**Supplementary Information for Planning Committee**

**14th December 2017**

Agenda Item: 4

Application Numbers: 2016/2094/P

Address: 150 Holborn, London, EC1N 2NS

1. Additional consultation response (New paragraph following 4.18)

**Westminster Kingsway College**: **support**

* 1. An email of support for the application was received from the Principal of Westminster Kingsway College. It advises that the College has met with senior staff from DAR Group (the applicant) on a number of occasions and are discussing the best way forward for a mutually beneficial relationship to support student assignments and funding of competitions. Discussions have also taken place concerning site visits for Construction students and mentoring for these learners. DAR are also offering work experience for the colleges learners and ‘real world’ scenarios for their assignments which they are not always able to get from their home lives. Should the committee be minded to grant approval for the planning proposals, the College are hopeful that a long-term relationship between the College and DAR Group will be established that would benefit the learners of the College and Camden residents.

1. Affordable housing:

Review mechanism

* 1. Paragraph 9.15 shall be replaced with (***additions shown in bold and italics and deleted parts scored out***)

9.15 Given that the proposal fails to meet policy required levels of market housing and affordable housing on-site, planning permission must be subject to a review mechanism provided within the s106 agreement. This would protect the applicant’s ability to clear the scheme deficit before any deferred contributions become payable and would potentially allow the Council to secure money towards affordable housing in the event of circumstances in terms of viability changing. Given that the residential use is a small part of the scheme and the office use would be the predominant use, it is recommended that a deferred contribution clause be included in the s106 agreement to be triggered at a point ~~12 months post practical completion.~~ ***close to substantial completion to provide the Council with additional security in the event that the developers dispose of their interest in the scheme upon completion****.*

Analysis information

2.1 In paragraph 9.16 the table listed as Table 4 ‘Payment in Lieu Calculation’ shall be deleted and replaced with:

|  |  |
| --- | --- |
| **Table 4: Payment in Lieu Calculation** | |
|  | Floorspace sq. m (GEA) |
| Total addition to floorspace proposed | 15,635 – 11,983 = 3,652 sq. m (GIA) |
| Total addition to floorspace proposed | 17,431 – 12,798 = 4,633 sq. m (GEA) |
| Self-contained housing floorspace target GIA | 3,652 x 50% = 1,826 sq. m (GIA) |
| Capacity | 1,826/100 – 19 additional homes |
| Self-contained housing floorspace target GEA | 4,633 x 50% = 2,316.5 sq. m (GEA) |
| Total additional self-contained housing provision GEA | 1,435 sq. m (GEA) |
| Additional self-contained housing floorspace provision – market GEA | 1,435 sq. m (GEA) |
| Additional self-contained housing floorspace provision – affordable GEA | 0 sq. m (GEA) |
| Affordable housing percentage target | 38% |
| Affordable housing floorspace target (GEA) | 2,316.5 x 38% = 880.27 sq. (GEA) |
| Affordable housing shortfall (GEA) | 880.27 – 0 = 880.27sq. m GEA |
| Payment in lieu of affordable housing (shortfall GEA x £2,650 sq. m) | 880.27 x £2,650 = £2,332,715.50 |
| Market housing percentage target (100% - affordable percentage target | 100% – 38% = 62% |
| Market housing floorspace target GEA | 2,316.5 x 62% = 1,436.23 sq. m GEA |
| Market housing shortfall GEA | 1,436.23 – 1,435 = 1.23 sq. m GEA |
| Payment in lieu of market housing (shortfall GEA x £700 per sq. m) | 1.23 x £700 = £861 |
| **TOTAL PAYMENT**  (affordable plus market housing shortfall) | £2,332,715 + £861 = £2,333,576 |

3.0 Energy

3.1 Paragraph 18.4 of the Committee Report shall be shall be replaced with (***additions shown in bold and italics and deleted parts scored out***)

18.4 To comply with the London Plan the proposal must secure a minimum 35% reduction in regulated CO2 emissions below the maximum threshold allowed under Part L of the Building Regulations 2013. The proposed development would achieve a carbon reduction of 20.2% for the commercial elements, 5.4% for the retail elements and 18.7% for the residential and an overall weighed reduction of ~~21.8~~ **18.5**%. Where the London Plan carbon reduction target cannot be met on-site, the Council may accept the provision of measures elsewhere in the borough or a financial contribution (charged at £90/tonne CO2/year over a 30-year period) to secure the delivery of carbon reduction measures elsewhere in the borough.

3.2 Paragraph 18.5 of the Committee Report shall be replaced with (***additions shown in bold and italics and deleted parts scored out***)

18.5 The proposals for the site are for a mixed-use development with offices, retail and residential units. All viable measures within the ‘be lean, be clean and be green’ sections of the energy hierarchy have been maximised for the development. The proposed development would achieve a carbon reduction of 20.2% for the commercial elements, 5.4% for the retail elements and 18.7% for the residential and an overall weighed reduction of ~~21.8~~ **18.5**%. The measures to reduce energy from the development include high efficiency communal gas fired boilers delivering water heating (low NOx); high efficiency variable refrigerant flow (VRF) units; 158 sq. m of solar PV; A and A+ rated white goods (where applicable); 100% low energy and/or LED internal lighting; solar thermal facilities and green/blue roofs. The provision of renewable energy and the site-wide emissions reduction of ~~21.8~~ ***18.5***% beyond Part L would need to be secured via S106 within an Energy Efficiency and Renewable Plan. Details of the solar panels, solar thermal facilities and green roof would be secured via planning condition in the event planning permission is granted.

4.0 Planning obligations

4.1 In paragraph 26.1 the table listed as ‘Head of term’ shall be deleted and replaced with (***additions shown in bold and italics and deleted parts scored out***)

|  |  |
| --- | --- |
| **Head of term** | **Amount (£)** |
| Affordable housing contribution | £500,000 |
| Market and Affordable housing deferred contribution (capped amount) ***(in the event of circumstances in terms of viability changing.)*** | ***£1,833,576*** |
| Local employment, skills and local supply plan including contribution towards employment and skills opportunities | £76,219 |
| Construction management plan (including monitoring fee) | £20,000 |
| Stopping up order | Fee TBC |
| Car free development |  |
| Work travel plan (including monitoring fee) | £6,244 |
| Highways contribution for public highway and public realm improvements including cycle parking spaces on public footpath | £90,185.17 |
| Pedestrian, cycling and environmental contributions | £200,000 |
| Legible London signage | £1,000 |
| London Cycle Hire Scheme | £200,000 |
| Delivery and servicing management Plan |  |
| Level plans |  |
| Public open space | £22,775 |
| Retail signage strategy |  |
| Basement construction plan |  |
| Sustainability plan ***and post construction review*** (BREEAM ‘Excellent’ with minimum credit targets in Energy (60%), Materials (40%) and Water (60%) |  |
| Energy efficiency and renewable energy plan |  |
| Carbon offset contribution | £164,349 |
| ~~CHP and~~ Future proofing details for connecting to a decentralised energy network to ensure that the applicant investigates how all the building uses can be integrated into a single system |  |
| Accessibility of pedestrian accessway |  |
| **TOTAL** | ***£3,114,348.17*** |

5.0 Conditions

5.1 Condition 5 (hard and soft landscaping) has been removed as it duplicates condition 11 (hard and soft landscaping).

**ENDS**