

DP4119/JWP/AJH

22 December 2016

FAO Patrick Marfleet

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Dear Mr. Marfleet,

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

APPLICATION FOR MINOR MATERIAL AMENDMENTS TO PLANNING PERMISSION REF. 2016/2601/P DATED 10.08.2016 (AS AMENDED BY NON-MATERIAL AMENDMENT REF. 2016/4807/P DATED 14.10.2016) PURSUANT TO SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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 minor material amendments (MMA) to the approved Parker House redevelopment scheme, as originally consented under full planning permission ref. 2012/6132/P dated 30.08.2013 (subsequently amended by Non-Material Amendments ref. 2013/5872/P, 2016/2476/P and 2016/3246/P respectively), which in turn was amended via s.73 under planning permission ref. 2016/2601/P (as amended by 2016/4807/P).

Planning permission ref. 2012/6132/P is the 'master' consent, but the latest s.73 ref. 2016/2601/P is a planning permission in its own right, and is therefore subject to this minor material amendment application. The proposed amendments relate principally to the retained façade fronting Parker Street which we have been discussing with you and colleagues as part of formal pre-application discussions.

Application Submission

This application has been submitted via the Planning Portal (ref. PP-05717401) and comprises:

1. Cover Letter dated 22nd December 2016;
2. Completed Application Form and Ownership Certificate;
3. Design Development Statement, prepared by RPP;
4. Revised Drawings ref. A_PL_201, A_PL_202, A_PL_203, A_PL_204, A_PL_205 and A_10_301 prepared by RPP; and
5. Heritage Statement, prepared by Richard Coleman CityDesigner.

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



Proposed Minor Material Amendments

The proposed amendments are outlined in the accompanying Design Development Statement and have been discussed with you prior to submission of this application.

In summary, the amendments comprise the following:

1. A revised window design on the Parker Street façade at levels 1 to 4. The proposed windows are white timber sash and much more suited to residential use. The design increases overall internal daylight levels, as set out by the Point 2 Surveyors note appended to the Design Development Statement;
2. Amendments to the design of windows and doors at ground floor, utilising timber frames and finished in a deep burgundy colour to tie in with the glazed red brick banding;
3. Three elongated windows at ground floor to serve the consented lobby area. These windows will also be timber and finished in a deep burgundy colour.
4. Revised balustrade design at upper levels in the form of a simple black metal railing.

The white timber sash windows are effectively a replacement of existing but utilise a revised design to increase internal daylight levels and are better suited to the future residential use. The three elongated windows are a carefully considered but playful adaptation at ground floor aimed at delivering greater daylight to the new lobby area, and introduces a focal point at the centre of the frontage. The deep burgundy colour of all window/door frames at ground has been recommended by Richard Coleman CityDesigner and is considered appropriate for this richly diverse conservation area setting, particularly as they will blend with the band of glazed red brick. The balustrade revisions are simple and in keeping with the existing façade and adjacent Aldwych Workshops.

Overall, the proposed amendments are considered sensitive revisions to the retained façade and are in keeping with the character and appearance of the conservation area. Further justification for the proposed minor material amendments is set out in the accompanying Design Development Statement and Heritage Statement.

Concluding Remarks

We trust that you have sufficient information to register and validate this application within the statutory timescales. We look forward to discussing the amendments with you shortly.

Yours sincerely,

Alan Hughes
Associate
DP9 Ltd