

APPENDIX I2

TAYLOR WIMPEY, HIGH ROAD COMMITTEE REPORT

Location **679 High Road London N12 0DA**

Reference: **20/3823/FUL** Received: 19th August 2020
Accepted: 20th August 2020

Ward: West Finchley Expiry 19th November 2020

Case Officer: **Josh Mclean**

Applicant: Taylor Wimpey UK Ltd

Proposal: Demolition of the existing building and redevelopment of the site to provide 307 residential units (Use Class C3) within 6 buildings ranging from 4 to 9 storeys. Provision of new pedestrian route and access link, private amenity space, communal amenity and podium gardens, refuse storage, 120 car parking spaces and 563 cycle parking spaces, energy centre, substation building and other associated facilities

OFFICER'S RECOMMENDATION

Approve subject to s106

AND the Committee grants delegated authority to the Service Director – Planning and Building Control to make any minor alterations, additions or deletions to the recommended conditions/obligations as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in their absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

RECOMMENDATION I:

The application being of strategic importance to London, it must be referred to the Mayor of London. As such, any resolution by the committee may be subject to a direction to call in or refuse the application being received from the Mayor of London.

RECOMMENDATION II:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;

3. Provision of Affordable Housing
Provision of 102no units (52 London Affordable Rent and 50 London Shared Ownership). Early review mechanism.
4. Carbon Offset contribution
Contribution of £308,892 towards the Council's carbon offset fund.
5. Skills and Employment
On-site or Off-site contribution towards skills and employment.

Loss of employment floorspace contribution.
6. CPZ Contribution
Contribution towards the review and implementation of CPZ.
7. Restriction of Parking Permits
Contribution of £1,033 towards the amendment of the Traffic Management Order to restrict future occupiers from obtaining residential parking permits.
8. Travel Plan and Monitoring contribution
Submission of a Residential Travel Plan and a monitoring contribution of £15,000.
9. Highways Improvement Works
Contribution for works to improvement the surrounding highways network.
10. Car Club
Provision of up to 2no. car club spaces either on the site or on the adjacent streets.
All new residents would be provided with a three-year membership.
11. S278 Works
Associated highway works under S278
12. Loss of Street Trees
Compensation for the loss of the 4 street trees removed to accommodate the development has been calculated at £122,992.00.
13. Play Space
Contribution of £30,699.15 towards off-site play space improvements.
14. Monitoring of Legal agreement
Contribution towards monitoring of the legal agreement.

RECOMMENDATION II:

That subject to Recommendation I and upon completion of the agreement specified in Recommendation II, the Service Director for Planning and Building Control approve the planning application subject to the following conditions and any changes to the wording of the conditions considered necessary by the Service Director for Planning and Building Control:

- 1 The development hereby permitted shall be carried out in accordance with the