

Late Information for Planning Committee

11th June 2019

Agenda item: 7(1)
Application Numbers: 2018/6016/P
Address: 18 Vine Hill and 15-29 Eyre Street Hill
London
EC1R 5DZ

Additional Paragraph

11.14 Given the residential floorspace would be over 1,000sqm there would be a requirement to provide Public Open Space. It is accepted that due to the constraints of the site it is not possible to provide open space on site and therefore a payment in lieu will be secured. In accordance with formula set out in CPG Public Open Space this payment would be £49,863.60. This is based on the number of units, the average household size in the ward and the amount of cost and maintenance to provide Public Open Space.

The following alterations are required, amended wording in bold.

19.11 The proposal would provide 2,310 sqm of office space, 3,634 sqm of hotel space (153 hotel rooms, which is what was originally proposed but now 146) and **9** ~~40~~ residential dwellings (**5** ~~7~~x1 bed and **4** ~~3~~x3 bed).

24.1 The following contributions are required to mitigate the impact of the development upon the local area, including on local services. These heads of terms will mitigate any impact of the proposal on the infrastructure of the area.

Contribution	Amount (£)
Payment in Lieu of market housing	£1,095,500
Highways	£39,272
Pedestrian, cycling and environmental contributions	£200,000
Construction Management Plan monitoring fee	£22,816
Travel plan monitoring for office	£6,432
Contribution towards creation and promotion of employment and training opportunities	£22,462.89
Public Open Space	£49,863.60
TOTAL	£1,421,095.49

28.1

Employment and training

- The S106 should broker a meeting between the end user(s) of the **hotel use ground floor retail units** and the Economic Development team to discuss **the Councils** employment and skills objectives. Including end use apprenticeships. The apprenticeships could be within a range of roles (examples include hospitality, business administration, finance, customer service, IT).

Condition 16

Land contamination

Prior to commencement of any works on site, **other than works of demolition**, a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing.

The site investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination will be dealt with

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous use of the site in accordance with policies G1, D1, A1, and DM1 of the London Borough of Camden Local Plan 2017.

Replacement Condition 17

Plant and equipment

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum Amber noise criteria set in The Camden Local Plan, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.