

**ADDENDUM TO ITEM 7, APPLICATION NO. 8, DEVELOPMENT
CONTROL COMMITTEE, 23rd October 2014**

APPLICATION REF: **2014/4381/P**

ADDRESS: **102 Camley Street
London
NW1 0PF**

The following additions and items of clarification are required to address certain matters.

1. THE PROPOSAL

- 1.1 Para 2.3 in regard to the northern access route states that Network Rail has a “restrictive covenant” for maintenance access. The applicant has advised that this should more correctly state that Network Rail has a “right to pass”.

2. ASSESSMENT

- 2.1 Para 6.11 states that the existing occupier of the site is “looking to accommodate their business expansion elsewhere”. This should more correctly state that the previous occupier, Marigold Foods, has relocated to new larger premises in Tottenham and the site is currently vacant.
- 2.2 Para 6.18, Table 1 incorrectly quotes the GIA for the affordable housing floorspace as 3,628sqm. The correct figure is 3,658sqm. The total GIA figure in this table is unaffected.
- 2.3 Para 6.148 refers in error to a basement car park. The preceding paragraph correctly states that there are 2 disabled bays located within the site at ground floor level. The details of a parking management plan (PMP) required, also detailed in para 6.148, should omit the references to electric vehicle charging points and to gates and barriers to the basement car park. The PRP should however include reference to the marking out of a space for a mobility scooter which is referred to alongside the two parking spaces on the submitted ground floor plan.
- 2.4 Para. 6.164 refers to it being assumed that refuse and recycling collections would take place from the yellow lines on Camley Street. However it should be noted that the site also has the ability for refuse vehicles to reverse into the site to collect waste which would minimise any interruption to two-way traffic flows on Camley Street during collection times.

3. SECTION 106 HEADS OF TERMS

- 3.1 The list of Section 106 heads of terms set out under the report recommendation omitted to refer to the need for a Community Facilities Contribution.
- 3.2 The relevant formula in CPG8 (pg 26) requires that developments be assessed as to their likely demands on community space provision within the area and advises a guideline £980 per bedroom contribution for general needs housing.

$$\text{£980} \times 295 \text{ bedrooms} = \underline{\text{£289,100}}$$

4. INDEPENDENT FINANCIAL VIABILITY REPORT FOR AFFORDABLE HOUSING

- 4.1 The reports referred to at para. 6.22 of the main report are appended to this addendum.

Addendum ends