

ADDENDUM TO ITEM 7, APPLICATION NO. 10, DEVELOPMENT CONTROL COMMITTEE, 23rd October 2014

APPLICATION REF: **2014/4385/P**

ADDRESS: **101 Camley Street
London
NW1 0PF**

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

1. SITE

- 1.1 The site description at para 1.1 incorrectly states the area of the site as approximately 3.5ha. This should correctly state approximately 0.35ha.

2. CONSULTATIONS:

Canal & River Trust response to GLA on the principle of a pedestrian bridge:

- 2.1 Further to the CRT's letter as summarised in the main report and the Mayor's response urging them to actively engage in furthering the delivery of the proposed bridge, the CRT have issued a letter in response to reaffirm their position on this matter. They re-state their concerns as previously summarised in the main report and adding that the cumulative effect of a number of bridges in close proximity would lead to "tunnelling".

3. ASSESSMENT

- 3.1 Para 6.18, Table 1 incorrectly quotes the GIA and NIA totals for the affordable housing floorspace as 24,404sqm and 18,268sqm. The correct totals are 16,397sqm GIA, and 9,888sqm NIA. All the other figures in this table are unaffected.
- 3.2 Para 6.71 refers to communal roof terraces which total 1,406 sqm. This figure relates to the total area of the private balconies and roof terraces. The communal allotments comprise 420sqm.

4. SECTION 106 HEADS OF TERMS

- 4.1 The list of Section 106 heads of terms set out under the report recommendation has referred to the wrong amounts on the affordable

housing deferred payment capped amount, education and public open space contributions respectively. This list also omits to refer to a Community Facilities Contribution which should be added. The relevant figures for inclusion are the following:

- **(item 2) Affordable housing deferred payment capped at £11,269,125**
- **(item 5) Education contribution £295,565**
- **(item 6) Public open space contributions £188,391**
- **(new item 7) Community facilities contribution of £255,780**

The relevant calculations for the above are to be found in the main report at paras 6.47 (affordable housing deferred payment), 6.241 (education), 6.242 (public open space) and 6.244 (community facilities).

- 4.2 In regard to item 6 – public open space contribution, it should be clarified that 50% of this would be paid into the Canal and River Trust's Kings Cross Central Fund.

5. INDEPENDENT FINANCIAL VIABILITY REPORT FOR AFFORDABLE HOUSING

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

Addendum ends