

**2014/2889/PRE
Arthur Stanley House
40 - 50 Tottenham Street
London
W1T 4RN**

PLANNING PERFORMANCE AGREEMENT

1. Introduction

- 1.1 This Planning Performance Agreement (PPA) covers the pre-application process through to determination of the application in respect of the Arthur Stanley House development proposals. It aims to provide a project management framework and timetable within which to carry out and complete the various mechanisms constituting the task of dealing with such a multifaceted scheme as this one.
- 1.2 The aim of the PPA is to improve the quality of the decision making process, as opposed to the speed of the decision.
- 1.3 The proposed development is for the refurbishment and extension to enable a change of use from health care (Class D1) to a mixed use development comprising 1,976sq.m. residential (Class C3) and 5,487sq.m. office floorspace (Class B1) including new build to the north.
- 1.4 All parties share the desire for a clear path towards an effective decision making process and one which identifies any key issues of conflict and the resources required to resolve them at an early stage along the way. This document sets out the way forward in achieving this.
- 1.5 This agreement will apply from the date the PPA is signed and shall remain in force until the decision date (being the date a planning decision is issued by the Council on the Planning Application) (or such extension of this Term as agreed) and upon the expiry of such period this PPA shall cease.

2. The Parties

The parties signing up to the PPA comprise University College London Hospitals Charity (UCLHC) as the Developer and Camden planning officers as the Local Planning Authority (LPA).

- 2.1 A schedule of key contacts in the project teams for each party can be found at Appendix 1.

3. Vision and Objectives

- 3.1 The project visioning can be approached from 3 main perspectives which are inter-related: objectives of the development itself, objectives for the benefit of the community and objectives to meet planning policy.

Development objectives

- 3.2 The development objectives are to:

- Regenerate a redundant hospital related building and
- Provide a mix of new commercial and residential space to the area.

Community objectives:

- 3.3 To realise the objectives of the Fitzrovia Area Action Plan in re-using the building and delivering a part of the master plan for the area.

Planning policy objectives:

- 3.4 Development plan policy is set out in the London Borough of Camden Local Development Framework (LDF) and the London Plan. National planning policy guidance should also be considered, which comes in the form of the National Planning Policy Framework (NPPF).
- 3.5 The development will seek to deliver a mixed use scheme in an appropriate location for such in line with policy DP1 and include affordable housing at a level compliant to adopted policy DP3. It will also seek to deliver good design reflecting policy DP24 and deliver part of the adopted Fitzrovia Area Action Plan.
- 3.6 Key policies to be considered as taken from the LDF Core Strategy/Development Policies include the following:
- CS6 – Providing quality homes
 - DP1 – Mixed use development
 - DP2 – Making full use of Camden's capacity for housing
 - DP3 – Contributions to the supply of affordable housing
 - DP5 – Homes of different sizes
 - DP15 (c) – Community and leisure uses
- 3.7 The development of the above objectives must be seen as a fluid process subject to refinement or modification coming out of the pre-application process and community engagement. Adding further value and clarity to these objectives will be a critical task of the PPA.

4. Tasks Plan

4.1 Leading on from the above visions and objectives the following has been discussed at the most recent pre-application meeting and the applicant and Council agree that the two principal matters that would be re-examined in the application by the time of its submission would be:

- The architectural/ elevational approach to the scheme and
- The level of amenity enjoyed by the affordable housing.

5. PPA Diary

5.1 A programme timetabling the pre-application meetings that have taken place and the timing of the planning application is attached at Appendix 2 below. It is the responsibility of both parties to make reasonable efforts to adhere to the programme. The PPA Diary will be reviewed from time to time between the parties to take account of the comments and outcomes of the meetings and any relevant unforeseen matters that might arise.

6. Procedural arrangements

6.1 The Developer will meet with the Local Planning Authority throughout the application phase in order to address issues that might arise as may be agreed appropriate between the parties.

6.2 The meetings will be primarily structured as breakout meetings and periodic informal review meetings and will be programmed according to the PPA Diary.

6.3 The Council will provide appropriate officers to attend these meetings.

6.4 The parties will seek to have agreed Heads of Terms and full draft detailed wording of a S106 in advance of the DC Committee to enable final signing and sealing of the S106 in a timely fashion.

6.5 **Third Party Consultation:** As necessary meetings may be held with various third parties or organisations. As part of the PPA the developer will provide the LPA with full details of such meetings being held with third parties and the LPA will be invited to attend as an observer. This will fall outside of the PPA charging mechanism.

6.6 **Planning application:** The planning application will be a detailed application which will be consistent with that which has evolved through

the pre-application process having regard to the advice and discussions between officers and the developer.

6.7 **Implementation:** It will be important for officers to have a clear understanding of the constraints on timing for commencement of development. To this end it may be helpful to consider the implications on the development programme from approvals of details likely be required by condition in advance of works commencing. The need for details by condition will be linked to the level of detail provided in the submission.

6.8 Key issues *to be agreed in advance* of the application:

- Application Documentation: The parties to this Agreement agree that the Planning Application shall be accompanied by various supporting documents details of which will have been agreed with the Council during the pre-application process;
- The application shall be submitted in electronic form (on CD-ROM) (agreed);
- Level of detail to be included in the application drawings (agreed).

7. **Community engagement**

7.1 The Developer has discussed their proposals with local residents at an exhibition on 19th and 22nd November 2014, following a mail-drop to inform them of such. The proposals were also discussed with the Charlotte Street CAAC and the Charlotte Street Association as part of that exhibition.

8. **Financial contribution**

9.1 The developer will contribute to the Council's costs in respect of this service by payment of a flat rate fee to cover the period of the PPA, this being currently set at £6,000. An additional supplement to this fee is calculated on the basis of the Council's current published pre-application charging rates and other relevant fees, e.g. for Development Management Forum.

The financial contribution will be in addition to the normal planning application fee and will be exclusive of the Council's legal costs involved in association with drafting and advising upon the S106 Agreement.

The total due is £10,000 (plus VAT). This is calculated as follows:

£6,000	Flat rate PPA fee
£2,000	Breakout meeting on Housing matters (held)
£2,000	Breakout design meeting (held)

Though the application will be submitted as one that is compliant with policy on the appropriate level of affordable housing and no viability assessment is needed with the application, in the event that it is needed,

the developer also agrees in principle to pay the costs for the Council's viability consultant to assess of the affordable housing viability of the development, subject to agreeing that amount.

- 9.2 Financial contributions should be paid in advance. The Council will send an invoice to:

*Peter Burroughs
UCLH Charity
5th Floor East
250 Euston Road
London
NW1 2PG*

10. Performance Standards

- 10.1 The Developer agrees to use its reasonable endeavours to achieve the following performance standards at all times:

- a. To provide to LBC at least 5 working days prior to any meeting all substantive and relevant documents which are relevant to that meeting and which relate to any relevant action points or agenda item identified.
- b. To provide LBC with such additional information as may be requested within 10 working days of such written request from LBC (or such other time period as may be agreed).
- c. To make all reasonable endeavours to work jointly with the LPA and to respond to requests for further information, points of clarification, or presentational material to assist with the understanding of the proposals and their communication to Members and/or the public at meetings or briefing sessions as might be appropriate.
- d. To work with the LPA to ensure adherence to the PPA Diary and Procedural Arrangements.

- 10.2 The LPA agrees to use its reasonable endeavours to achieve the following performance standards at all times:

- a. Respond substantively to all emails, letters and telephone calls within 10 working days of receipt. Where circumstances beyond the reasonable control of the Council prevent compliance, the Developer shall be notified of such circumstances.
- b. To provide the Developer with written feedback following formal pre-application meetings within 15 working days from the date of that meeting.

- c. To provide the Developer within 10 working days of any other meeting, the action points arising from that meeting.
- d. To provide the Developer with an advance copy of draft conditions to review and comment upon prior to finalising the report to committee.
- e. To work with the Developer to ensure adherence to the PPA Diary and Procedural Arrangements.



Agreed on behalf of the London Borough of Camden

Date 26 JAN 2015



Agreed on behalf of University College London Hospital Charity

Date 14 JANUARY 2015

Appendix 1

Developer Planning Project Team		
Name	Position and role	Contact details
Peter Burroughs	Applicant (UCLHC)	peter.burroughs@uclh.nhs.uk
Bert McCabe	Architect	b.mccabe@ldavies.com
Paul Barnes	Architect	p.barnes@ldavies.com
Mark Furlonger	Planning Consultant	mark.furlonger@templegroup.co.uk
Rachel Lambert	Planning Consultant	rachel.lambert@templegroup.co.uk
Local Planning Authority Team (LPA)		
Name	Position and role	Contact details
Jenna Litherland	Case Officer	
Cem Erkman	Policy (strategic)	
	Transport policy	
Edward Jarvis	Design	
Jenna Litherland	Sustainability/Energy	
Genny Fernandes	Community Regeneration	
Frances Wheat	Head of Development Control (Overseer/steering)	

Appendix 2

W/COMM or DATE	ACTION	COMMENTS
13 th May 2014	First Pre-application meeting	Held
2 nd September 2014	Second pre-application meeting	Held
8 th October 2014	Final pre-application meeting	Held
19 th and 22 nd November 2014	Local public exhibition	Held
10 th December 2014	Design meeting	Held
20 th January 2015	Submit Planning application	
16 th April 2015	Development Control Committee	