

## Draft Section 106 Heads of Terms

### Planning Application at 15-27 Britannia Street, Camden

April 2011

The Draft Section 106 Heads of Terms relate to a planning application submitted to the London Borough of Camden with the following description of development.

*'Applications for planning permission and conservation area consent associated with the partial demolition, rebuilding and extension of 15-27 Britannia Street in connection with the re-use of the site as student accommodation (263 bedrooms) with the provision of communal areas and an external courtyard; the change of use of 15 Britannia Street for residential accommodation (2 two-bedroom apartments) and a self contained office suite (117 sq. m), and the change of use of unnumbered properties on Wicklow Street to residential accommodation (2 one-bedroom apartments) and a performance space/ gallery for use by students'.*

A list of the proposed obligations is set out in the list below, following discussions at pre-application stage. The level is draft and it has been confirmed by Charles Thuairé, Senior Planning Officer at the Council that the final level of any financial contributions will be confirmed during the planning application process. The draft obligations are:

- A contribution of £58,750<sup>1</sup> towards employment and training within London Borough of Camden.
- A contribution of £80,150<sup>2</sup> towards public healthcare in the London Borough of Camden.
- A contribution of £1,670<sup>3</sup> towards the provision or enhancement of public open space in the London Borough of Camden.
- A contribution towards highways improvements<sup>4</sup> in the local area.
- The use of the student accommodation will remain in perpetuity for occupation by full or part time students within a HEFCE funded institution, either within the Camden Borough or an adjoining borough. The student accommodation will be restricted from being sold as separate self-contained residential accommodation.
- The development will be let at a rent no greater than the rents of similar student housing of a similar size, age, specification and location in the London Borough of Camden.
- The development is to remain car free, other than from holders of a disabled person's badge who will be entitled to apply to the Council for on-street parking permits.
- The requirement, if necessary, to submit further/ final versions of the following documents if additional information is required over and above that submitted at planning application stage: construction management plan; student management plan; sustainability plan; energy efficiency and renewable energy plan; water

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<sup>1</sup> The figure of £58,750 was confirmed by Vivienne Lewis, Neighbourhood Renewal Project Officer at the London Borough of Camden on 22 June 2010. It was confirmed by Charles Thuairé, Senior Planning Officer at the London Borough of Camden on 30 November 2010 that the amount may vary slightly on receipt of the planning application.

<sup>2</sup> The figure of £80,150 was confirmed by Charles Thuairé on 6 December 2010.

<sup>3</sup> The figure of £1,670 is currently being discussed with the Council and will be finalised during the planning application process.

<sup>4</sup> The level of planning contribution has not been confirmed by the Council, and will be confirmed upon receipt of the planning application. It was confirmed by Charles Thuairé on 23 June 2010 and 30 November 2010 that the level of contribution will not exceed £150,000.

efficiency and surface water management plan; service management plan; and green travel plan.

- The requirement to work with the Kings Cross Construction, the Council's construction training centre in Kings Cross, to enable Camden's residents to secure employment during the construction phase of the development, where possible.
- The requirement to work with the Council's Local Procurement Team, where possible, to procure goods and services from local businesses during the construction phase of the development.
- Payment of the Council's legal and other costs in: preparing and monitoring the agreement; and monitoring and enforcing its compliance.