 2013; Lifetime Homes Compliance Checklist 4th January 2013; Demolition and Construction Noise Assessment prepared by Peter Brett Architects 7th February 2013; Site Waste Management Plan prepared by Keltbray 22nd January 2013; Outline Demolition Method Statement prepared by Keltbray 24 January 2013; Demolition noise level plans prepared by Peter Brett Architects February 2013; Tibbalds email 7th February 2013 entitled Cycle stores: Parker; Tibbalds letter 9th January 2013 entitled Additional Information to support Parker House Application; Tibbalds letter 1st February 2013 entitled Parker Street- Additional Information; Tibbalds letter 7th February entitled Response to St Joseph's RC Primary Schools letter of 9th January 2013; GVA Grimley letter 23 January 2013 and associated appendices entitled Parker House, Parker St & St. Joseph's School - Daylight & Sunlight; Amended Schedule of accommodation entitled 5357 Master Schedule\_all units 080213 Final3(3); Preliminary Ecological Appraisal prepared by the Ecology Consultancy dated 29.01.2013; Daylight and Sunlight Addendum Statement by Point Surveyors dated April 2016; Basement Structural Statement by akt II dated 29 April 2016.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 The changes to the ground floor lobby area and apartment layouts are internal alterations that would not have a significant impact on the appearance of the development and would not reduce the quality of residential accommodation provided at the site. The proposed changes to the apartment mix would not result in the loss of any of the 40 consented units at the site with the amount of 2-bedroom units provided remaining above 40%, which is the Council's policy target for market housing schemes. Due to the revised layout of the units the two additional balconies to the rear at third floor level would not cause an undue loss of residential amenity to adjoining properties at the site. Furthermore, the ground floor layout of the Aldwych Workshops has largely been returned to the original consented scheme and the proposed alterations to the fenestration are considered minor and would not have significant impact on the appearance of the building.

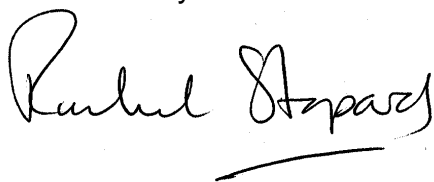
Given these amendments are not materially different to the existing arrangement no objection is raised. The proposed amendments are considered to be non-material in the context of the original scheme and do not raise any new issues or alter the substance of the approved development.

The full impact of the proposed development has already been assessed by virtue of the previous approval granted on 30/08/2013 under reference number 2012/6132/P as amended by permission reference 2016/2476/P dated 20/05/2016. In the context of the permitted scheme, it is not considered that the amendment would have any material effect on the approved development.

- 2 You are advised that this decision relates only to the changes highlighted on the plans and set out in the description and shall only be read in the context of the substantive permission granted on 30/08/13 under reference number 2012/6132/P and 2012/6143/C, as amended by permission reference 2016/2476/P dated 20/05/2016, and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully



Rachel Stopard  
Executive Director Supporting Communities

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