**SUPPLEMENTARY AGENDA for DCC 4.6.15**

**Agenda Item 7(3)**

**Address: Bartrams convent, Rowland Hill Street NW3**

**Reference Number: 2014/6449/P**

**Insert the following paragraphs :**

**6.26a** The Applicant contends that the increased risk associated with securing funding for this relatively innovative development are not comparable to those for regular residential development and this should be taken into account when considering the details of the deferred affordable housing mechanism.

**6.26b** Council planning guidance states (CPG8) that a deferred contribution is only triggered if the further financial viability appraisal shows that there has been sufficient growth in viability. The guidance acknowledges that it may necessary to vary the formula for calculating surplus or deficit to reflect the particular viability appraisal model being used. The London Plan requires that the Council apply flexibility in the application of their affordable housing policies for such schemes. Therefore officers consider that the viability of the proposals require flexible consideration in order to ensure delivery.

**6.26c** The merits of various options were considered. The recommendation remains for a Deferred Affordable Housing Contribution (DAHC), triggered after implementation and at a point when a proportion of sales have been completed. BPS’ assessment of the scheme viability acknowledges that the Gross Development Value (GDV) of the site would have to rise significantly, relative to costs, before any DAHC would be paid. Officers conclude that the threshold at which the Affordable Housing contribution payments would be required should reflect the additional risk of the scheme. In effect this would be equivalent to allowing an increased profit margin (of the order of 25%). The upper cap of the Deferred Contribution would remain as per para 6.25.

Amend (in bold) the following paragraph:

6.70 **The contribution required for public realm improvements (quoted as £120,000) has been reviewed in the light of the applicants’ intention to resurface Rowland Hill Street which is a significant and welcome commitment. Accordingly the amount has been reduced to £38,000, to be used for Legible London signage on Haverstock Hill or Rosslyn Hill (para 6.69a) and for pedestrian improvements on Haverstock Hill and Rosslyn Hill (between Belsize Park underground station and the junction with Pond Street) (para 6.69b&c). This figure of £38,000 should now be referred to in the recommendation para 7.4 (a).**

**Conclusion**

**Amend** para 7.4 as follows:

Planning permission is recommended subject to a S106 Legal Agreement covering the following clauses:
a) public realm improvements contribution **of £38,000- see para 6.70;
b) travel plan and monitoring fee of £5902;**c) car-capped housing;
d) carpark management plan – see para 6.62;
e) servicing management plan;
f) demolition and construction management plans- see para 6.67;
g) basement construction plan, to include recommendations of LBH consultants- see para 6.52;
h) post-construction review and implementation of renewable energy facilities;
i) regeneration requirements, including support fee of £1500 x 9 apprentices- see para 6.72 for details;
j) deferred affordable housing contribution, with priority given to housing for older people- see para 6.24;
k) CIL matters in relation to viability- see para 6.76.