

Mr Paul Straupmanis
Moxley Architects Ltd
47 Clapham High Street
London
SW4 7TL

Application Ref: **2018/0405/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

20 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
Parker Tower
43 - 49 Parker Street
London
WC2B 5PS

Proposal: Amendment to condition 17 (electric vehicle charging points) to reduce requirement from five to two as part of the 'Refurbishment and extension of existing building, including 2 storey roof extension and alterations to the external elevations, associated with change of use of upper floors from office (Class B1) to 46 residential units (Class C3)', approved under planning permission 2014/0176/P (dated 18/12/2014) and varied under references 2015/2988/P (dated 15/12/2015), 2015/7249/P (dated 06/06/2016), 2016/6606/P (dated 08/06/2017) and 2017/2860/P (dated 17/07/2017).

Drawing Nos: Site plans (768.1-1.000); Covering letter produced by Moxley Architects (dated 17/01/18); Email correspondence / former officer advice (dated 21/07/17)

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

For the purposes of this decision, condition no.17 of planning permission 2014/0176/P (dated 18/12/2014) and varied under references 2015/2988/P (dated 15/12/2015), 2015/7249/P (dated 06/06/2016), 2016/6606/P (dated 08/06/2017)



and 2017/2860/P (dated 17/07/2017 shall be replaced with the following condition:

REPLACEMENT CONDITION 17:

Prior to first occupation of any residential unit hereby approved, confirmation of the necessary measures to secure a minimum of 2 electric vehicle charging points (1 active and 1 passive) within the development shall be submitted to and approved in writing by the local planning authority. Such measures shall be completed prior to first occupation of any residential unit and shall thereafter be retained.

Reason: To ensure that the scheme promotes the use of sustainable transport means in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

1 Reason for granting approval-

The full impact and extent of the proposed development, including assessment of the design and potential impact to residential amenities, formed part of the assessment for the parent permission and subsequent minor material amendments. The relevant assessment for this application is therefore purely whether or not the proposed revision to condition 17 (EVCP) to reduce required points from five to two would have a material effect on the approved scheme.

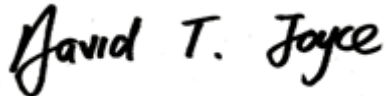
In this instance, both London Plan and Local Plan policy requirements for the scheme would stipulate that no.2 charging points would be required. As such a reduction from five to two would remain policy compliant. Comments received from the Council's Transport officers confirm the above, with officers raising no objection to the proposed reduction. The amendment would not include any other changes to the approved scheme. The proposed reduction would not cause a material impact upon other measures secured (i.e. Energy or Sustainability Statements) which did not rely upon the EVCP provision.

In light of the above and the context of the overall scheme remains unchanged and it is not considered that the amendments would have any material effect on the approved development. No comments were received in relation to the proposed amendment. The planning history of the site was duly considered when forming this decision.

2 You are advised that this decision relates only to the changes as set out in the description and shall only be read in the context of the substantive planning permission 2014/0176/P (dated 18/12/2014) and varied permissions under references 2015/2988/P (dated 15/12/2015), 2015/7249/P (dated 06/06/2016), 2016/6606/P (dated 08/06/2017) and 2017/2860/P (dated 17/07/2017 and is bound by all the conditions and obligations attached to this 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning

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