

## SUPPLEMENTARY AGENDA

### Item 2

Parker House, 25 Parker Street, London WC2B 5PA

#### 1. Consultation responses

1.1 Two further responses have been received from St Joseph's School covering the following points:

- A scheme is being worked up for the existing western entrance that is being funded by £104,000 S106 funding from the Central St Giles development. The school would like to carry out works to the eastern stair core to create level access to the playground as well as additional fire exits to Powis House and Wimbledon House and secondary glazing to the rear elevation and if these can be funded from the Parker Street development the school welcomes this as an alternative to their proposed new entrance through the Parker Street Hostel site. OFFICER COMMENT: It should be noted that the applicant has agreed to a £250,000 payment to the school outside of the planning process and accordingly that sum is not a planning obligation (and is therefore not part of any Section 106 agreement) associated with this development. The works outlined above (western entrance, eastern stair core, fire exits and secondary glazing) have been estimated at £364,000 and can therefore largely be funded by the St Giles S106 and the applicant's payment. Education colleagues have agreed to the principle of £10,000 of the Parker Street education contribution secured with condition 32 to be ring fenced for St Joseph's school.
- The school would welcome further improvements in the area including a raised table to Macklin Street. OFFICER COMMENT: An additional financial contribution is required for pedestrian, cycle and environmental improvements in the area (see 3.15 below) and this could include highway works on Macklin Street. It should be noted that transport officers have advised that the school should use the eastern entrance where possible as this is adjacent to the existing pedestrianised area. They have also advised that a raised table on Macklin Street would not reduce car speed much as the road is already narrow and is not straight.
- The amended daylight/sunlight report acknowledges that there will be no 'material' impact on the school and that five rooms in the school will experience a loss of internal daylight distribution. The school is satisfied that this impact is not material.
- Welcome the additional information submitted regarding construction noise but disagree with the conclusion of this report and request changes to condition 17 with trials carried out at the start of demolition to measure the actual sound levels and set a reasonable noise limit. OFFICER COMMENT: Please see 3.7 below for alternative wording of condition 17.
- Request that the CMP deals with dust levels in the playground and school and the control of these levels. Wish to see incorporated in conditions the requirement to actively monitor dust and to take action if agreed trigger levels are exceeded. OFFICER COMMENT: Condition 27 requires as Air Quality Assessment to be submitted with the CMP and has been amended to include dust monitoring (see 3.13 below).

1.2 An additional comment has been received from 12 Aldwych Buildings requesting a copy of the original feasibility study and any other feasibility studies carried out at the site. This is a query for the applicant regarding the background to their submission of this planning application. The resident also reiterates the need for a replacement Tenants Association room (see 2.3 below).

**2. Amendments/additional info**

**Tybalds estate and provision of affordable housing units**

2.1 Paragraph 6.29 details the number of units at the application site (Parker Street hostel) as well as the number of off site affordable housing units proposed on the Tybalds Estate, but does not include information on the wider proposals at the Tybalds Estate. Paragraph 6.31 states that the planning application at the Tybalds Estate is expected to be submitted in February 2013. The planning application at the Tybalds Estate was submitted on 18 February 2013 (2013/1014/P) and an updated table with a summary of the entire scheme at the Tybalds Estate is outlined below. Please note that the application is currently under assessment and these numbers are subject to change.

	1 bed	2 bed	3 bed	4 bed	Total
<b><u>Parker street</u></b>					
Social rented	1	2	0	0	3 (197m <sup>2</sup> GIA)
Private	13	18	9	0	40 (3087m <sup>2</sup> GIA)
TOTAL	14	20	9	0	43 (3284m <sup>2</sup> GIA)
<b><u>Tybalds Estate</u></b>					
<b><u>Parker house off site units</u></b>					
Social rented	8	1	12	2	23 (1841m <sup>2</sup> GIA)
Intermediate	19	1	0	0	20 (1072m <sup>2</sup> GIA)
<b><u>Tybalds standalone units</u></b>					
Social rented	3	3	4	3	13 (1284m <sup>2</sup> GIA)
Intermediate	10	0	0	0	10 (414m <sup>2</sup> GIA)
Private	16	10	1	0	27 (1692m <sup>2</sup> GIA)
TOTAL	56	15	17	5	93

**Noise report for sub station**

2.2 The originally submitted noise assessment measured the lowest background noise level at the site as 44dB. The applicant has submitted a technical note with regard to potential noise from the proposed sub station and this concludes that, with the louvred doors serving some mitigation, the noise level from the sub station to the roof top amenity space will be no higher than 39dB and to the nearest dwelling (8m away) would be no higher than 24-29dB. The proposed substation would therefore operate 10 dB below the lowest Background Noise Level from the nearest residential unit and thus would comply with the necessary standards in policy DP28. In order to protect residents, the standard noise condition has been recommended to ensure that the levels specified are achieved and if not that necessary steps are taken to

ensure they are.

### **Tenants/Residents Association space**

2.3 Further information has been submitted by the applicant with regard to the current use of the Aldwych Workshops as follows:

- Two storey element - Offices for Parker House Staff only
- Refuse storage
- Caretakers Facilities room
- Informal TRA room and storage rooms (residents use this space informally with key access but without any formal consent or lease).

2.4 Objections have been raised by residents with regard to the loss of the TRA space. The proposal includes the provision of storage lockers and cycle storage lockers within the courtyard area, as well as a caretakers room and refuse storage within Aldwych Workshops. The applicant is exploring options to provide an additional TRA room on the roof of Aldwych Workshops, but this does not form part of this current application. There are 29 units at Aldwych Building and the provision of a TRA space is not something that would be expected to be provided for a building of this scale. The storage and cycle lockers are welcomed and it is considered that the provision of replacement TRA space is not required as part of this development.

### **Accessibility**

2.5 The 2 bed social housing unit adjacent to the main hostel building does not have level access from the street level to the front of the property. In the original submission level access was to be provided at the rear via the courtyard to the rear of Aldwych buildings, but because of issues regarding access to this self-contained unit via the adjacent building's courtyard, this part of the scheme has been amended and there is now no level access to the property. Given that this part of the site is more akin to a conversion with the retention of 2 facades and the existing ground floor level it is considered acceptable in this instance to accept one step into this unit.

### **Apprenticeship numbers**

2.6 Paragraph 6.6 and 7.4 state that there will be one construction industry apprenticeship. This had been miscalculated and there will in fact be six construction industry apprenticeships and condition 30 has been amended accordingly.

### **Protected Species**

2.7 The applicant has submitted a Preliminary Ecological Appraisal (prepared by the Ecology Consultancy dated 29.01.2013), demonstrating how the development will impact on biodiversity, within the site and locality, as set out in CPG3 (Sustainability). It is considered the proposal has adequately demonstrated how biodiversity considerations have been incorporated into the development. To ensure measures of mitigation and enhancing biodiversity, this matter shall be secured by way of condition 12 (see 3.6 below) and an additional informative referring the applicant to the requirements of the Wildlife and Countryside Act 1981.

## **3. Conditions**

3.1 A number of conditions have been amended as set out below. Because this is a

Council-owned scheme and it is not possible to fully draft the S106 at this point a number of the conditions may be amended after committee as the S106 wording is worked up in more detail.

Conservation area consent 2012/6143/C

3.2 Condition 2 has been amended and should read as follows:

*“Not to commence or permit to commence the Enabling Works at the Property pursuant to the Planning Permission before a contract for the construction of the Development has been entered securing completion of the development within a fixed timescale of [xx] months to be agreed with the Council (as local planning authority) into unless the Owner provides to the Council a letter from the Director of Housing and Adult Social Care confirming that the Council is committed to construct and complete the Development itself”.*

3.3 This amended wording is considered acceptable for the following reasons:

- The applicant has timed the demolition works to coincide with the school holidays to minimise the impact on the adjacent school. There is then likely to be a gap when the applicant undertakes the procurement process. In this exceptional case, it is considered acceptable for there to be a 12 month gap between demolition and redevelopment as there is some certainty provided with the Council being the landowner and developer. The wording of the condition also requires the completion of the development to be carried out within a certain timeframe.
- Should the applicant sell the site to a private developer the condition does not allow demolition to take place until a contract for the construction has been entered into, which is the standard wording for this condition.

**Planning 2012/6132/P**

3.4 Condition 8 has been amended to refer to ‘BS:5837 (2012)’ and not ‘BS:5837 (2005)’.

3.5 Condition 11 has been re-worded and should read as follows:

*“Full details of a **biodiverse, substrate-based extensive living roof** shall be submitted to and approved by the Local Planning Authority, in writing, before the development commences. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. This must include a detailed maintenance plan, details of its construction and the materials used, to include a section at a scale of 1:20, and full planting details. The substrate depth should vary between 80mm and 150mm with peaks and troughs, but should average at least 130mm.”*

3.6 Condition 12 has been re-worded and should read as follows:

*“The development shall at all times be implemented and managed in accordance with the measures recommended in the **Ecology Statement** prepared by the Ecology Consultancy dated 27.09.12, and the Preliminary Ecological Appraisal prepared by the Ecology Consultancy dated 29.01.2013, and prior to the relevant parts of the works commencing. Details of bird and bat nesting boxes / bricks and details of measures taken to enhance local populations of Biodiversity Action Plan priority species shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The details shall*

*include the exact location, specification and design. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.”*

3.7 Condition 17 has been re-worded and should be read as follows:

*“Prior to commencement of development (including demolition) the developer to prepare and submit a **demolition, construction and noise management plan**, which shall include, as a minimum:*

- The setting of a maximum noise limit in respect of the equipment to be used and the construction methods to be employed as part of the demolition and construction process.*
- The processes by which the maximum noise limit shall be determined, which shall include, acoustic tests at the commencement of demolition to determine maximum noise limit during term.*
- The timing and duration of the various activities that comprise the demolition and construction process.*
- The placement of noise monitors and the method by which the noise limits shall be monitored around the site.*
- The procedures by which the noise limits will be controlled.*
- Any measures to be implemented in the adjacent school to mitigate the predicted construction noise levels and to include, as a minimum the implementation of secondary glazing to the existing windows of the school building facing the application site.*

*The demolition, construction and noise management plan shall be agreed with the Council's EHO officer and shall be prepared with due regard to Building Bulletin 93; be subject to consultation with representatives from the school; and be adhered to throughout the duration of the works.*

*Reason: To safeguard the amenities of the adjoining premises including St Joseph's School playground and classrooms, and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies”.*

3.8 Condition 23 has been drafted as follows:

*“\*Prior to first occupation of the development (excluding the 3 affordable housing units) hereby approved, the **replacement hostel accommodation** shall be provided at the Mount Pleasant Hostel (52-54 Mount Pleasant, London, WC1X 0AL granted planning permission under reference number 2011/6016/P) and a building contract shall be let for the construction and delivery of the replacement hostel accommodation at the Holmes Road Hostel (41-43 Holmes Road, London, NW5 3AN granted planning permission under reference number 2012/6344/P) with completion of the Holmes Road Hostel scheme to be carried out within ?? months of commencement of works.*

*Reason: To secure sufficient provision of hostel accommodation in accordance with the requirements of policy CS6 of the London Borough of Camden Local*

*Development Framework Core Strategy and policies DP4 and DP8 of the London Borough of Camden Local Development Framework Development Policies”.*

- 3.9 It is not necessary to require the replacement hostel accommodation at Mount Pleasant and Holmes Road to be completed prior to commencement of the Parker Street development for the following reasons:
- The Parker Street hostel has already begun the process of decanting residents and 40 residents were relocated to other accommodation in the ‘Pathway’ in Dec 2012; and
  - The remaining 80 residents are due to be decanted on the 14 May 2013 to a site on Seven Sisters Road soon to be vacated by St Mungo's, to other places in the ‘Pathway’ or to independent living.
- 3.10 Condition 24 has been amended to remove reference to intermediate units as there are no intermediate units proposed on site.
- 3.11 Condition 25 has been drafted as follows:  
*\*Prior to implementation of development details of the **off-site affordable housing** (at “Tybalds Estate” being land bounded by Orde Hall Street, Dombey Street, Harpur Street, r/o Theobalds Road, New North Street, Boswell Street, Old Gloucester Street and r/o Great Ormond Street) shall be submitted to and approved in writing by the Local Planning Authority, including details of the off-site location, the planning status of the site, indicative design and a programme for delivery. Prior to occupation of the development hereby approved evidence that a building contract has been entered into for the off-site affordable housing shall be submitted to the Local Planning Authority. The off-site affordable housing shall be retained in perpetuity for no purpose other than for the provision of affordable housing with at least 60% net internal floorspace being social rented housing; not disposing of any interest in the Affordable Housing Units (except by way of mortgage) other than to any other Registered Social Landlord registered with the Regulator or any other body organisation or company registered with the Charity Commissioners for England and Wales and approved by the Homes and Communities Agency or the Regulator or the Local Planning Authority.*

Reason: to secure sufficient provision of affordable housing in the development in accordance with the requirements of policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies”.

- 3.12 It would normally be expected that all the off site affordable units (on the Tybalds Estate) are provided prior to occupation of the private units (at Parker Street). The Tybalds scheme is being provided in phases between 2013 and 2018 and in order to maximise the number of family units provided, the units associated with Parker Street are to be pepper potted throughout all the phases. It is therefore not possible to provide the off site affordable units associated with the Parker Street scheme in the first phase of the Tybalds development or prior to occupation of the Parker Street scheme. In this exceptional case, it is considered acceptable for the off-site affordable units to be provided after the occupation of the private units as there is some certainty provided with the Council being the landowner and developer of the Tybalds Estate and because the condition and associated S106 clauses require the

submission of indicative design, programme for delivery and timescales for delivery.

3.13 Condition 27

*“\*No part of the development (including demolition) of any phase hereby approved shall be commenced until a **Construction Management Plan** (including an Air Quality Assessment and dust monitoring) setting out measures for ensuring highway safety and managing transport, deliveries, waste (including recycling of materials) and dust monitoring throughout the demolition and construction period, has been submitted to and approved by the local planning authority in consultation with Transport for London. The measures contained in the Construction Management Plan shall at all times remain implemented during the relevant construction phase”.*

3.14 Conditions 31, 32 and 33 have been amended to include demolition as follows “No part of the development (including demolition) hereby approved.....”

3.15 Two additional conditions are proposed as follows:

*“\*No part of the development (including demolition) hereby approved shall be commenced until the Local Planning Authority has confirmed in writing that the measures necessary to secure **pedestrian, cycle and environmental improvements** in the vicinity of the development have been submitted and approved by the Local Planning Authority.*

*“\*No part of the development (including demolition) hereby approved shall be commenced until the Local Planning Authority has confirmed in writing that level plans **demonstrating levels at the interface of the development**, the boundary of the property and the public highway have been submitted to and approved by the Local Planning Authority”.*

4. **Community Infrastructure Levy (CIL)**

4.1 Paragraph 6.67 incorrectly calculates the CIL payment that will be liable for this application (only the uplift in floorspace is liable not existing floorspace if the building has been occupied for the last 6 months). The corrected paragraph should therefore read as follows:

“The proposal will be liable for the Mayor of London’s CIL as the additional floorspace exceeds 100sqm or one unit of residential accommodation. Based on the Mayor’s CIL charging schedule and the information given on the plans, the charge is likely to be £58,000 (1,160sqm for uplift x £50). This will be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative would have been attached to any consent advising the applicant of this charge if the application were to be approved.”