

PLANNING DECISION NOTICE

London Borough of Camden
Regeneration & Planning
Town Hall, Judd Street,
London,
WC1H 8ND



ISLINGTON

Development Management Service
Planning and Development Division
Environment & Regeneration Department
PO Box 3333
222 Upper Street
LONDON N1 1YA

Case Officer: Amanda Peck
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Issue Date: 10 April 2018
Application No: P2018/0626/OBS

(Please quote in all correspondence)

Dear Sir or Madam

TOWN AND COUNTRY PLANNING ACTS

BOROUGH COUNCIL'S DECISION: Observations to adjoining borough - comments

Notice is hereby given, in respect to the request for observation(s), of the above stated response of Islington Borough Council, the Local Planning Authority, in pursuance of its powers under the above mentioned Acts and Rules, Orders and Regulations made thereunder. The response relates to the application / development referred to below, at the location indicated.

The observations (if any) of the Borough Council are noted below.

Location:	Land to west of Royal Mail Sorting Office bounded by Phoenix Place, Mount Pleasant, Gough Street and Calthorpe Street, Camden WC1
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Application Type:	Observations to Adjoining Borough		
Date of Application:	15 February 2018	Application Received:	15 February 2018
Application Valid:	15 February 2018	Application Target:	08 March 2018

DEVELOPMENT:

Observations to Camden Council for amendment of planning conditions 2(Approved Plans list) and 21(Green/Brown Roofs), to replace drawing numbers, and removal of conditions 30 and 31 (both Unit Flipping details) to planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace and associated works (summary)). THE CHANGES to the approved scheme include the rearrangement and changes to the amount of floorspace for the affordable residential units served by Cores A1 and A2; rearrangement of Cores A3 to A7 serving the private residential units, including the removal of Core A5, and subsequent amendments to the private units including changes to the unit mix and amount of floorspace; reduction to basement footprint and alterations to layout; alterations to the building elevations.

OBSERVATIONS:

- The London Borough of Islington believe that the proposed changes have the ability to impact on the viability of the scheme and therefore there is the potential of the scheme to deliver affordable housing and S106 contributions.
- There are likely to be more detailed comments on the viability information which will follow separately.
- In advance of this, the London Borough of Islington believe that the independent viability assessment should be independently assessed or the 1st stage viability review in the S106 should be amended to secure 100% of any surplus for affordable housing rather than 50%; Islington would expect to be a signatory to any deed of variation and object to the use of a Unilateral Undertaking unless this can be viewed and commented on.
- It should be noted that Islington do not support the Affordable rent model as a product.
- It should also be noted that One Housing are not included in the approved list of registered providers at Schedule 9 of the S106.

Certified that this document contains a true record of a decision of the Council

Yours faithfully

A handwritten signature in black ink, appearing to read 'Karen Sullivan', with a horizontal line underneath.

**KAREN SULLIVAN
SERVICE DIRECTOR - PLANNING AND DEVELOPMENT
AND PROPER OFFICER**