

London Borough of Camden
Planning and Built Environment
2nd Floor,
5, Pancras Square,
c/o The Town Hall,
Judd Street,
London, WC1H 9LP
(By the Planning Portal only. Ref PP-06583757).

Date: 28 February 2018.
Our ref: PMS/768/09/01/02/05.

For the attention of Thomas Sild:

Dear Tom,

Parker Tower, 43 – 49 Parker Street, London, WC2B 5PS:
Application for Approval of Details: Condition no's. 6 and 16:

We have attached, via the Planning Portal, an application for the approval of details pursuant to Condition no's 6 and 16 of the approval for the above development.

Condition 6 relates to green / brown roofs and the green wall details and Condition 16 refers to the CCTV strategy for the site.

It should be noted that the green roof detail has previously be approved under landscaping condition no.4 (approval reference 2015/6746/P). We have however for completeness and to meet the wording of condition 6 re-submitted the information here.

Background: All Conditions:

Planning permission for the site was granted under ref 2014/0176/P on 18 December 2014. Since that date there have been a number of variations to the scheme, which have been formalised under Section 73 applications and their associated Deeds of Variation to the original Section 106 Agreement. These DoVs were entered into on the following dates -

15 December 2015, 6 June 2016, 24 February 2017 and 8 June 2017. A fifth DoV for amendments to the commercial areas is due to be signed shortly and refers to application reference 2017/2860/P.

Details of the Conditions: General:

This application seeks approval of the two conditions detailed below. The wording of the condition and the reason for the condition are stated in each case. This is then followed by a list of the documents that are attached to each of the conditions. The application form and the red line site location plan, detailed below, are relevant to both conditions. The £116 fee for this application has been paid via the Planning Portal.

1. Completed application form for approval of details reserved by condition submitted via the Planning Portal. (Ref: PP-06583757).
2. Red line plan showing the location of the site – Drawing no. 768.1-1.000.

Condition no.6:

Full details in respect of the green/brown roof(s) and green wall in the areas indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policy A3 of the Camden Local Plan 2017.

Application Documents: (Condition no.6).

Attached are the following details to be approved by the Council in accordance with the above condition:

1. PAR MOX 5306 P2 Landscape roof details.
2. PAR MOX 5322 P1 living wall details.
3. PAR MOX 5328 P1 ground floor wall details.
4. JLS2929-501 roof planting proposals (prepared by RPS Landscape consultants).
5. JLS2929-570 green and brown roof specification (prepared by RPS Landscape consultants).
6. ANS Living wall, product guide.

Condition no.16:

Prior to the first occupation of any residential unit details of the proposed CCTV strategy, including full location, design and management details of any proposed CCTV equipment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented prior to the first occupation of any residential unit.

Reason: In order to seek to protect the amenity of occupiers from possible instances of crime, fear of crime and anti-social behaviour and to safeguard the appearance of the premises and the character of the immediate area, in accordance with policies A1, D1 and C5 of Camden Local Plan 2017.

Application Documents: (Condition no.16).

Attached are the following drawings and details to be approved by the Council in accordance with the above condition: (N.B. the documents and drawings have been prepared by Engie Ineo, the project M&E sub-contractor).

1. B1-72-B-01-CCTV, tower basement plan.
2. B1-72-G-01-CCTV, tower ground floor plan.
3. B2-72-B-01-CCTV, block A basement plan.
4. B1-72-G-01-CCTV, block A ground floor plan.
5. Technical details, reference 22069 PTS No.60 CCTV System.

We trust that the enclosed information is sufficient to discharge both conditions. However, should you have any questions or would like to discuss the application details, then please contact me on the above number.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Straupmanis', with a stylized flourish at the end.

Paul Straupmanis.

cc: Legendre UK Ltd
BNPP
G&T
MAL File 768/09/01/02/05

enc: Items listed above under 'Application Documents.'