



## SECTION106



34-38 EVERSHOLT STREET  
LONDON  
NW1 1DA

AUGUST 2017

## **1. THE APPLICATION**

- 1.1. Proposed erection of new floor above existing 3 storey part commercial part residential building to create 2 self-contained residential units.

## **2. SECTION 106**

- 2.1. **The client is aware that a Section 106 agreement would need to be entered into for the proposed development and the client is willing to enter into a Section 106 Agreement.**
- 2.2. The client is aware that the units would need to be car free and this would need to be secured through a Section 106 legal agreement so as to accord with policies DP17 and DP18. **The client is happy to enter into a Section 106 Legal Agreement to ensure that the proposal is car free.**
- 2.3. The client is aware that a financial contribution would be required to repave the footway directly adjacent to the site to mitigate damage caused to the highway during construction. The client is aware that this financial contribution would be secured as a Section 106 planning obligation.. **The client is happy to enter into a Section 106 Planning Obligation to ensure that financial contributions are made to mitigate damage caused to the highway during construction.**
- 2.4. The client is aware that the Council would seek to secure a financial contribution for Pedestrian, Cycling and Environmental Improvements in the local area and that this financial contribution would be secured as a Section 106 Planning Obligation. **The client is happy to enter into a Section 106 Planning Obligation to contribute towards Pedestrian, Cycling and Environmental Improvements in the local area.**

## **3. CONCLUSION**

- 3.1. As outlined above, the client is aware that Section 106 Legal Agreement will need to be agreed and entered into for:
  - Car free development
  - Contribution towards damages caused to highways
  - Pedestrian, Cycling and Environmental Improvements
- 3.2. **The client agrees to entering into a Section 106 Agreement for the above as required.**
- 3.3. As such, we would expect the council to provide a draft agreement and all the other relevant information required to satisfy the agree prior to a decision. We are willing to work with the council to address all the requirements as necessary.