

DP4119/JWP/AJH

10 April 2017

FAO Patrick Marfleet

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Dear Mr. Marfleet,

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

APPLICATION FOR NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 2016/2601/P DATED 10.08.2016 (AND TO THE PERMISSION TO BE GRANTED PURSUANT TO MINOR MATERIAL AMENDMENT APPLICATION REF. 2016/7052/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 a non-material amendment (NMA) to the approved Parker House redevelopment scheme, as originally consented under full planning permission ref. 2012/6132/P dated 30.08.2013 and subsequently varied by a number of non-material and minor material amendment decisions.

Planning permission ref. 2012/6132/P is the original consent, but the latest s.73 consent ref. 2016/2601/P is a planning permission in its own right, and therefore is the 'master' consent. However, s.73 ref. 2016/2601/P is currently subject to a further minor material amendment application (ref. 2016/7052/P) and will therefore be superseded in due course.

Application Submission

This application has been submitted via the Planning Portal (ref. PP-05982351) and comprises:

1. Cover Letter dated 10 April 2017; and
2. Completed Application Form and Ownership Certificate.

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

Proposed Non-Material Amendments

The proposed non-material amendment comprises a variation to the wording of Condition 1, as attached to Planning Permission ref. 2016/2601/P, as follows:



“Within 11 months of the commencement of demolition works at the site the applicant shall have entered into a contract with a contractor for the construction of the development securing completion of the development within a fixed timescale to be agreed by the Council.”

The amendment is required to allow an 11 month period, rather than 8 months, to comply with the condition’s requirements. The reasoning and rationale for the change has been discussed in detail with officers prior to submission.

In summary, the amendment is required as a result of timing pressures associated with the demolition and construction programme, which has been dictated by both the project procurement process and slower than anticipated site works due to a number of mitigating circumstances, including archaeology. The proposed change is non-material in planning terms.

A variation will be required to Clause 4.1 of the accompanying S.106 Agreement (which was varied by Deed on 10 August 2016). A new Deed of Variation is being prepared to address the current s.73 application ref. 2016/7052/P, and it is considered that such Deed of Variation can also address this NMA application.

Importantly, the new Deed of Variation will refer to both the current s.73 application ref. 2016/7052/P and this NMA application, and as a result the NMA decision to be issued pursuant to this application must be connected to the prospective s.73 decision (ref. 2016/7052/P) as that will become the new ‘master’ planning permission, superseding the previous s.73 consent (ref. 2016/2601/P).

Concluding Remarks

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

Yours sincerely,

Alan Hughes
Associate
DP9 Ltd