

Delegated Report		Analysis sheet	Expiry Date:	16/02/2021
		N/A / attached	Consultation Expiry Date:	28/03/2021
Officer			Application Numbers	
Jaspreet Chana			1) 2020/5940/P 2) 2021/0844/L	
Application Address			Drawing Numbers	
7 Great James Street London WC1N 3DA			<i>See decision notices</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
1) Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and erection of single storey rear extension with terrace on first floor level, internal refurbishment and associated external works 2) Erection of single storey rear extension with terrace on first floor level, internal refurbishment and associated external works				
Recommendation:		1) Grant conditional planning permission (subject to a Section 106 Legal Agreement) 2) Grant conditional Listed building permission		
Application Type:		1) Full Planning Permission 2) Listed building consent		

Conditions or Reasons for Refusal:	<i>Refer to Decision Notices</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Two site notice(s) were displayed near to the site on the 04/03/2021 (consultation end date 28/03/2021).</p> <p>The development was also advertised in the local press on the 04/03/2021 (consultation end date 28/03/2021).</p>			
Adjoining Occupiers:	No. of responses	03	No. of objections	01
Summary of consultation responses:	<p>1 letter of objection was submitted from a neighbouring resident (No.9 Great James Street). Their objection comment can be summarised as follows:</p> <ul style="list-style-type: none"> • Maintenance of our privacy • The drawings submitted as part of the planning application regarding the roof terrace to the rear of No.7 do not provide an appropriate level of privacy for the inhabitants of No.9 • Outcome following a site visit by Montague Evans 24/03: liaising with their clients to submit a further drawing of the 7,8,9 party wall restored to its previous height, running from the cockpit yard part wall to the rear elevation of No.8 • Aesthetic revision of rear staircase enclosure, achieving a more sympathetic outcome • Montague Evans to seek advice re replacement of existing sashes. It is possible that the proposed sashes on the first floor would have been 9 over 6 rather than 6 over 6. Critically the glazing bars should be wider than has been the case in some recent work in the street, reflecting the early 1720s date of the original build. Furthermore sashes of this period do not have horns. <p>A letter of support was received by Alex Foreshaw (49 Great Ormond Street) Historic buildings consultant:</p> <ul style="list-style-type: none"> • There is considerable heritage benefits in restoring these important early Georgian houses to residential use, and the purpose for which they were originally intended. They are in line with the NPPF para 193. • In my opinion the heritage benefits of restoring these houses far outweighs any potential conflict with local planning policies that seek to retain office use. • Any consent given should ensure thought the imposition for appropriate conditions that the restoration work is carried out in an exemplary manner as benefits these very houses. <p><u>Officer's response:</u> Please see sections 3 and 4 of the report</p>			

Bloomsbury CAAC comments:	A letter of support was received on behalf of the Bloomsbury CAAC in support of the application for change of use and the associated alterations at 7 and 8 Great James Street.
English Heritage comments:	Authorisation to determine the applications as seen fit.

Site Description

The application site is one of 14 terraced buildings on the eastern side of Great James Street. The buildings (including the host property) are four storeys (plus basement and attic in the case of the application site) dating from 1720-1724 and are Grade II* listed. They lie within the Bloomsbury Conservation Area. The street was originally in residential use but many houses have been converted to office use over time. This trend has slowly been reversing, with more houses in Great James Street and neighbouring streets returning to their original residential use.

Relevant History

No relevant planning history on the subject site. Associated planning applications:

No.8 Great James Street

2020/5943/P & 2021/0854/L - Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and extension of accommodation to fourth floor level, internal refurbishment and associated works – Pending decision

11-12 Great James Street

2010/6705/P & 2010/6707/L - Revision to planning permission (ref: 2008/1141/P) granted on 31/03/2009 for the change of use and works of conversion from office use (Class B1) to residential use (Class C3) to provide two single family dwelling houses, including new part single, part two storey rear extension and balcony at first floor level. Revision comprises the retention of and alterations to existing part single, part two storey rear extension; replacement of existing brick link with glazed link; replacement of existing glazed roof area and installation of 2 rooflights at number 11. Granted 28/04/2011

14 Great James Street

2013/3114/P & 2013/3403/L Change of use of existing office building (Class B1a) to residential unit (class C3), with alterations to include the erection of a two-storey rear extension at lower ground and ground floor level with associated roof gardens and a balcony to the rear at first floor level.

15 Great James Street

2013/3117/P & 2013/3404/L Change of use of existing office building (Class B1a) to single family dwelling (Class C3), to include the erection of a two-storey rear extension at lower ground and ground floor level with terraces at ground and first floor level following demolition of existing two storey extension, alterations to rear façade, and erection of dormer and terrace at rear roof level Granted 02/08/2013.

31 Great James Street

2013/3492/P & 2013/3698/L Change of use from solicitor's office and (part) residential to a single dwellinghouse (Class C3) including associated external alterations and replacement of single storey rear extension. Granted 16/09/2013

34 Great James Street

2013/4419/P & 2013/4498/L – Change of use from offices (Class B1) at basement and ground floor level and 3 x 1 bed flats (Class C3) at first to third floor, to a single dwellinghouse (Class c3), including replacement ground floor rear extension with first floor external terrace and associated works Granted 06/09/2013.

No.37 Great James Street

2021/0257/P & 2021/0757/L - Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling, internal and external alterations to original and non-original 'cottage building', including refurbishment and associated works – Pending decision

39 Great James Street

2016/5824/P & 2016/6155/L – Change of use of lower ground floor from office (Class B1) and upper floor residential (Class C3) to dwellinghouse (Class C3); extend rearward existing lower ground floor level for the erection of a two storey rear extension; single storey wing extension at first floor level; replace rooftop structure and railings to provide main roof level terrace and green roof; replace fenestration throughout and associated internal alterations Granted 02/12-2016.

10 John Street

2015/2037/P – Change of use of building from office (Class B1A) to a 5 bedroom dwelling (Class C3) – Granted 02/02/2016.

16 John Street

2012/5456/P Change of use from office (Class B1) to single dwellinghouse (Class C3). Granted 12/02/2013

20 John Street

2013/1479/P & 2013/1397/L Change of use of office (Class B1) to residential (Class C3) to create 5 flats and 1 mews house, and alterations to include, enlargement of front lightwell, addition of lightwell and railings to Roger St. elevation, insertion of windows and entrance door to proposed mews house on Roger St. elevation, reinstatement of basement level to non-original extension including roof terrace at 20A John St, insertion of 3 windows at front lower ground level of 20 John St., minor alterations to front railings, and the installation of a new refuse lift from basement lightwell to street level. Recommended for approval subject to a Section 106 Agreement

25 Johns Mews

2012/4925/P & 2012/5150/L Change of use from office at ground floor (Class B1) and flat on first floor (Class C3) to a single dwellinghouse (Class C3), including creation of roof terrace with privacy screen on flat roof, installation of 2 rooflights and external alterations to fenestration. Granted 26/03/2013

27 John Street

2012/2735/P Change of use from publisher's office (Class B1) to dwelling house (Class C3). Granted 22/04/2013

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **G1** Delivery and location of growth
- **H1** Maximising housing supply
- **H4** Maximising the supply of affordable housing
- **E1** Economic development
- **E2** Employment premises and sites
- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **CC1** Climate change mitigation
- **CC2** Adapting to climate change
- **CC3** Water and flooding
- **CC5** Waste
- **T1** Prioritising walking, cycling and public transport
- **T2** Parking and car-free development
- **T4** Sustainable movement of goods and materials
- **DM1** Delivery and monitoring

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home improvements (2021)
- CPG Housing (2021)
- CPG Employment sites and business premises (2021)
- CPG Energy efficiency and adaption
- CPG Transport (2021)

Conservation Statements:

- Bloomsbury Conservation Area Appraisal and Management Strategy 2011

London Borough of Camden Housing Delivery Test - Action Plan dated August 2020

- In accordance with the requirements of the Government's Housing Delivery Test, the Council has published a Housing Delivery Test Action Plan. This sets out a series of actions to ensure that Camden is able to meet its housing requirement in future years. The housing delivery plan has been produced as the data shows that housing completions in Camden in recent years have fallen below the Borough's housing delivery target. Between 2017/18 and 2019/20, Camden had a target of 3,265 new homes and 2,568 were delivered. This equates to 79%. Under the 2019 rules if delivery falls below 95%, authorities must publish an action plan to explain how they intend to increase delivery in future years. The Council also need to have a 20% buffer on its five-year land supply. This should be taken into account when the Council are making decisions on applications which if approved would enable the delivery of additional housing for the borough.

Assessment

1. The proposal

- 1) Change of use of building from office (Class E) to residential (Class C3) to form a self-contained dwelling and erection of single storey rear extension with terrace on first floor level, internal refurbishment and associated works
- 2) Erection of single storey rear extension with terrace on first floor level, internal refurbishment and associated works

1.1. During the course of the application the following proposed elements were removed from the proposals:

- Acoustic plant enclosure for condenser units
- FCU Concealed within the existing joinery
- FCU Concealed within new joinery units

1.2. This proposal is part of a comprehensive development to reconfigure, extend and refurbish the Grade II* listed buildings at Nos.7 and 8 Great James Street (application ref. nos. 2020/5943/P & 2021/0854/L), which are currently connected to each other internally within an opening within the party wall at each floor level. Both properties are proposing to convert from offices back into two separate residential townhouses with internal and external alterations.

1.3. The existing tenant is a firm of solicitors who have been occupying the building but have vacated the site over the last 12 months, the company has now merged with another firm, resulting in the current premises Nos.7 & 8 becoming additional floor space which is no longer required.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Land use/loss of employment floor space/affordable housing/standard of accommodation
- Design and conservation – Demolition works
- The impact on residential amenity
- Transport
- Sustainability
- Waste

3. Land use/loss of employment floor space

3.1. Local Plan Policy E2 (Employment premises and sites) seeks to protect employment space in the borough by retaining buildings that are suitable for continued business use and resisting the loss of employment (including office) space, unless it can be demonstrated to the Council's satisfaction that a building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the building for similar alternative business use has been fully explored over an appropriate period of time.

3.2. The existing building's plan form is considered to be tired and outdated, and has not been refurbished for a considerable amount of time due to the long occupancy of the most recent tenants. The building was originally designed as a single family dwelling, this is reflected within the floor plan layout but has been re-organised to cater for a solicitor's office with rooms being split and rooms coming off hallways. The physical plan form and the listed status of the site have meant that the building is not fully accessible, suffers from relatively poor natural light and ventilation (due to the compartmentalised offices and not being open plan), inefficient plan form for office layout, outdated services, poor energy efficiency, not enough kitchenettes or W.Cs, and a lack of flexibility with the layout and use. Given these constraints on the building it is considered it would not be capable of being modernised to meet current standards which new businesses seek and this weighs into the balance (although does not completely justify) the acceptability of the proposal.

3.3. Furthermore, the applicants have submitted a loss of employment and marketing report which marketed both buildings (7 & 8) for 9 months at the time of submission and has now marketed for over a 1 year (a letting board was placed outside of the sites since 20th July 2020) during the Covid-19 Pandemic. 3 calls were received in response to the letting board, however none of these were a realistic prospect for the sites. The marketing details of the sites were also issued to 342 agents on the company's database, in the hope that interest in offices may arise. Unfortunately acknowledgements were made of the information but no interest was had to date.

3.4. During the above period of marketing there were no prospective occupiers showing an interest in the property for business use. This combined with the apparent supply of vacant premises in Great James Street and John Street, the evidence the applicant has provided of other similar period properties which do not have the same range of constraints as the application properties which are on the market; and the considerable amount of work and adaptations any prospective business occupier would need to undertake to make the properties suitable for occupation (which is restricted due to the buildings grade II* listing), means that there is a high chance that the properties may fail to find occupiers for an extended period of time.

3.5. The uncertainties of the current office market also come into play here as Covid-19 has impacted the office market. Therefore these factors combined with the highly material consideration of these buildings uniqueness as relatively rare exemplars of well-preserved early 18th century town houses go some way in this instance to justify an exception to the normal approach of requiring further marketing evidence.

3.6. The existing building whilst possessing a remarkable host of original features surviving down the

centuries are vulnerable to deterioration, theft, crime, fire or decay during an extended period of vacancy. This set against the opportunity afforded by the application to have these original features restored and original plan form as a single dwelling reinstated and the desirability of preserving listed buildings under S.16 and S.66 of the Act weighs in favour of the proposals. It is noted that there are heritage benefits to restoring the building and use to its original purpose, and this heritage benefit gives some weight and means that on balance the proposal is acceptable.

3.7. As the employment floor space lost is more than 500sqm (504sqm), the applicants are to provide an employment and training contribution in line with Policy E2 of the Local Plan the contribution would be: $504\text{sqm}/12\text{sq} = 42$ full time jobs lost = $42 \times 21\% = 9 \times \text{£}3,995 = \text{£}35,955$. This amount would be secured via a S106 legal agreement.

Affordable housing

3.8. The provision of additional residential floor space within the borough is strongly supported by policy H4 (Maximising the supply of affordable housing), the Council expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floor space of 100sqm GIA or more.

3.9. The proposed development would provide a single-family unit at 504 sqm (GIA), and as both Nos.7 and 8 are combined the capacity would be worked out as four new homes based on the calculation set in Housing CPG (2021) and Policy H4. Furthermore, It is legitimate for the assessment of capacity to take account of heritage considerations. Local Plan para 3.108 states in part "we will take into account any constraints on capacity where existing buildings are converted (particularly listed buildings and other heritage assets), or where ancillary residential space would be unable to provide dwellings (e.g. due to lack of natural light)."

3.10. Therefore a payment in lieu of affordable housing is considered acceptable for this site, the required amount would be $(504\text{sqm} \times 8\% \times \text{£}5,000) = \text{£}201,600$ which would be secured within a S106 legal agreement.

Standard of proposed accommodation

3.11. The change of use would result in 5 bedroom single family dwelling. The property at 504sqm exceeds the minimum space standards for a five bedroom property set over 6 floors. The house would had regular sized rooms with dual aspect windows front and rear, good access and levels of natural light. Amenity space would be provided with a courtyard at ground floor level and a terrace area on the first floor level. The building was originally built as a house and would there provide a good level of accommodation when changed back into a house.

4. Design and Conservation

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

4.2. The building (No.7) has been in use as offices for some time and has been laterally converted with No. 8 Great James Street; whilst many of the original features remain internally, the conversion has resulted in an adverse impact on the legibility of the historic floorplan and on traditional circulation routes through the building. Returning the building to its original residential use presents the opportunity to address these adverse impacts inflicted on the building historically and is welcomed, as is the removal of the opening creating a lateral connection to adjacent No.8

Great James Street.

Demolition works

4.3. The proposed works would involve the following demolition works to the building:

- Existing structure to be removed at the rear (labelled 01 on plan)
- Non original roof to be removed (labelled 02 on plan)
- Existing roof tiles to be removed and re-laid (labelled 03 on plan)
- All roof flashings to be removed and replaced (labelled 04 on plan)
- Rainwater pipes and gutters to be removed and replaced (labelled 05 on plan)
- Existing conservation rooflight to be replaced on main roof (labelled 06 on plan)
- Existing dormer windows to be refurbished (labelled 07 on plan)
- Non-original partition wall to be replaced (labelled 08 on plan)
- Removal of non-original mouldings (labelled 09 on plan)
- Existing window to be removed and replaced (labelled 10 on plan)
- Existing door to be removed and replaced (labelled 11 on plan)
- Non-original door/window to be removed (labelled 13 on plan)
- Existing floor finished to be removed (labelled 14 on plan)
- Existing non-original joinery to be removed (labelled 15 on plan)
- Existing link to No.8 Great James Street to be blocked up (labelled 16 on plan)

4.4. The above stated demolition works have been assessed and were considered by a conservation officer and are deemed to be acceptable. These demolition works would enable the original plan form and proportions of the building to be respectfully restored. These works would not harm the significance and special interest of the listed building and would significantly enhance its special character. Further detail on the alterations can be found below.

4.5. The proposed internal works would involve: the division from No.8, restoring the original access, vertical circulation and plan form, missing architectural features such as panelling, moulding and chimney pieces would be conserved and restored, return building back to a single family dwelling. These internal works appear to be sensitive and well thought out changes that would help return this building back to a single family dwelling. However due to the sensitive nature of the site a method statement is considered essential to detail on the methods of all the internal works to be carried out

4.6. The loss of the modern extension is supported. The design of the replacement rear extension is considered to be acceptable as it enhances the legibility of the existing rear return. It would be single storey with a flat roof incorporating a green roof with potted planting and terrace area surrounded by metal black railings. The extension is subordinate and utilises traditional materials which are in keeping with the host building and the surrounding listed terrace. Further details would be requested in regards to details of the facing materials and the green roof by conditions.

4.7. The removal of the modern windows from the front and rear elevations are to be replaced with historically accurate timber sliding sash windows, these would be considered to be acceptable and would match the existing building and surrounding terrace. Details of these windows would be requested and secured by condition.

4.8. Overall, the proposed works are considered to have a positive impact on the architectural significance of the existing listed building, the works would preserve the special interest of the Grade II* listed buildings and the character and appearance of the surrounding Bloomsbury Conservation Area. The proposal would be in compliance with Local Plan Policy D2.

4.9. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 and s.66 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform

Act (ERR) 2013.

- 4.10. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Act (ERR) 2013.

5. Residential Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 5.2. The existing rear elevation character of this row of terrace houses consists of built up form to the boundaries with four storey closet wings facing onto a rear wall of a two storey building. The existing rear single storey extension would be replaced with a new single storey rear addition with a roof terrace. Both Nos.6 and 8 Great James Street have single storey extensions along their boundaries and towards the rear boundary. A sunlight and daylight report has been prepared by the applicants and concludes that the *'additional massing within the proposed development is limited to the rear at ground floor and would not adversely impact neighbouring daylight and sunlight amenity when assessed in accordance with BRE recommendations'*. The proposed extension would not be visually prominent from any neighbouring external amenity spaces located to the north of the proposed extension, and as such sunlight to these areas would not be adversely affected.
- 5.3. The proposed terrace area would be placed on top of the rear extension set in off the side boundaries with a metal balustrade and green roof. Given the built up nature of the rear gardens with overlooking already present into each other's gardens and other examples of terraces on the rear (No.9) it is not considered the proposed terrace would cause unacceptably detrimental impacts on the amenities of the neighbouring properties.
- 5.4. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring residents. The development is thus considered to be in accordance with planning policies A1 and A4.

6. Transport

Car parking

- 6.1. The site has a public transport accessibility level (PTAL) of 6b (excellent) and is within a controlled parking zone (CPZ). The proposed new dwelling would need to be car-free in accordance with policy T2, this includes limiting the availability of both off street and on street parking. This would be secured by a legal agreement and would prevent future occupiers from obtaining on street parking permits.
- 6.2. The site would be accessed from Great James Street via Theobalds Road. Traffic flows are likely to be fairly low, however due to the amount of construction works required for the rear extension and refurbishment works the required and due to the sensitive nature of the local streets, a construction management plan (CMP), CMP Implementation support contribution of £3,920 and a construction impact bond of £7,500 is therefore to be secured as a section 106 planning obligation.

Cycle parking

- 6.3. Two secure and accessible cycle parking spaces would be provided in accordance with Policy T1.

The submitted plans indicate that cycle storage would be located within the front pavement vault at basement level, these would be considered acceptable. The two cycle spaces would be secured by condition.

7. Sustainability

7.1. The Local Plan requires development to incorporate sustainable design and construction measures, to ensure they use less energy through decentralised energy and renewable energy technologies. All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean, be green and be seen) to reduce energy consumption.

7.2. Policies CC1 and CC2 of the Local Plan require development to minimise the effects of and be resilient to climate change and to meet the highest feasible environmental standards. Developments are expected to achieve a 20% reduction in CO2 emissions through renewable technologies (the 3rd stage of the energy hierarchy) wherever feasible. The Council will also expect conversions and extensions of over 500sqm of residential floorspace or five or more dwellings to achieve 'excellent' in BREEAM Domestic Refurbishment.

7.3. This proposal is considered a residential refurbishment with an extension. The refurbishment and new extension would consist of less than five dwellings and the gross internal area is less than 500m², therefore, an energy statement is not required. Furthermore, minor residential refurbishments should meet part L 1B requirements for retiled thermal elements, the GLA requirements as per Policies 5.4 and 5.7. As this is a listed building it is exempt from the energy efficiency requirements set out in Part L 1B of the Building regulations as compliance would unacceptably alter the character or appearance of the dwelling. As this is a minor development with gross internal area less than 1000m², it is also exempt from the GLA requirements.

7.4. A sustainability statement has been provided with the application and the following efficiency measures and sustainable features have been considered for the development:

- Low energy lighting
- Variable speed pumps and drives
- Heating and cooling zoning and controls
- Lighting controls, including timers, occupancy controls, and daylight sensors and diming
- Building Energy Management System (BEMS)
- Commissioning of the systems
- Energy metering
- Eco labelled goods including A and A+ rated appliances
- Materials – will be sourced locally to reduce transportation pollution and support the local economy. Retaining the original façade and reusing the existing building structure will limit the embodied carbon associated with procuring virgin material for building. All timber will be procured from responsible forest sources
- Waste – the construction site will be managed in an environmentally sound manner in terms of resource use, storage, waste management, pollution. Recycling facilities will be provided on site for construction and operational waste.

7.5. These energy efficiency measures and sustainable features will help to reduce the sites contribution to the causes of climate change and help create a more sustainable development which will complement the heritage of the site and last well over time. The proposal would be in accordance with polices CC1 and CC2.

8. Waste

8.1. Waste is currently collected from Great James Street daily, with mixed recycling/food/garden waste collected once a week on Tuesdays. This would be proposed for the new dwelling when in use. The collection point for rubbish waste would be outside the property and would be picked up before 7am with waste being left out the night before. Waste storage and recycling options will be

provided internally in the kitchen area.

9. Conclusion

9.1. Overall, the change of use and proposed works are considered to have a positive impact on the architectural significance of the existing listed building, the works would preserve the special interest of the Grade II* listed building and the character and appearance of the surrounding Bloomsbury Conservation Area. The proposal would be in compliance with Local Plan Policy D2.

9.2. The proposed development is in general accordance with Policies G1, H1, H3, A1, A4, D1, D2, CC1, CC2, CC3, CC5, T1, T2 and T4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan (2021) and the provisions of the National Planning Policy Framework 2021.

10. Recommendation

10.1. Grant conditional Planning Permission (subject to section 106 legal agreement)

10.2. Grant conditional Listed Building Consent

10.3. Planning permission is recommended subject to the securing of the following heads of terms via a section 106 legal agreement:

- Affordable housing contribution = £201,600
- Employment & training contribution = £35,955
- Car-free development
- Condition securing the provision of 2 long-stay cycle parking spaces
- Construction Management Plan and associated Implementation Support Contribution of £3,920
- Construction Impact Bond of £7,500