**SUPPLEMENTARY AGENDA for DCC 4.6.15**

**Agenda Item 7(1)**

**Address: (Charlie Ratchford Centre) vacant site in Crogsland Road NW1**

**Reference Number: 2015/0921/P**

**1. Corrections to report-**

Floorspace- the housing floorspace has been reduced by 31sqm following the setbacks at roof level in the revised scheme (see para 2.2), thus the Class C3 floorspace in the front sheet table should be 3568sqm, not 3599sqm.

This has implications for the affordable housing credits as discussed in paras 6.10-14; thus the floorspace figure of 3600sqm referred to in para 6.14 and paras 7.5 & 7.6 (recommendation 2) should be 3568sqm.

Recommendation 2- item vi) in para 7.6 relating to affordable housing credits was included in error and should be omitted (as it should not apply to this specific context for the redevelopment of the existing Charlie Ratchford day centre site in Belmont Street).

Accordingly para 7.6 should read as follows-  
i) the credit relates to all the affordable housing proposed by current application 2015/0921/P;

ii) the credit has a value of 3568sqm (measured as gross internal area of affordable residential floorspace excluding communal areas);

iii) the credit may only be used for an application for redevelopment of the existing Charlie Ratchford day centre site in Belmont Street for market housing purposes;

iv) the credit may only be used if proposed market housing at the existing CR site exceeds affordable extra-care housing at the current application site so that the 50% target under LDF policy DP3 will apply to the additional market housing;

v) the credit may only be used for a period of 10 years from the date of the issue of planning permission reference 2015/0921/P.

Revisions (para 2.2)- reference should be made to the survey information of existing buildings and ground levels updated to show the road now sloping and the neighbouring terrace at 1-11 Crogsland Rd lower than originally thought. This means that the relationship between the new building and the adjoining terrace, as discussed in para 6.20, is actually about one and a half storeys rather than one storey as shown in the original application drawings. Thus at the junction between both buildings, the difference in height between the front edge of the 5th storey is 2.3m higher than the top of the mansard of the adjoining terrace.

**2. Updates to report-**

Biodiversity (para 6.33)- the applicants have agreed, in response to neighbours’ requests, to undertake a bat survey which is planned to take place on Wednesday night. Any recommended measures arising out of this will be reported verbally at the Committee meeting.

Amenity (para 6.37)- The revised elevations with setbacks do not materially affect the findings of the daylight and sunlight study in terms of the scheme’s impact on 11 Crogsland Road and if anything will improve the situation.

Transport (para 6.47)- The cost of highway works has now been estimated to be £34,897. This figure can be referred to in the recommendation para 7.4 (d).

Econ Devt requirements (para 6.53)- the build costs exceed £3million thus 5 construction apprentices and 5 work placements will be required.

Enlarged CGI montages of the scheme, as shown in the agenda, are attached here for the benefit of Members.

**3. Additional conditions-**

Shadow S106 heads of terms (para 7.4)- these will be covered in the following additional conditions 22-36 to refer to the following-   
a) affordable housing use of extra-care flats;   
b) ‘affordable housing credits’ to be given for any future redevelopment of existing Charlie Ratchford Centre site in Belmont Street;   
c) car-free housing;   
d) highway repair works, including level plans (£34,897);  
e) highway/CPZ alterations including costs of TMO (£2523);   
f) public realm improvements contribution (£75,000);   
g) Construction Management Plan;   
h) Service Management Plan;   
i) post-construction sustainability review and renewable energy facilities;  
j) carbon offset payment (£5400)  
k) local employment/procurement, including support fees for construction apprentices (£1500 x 5).

22 \* The Class C3 residential units on the upper floors hereby approved shall be occupied and retained as such in perpetuity as Affordable Housing, as defined in the London Plan, and shall not be available for market sale or rent.

Reason: To ensure that the future occupation of the building remains in accordance with the stated intentions for the site and provides sufficient affordable housing in the development, in accordance with policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

23 \*The housing floorspace provided on this site shall be considered as an ‘affordable housing credit’ on any future residential redevelopment on the existing Charlie Ratchford day centre site opposite in Belmont Street, subject to the following criteria-

i) the credit relates to all the affordable housing proposed by current application 2015/0921/P;

ii) the credit has a value of 3568sqm (measured as gross internal area of affordable residential floorspace excluding communal areas);

iii) the credit may only be used for an application for redevelopment of the existing Charlie Ratchford day centre site in Belmont Street for market housing purposes;

iv) the credit may only be used if proposed market housing at the existing Charlie Ratchford site exceeds affordable extra-care housing at the current application site so that the 50% target within policy DP3 will apply to the additional market housing;

v) the credit may only be used for a period of 10 years from the date of the issue of planning permission reference 2015/0921/P.

Reason: To ensure that the future redevelopment of the existing Charlie Ratchford Centre site in Belmont Street, in conjunction with the development hereby approved in Crogsland Road (ref 2015/0921/P), provides sufficient affordable housing overall for both sites, in accordance with policy CS6 of the London Borough of Camden Local Development Framework Core Strategy and policies DP3 and DP4 of the London Borough of Camden Local Development Framework Development Policies.

24 \* Prior to first occupation of the development hereby approved, the landowner would ensure through agreement that each new resident is informed of the Council's policy that they shall not be entitled (unless they are the holder of a disabled person's badge issued pursuant to s. 21 of the Chronically Sick and Disabled Persons Act 1970) to be granted a Residents Parking Permit to park a vehicle in a residents parking bay and shall not be able to buy a contract permanently to park within any car park owned, controlled or licensed by the Council.

Reason: In order to ensure that there is no additional parking pressure within the vicinity, in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 and DP19 of the London Borough of Camden Local Development Framework Development Policies.

25 \* No development (excluding enabling works) shall commence before a contract has been entered into with the Local Highway Authority to secure the removal of existing entrance crossovers and construction of new crossovers as appropriate and the reinstatement of level public footways adjacent to the site.

Reason: To ensure that the pedestrian environment is maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

26 \* No development (excluding enabling works) shall commence before an amendment has been made to the existing Traffic Management Orders by the Local Highway Authority to secure the relocation of residents parking bays to facilitate servicing proposals in Crogsland Road.

Reason: To ensure that the onstreet parking capacity of Crogsland Road is maintained in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17, DP18, DP19 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

27 \* Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure the necessary highway works and amendments to the Traffic Management Orders for the development shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme has an acceptable impact on the adjacent highway and provides an attractive safe and secure environment, in accordance with policies CS5, CS11 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP21 of the London Borough of Camden Local Development Framework Development Policies.

28 \* Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure provision of public realm improvements in the local area shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the impact of the scheme on transport facilities and the environment generally is mitigated, in accordance with policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 and DP17 of the London Borough of Camden Local Development Framework Development Policies.

29 \* No part of the development (excluding enabling works) hereby approved shall be commenced until a Construction Management Plan setting out measures for ensuring highway safety and managing transport, deliveries and waste throughout the demolition and construction period, has been submitted to and approved by the Council. The measures contained in the Construction Management Plan shall at all times during the construction phase remain implemented.

Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

30 \* No part of the development hereby approved shall be occupied until a Delivery and Servicing Management Plan, setting out measures for managing deliveries, has been submitted to and approved by the Council. The measures contained in the Service Management Plan shall at all times remain implemented.

Reason: In order to ensure that the servicing of the development does not significantly impact on the existing transport system and to accord with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16 of the London Borough of Camden Local Development Framework Development Policies.

31 \* Prior to commencement of the development (excluding enabling works), a detailed statement shall be submitted to and approved by the Council, showing how the BREEAM ‘Excellent’ target for the development shall be achieved (based on the Sustainability Statement and Energy Statement hereby approved). Prior to occupation of the development, a post-construction review (with appropriate certificates) shall be submitted to and approved by the Council, demonstrating that the approved targets have been met for the site and that the development has been constructed and fitted out accordingly.

Reason: To ensure a sustainable and resource efficient development in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

32 \* Prior to occupation of the development, the applicant will have constructed and implemented all the renewable energy measures contained in the Energy Statement hereby approved (or in any revised reports subsequently approved) and such measures shall be permanently retained and maintained thereafter. The measures shall include the installation of meters to monitor the energy output from the approved renewable energy systems.

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

33 \* Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure delivery of carbon reduction measures elsewhere shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for appropriate energy and resource efficiency measures in the area, in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

34 \* Within 6 months date of the works commencing on site, a contract shall have been entered into with the local authority to:

a) Provide a minimum of 5 work placement opportunities of not less than 2 weeks each and a minimum of 5 construction trade apprentices, to be recruited via the Kings Cross Construction Skills Centre, the Council's construction training centre in York Way.

b) An agreement to use reasonable endeavours to work with the Kings Cross Construction Skills Centre to provide opportunities to Camden residents to apply for construction vacancies on the site with a target of 20% of the construction workforce to comprise Camden residents.

c) An agreement to liaise with i-CAM2, the Council's local procurement service, in relation to the tendering of contracts and to use reasonable endeavours to provide opportunities for local businesses to tender for the supply of goods and services during the construction of the development.

The development shall be constructed in accordance with this agreement.

Reason: To secure local employment and training opportunities to local unemployed people during the construction phase and to source goods and services from local businesses in accordance with policy CS8 of the London Borough of Camden Local Development Framework Core Strategy.

35 \* Prior to commencement of the development (excluding enabling works), confirmation that the necessary measures to secure the employment of 5 construction trade apprentices shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the scheme makes adequate provision for training and employment opportunities during the construction phase of major developments in the area, in accordance policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.

36 \* Prior to the first occupation of any of the new residential units hereby approved, the Class D1 day care centre shall be constructed, fitted out and made available for occupation to the satisfaction of the Council.

Reason: To ensure the provision of a replacement day care centre in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.

