

## **APPENDIX I3**

# **WHETSTONE DELIVERY OFFICE COMMITTEE REPORT**

**Location**                      **Whetstone Delivery Office 14 Oakleigh Road North London N20 9EY**

**Reference:**                      **19/3523/FUL**

Received: 24th June 2019

Accepted: 26th June 2019

Ward:                              Totteridge

Expiry 25th September 2019

Applicant:                      -

Proposal:                      Demolition of existing buildings and erection of part-four, part-five storey building plus basement to provide 783sqm of D1/D2 floorspace, at ground floor level and 41 self-contained flats (Use Class C3) on upper levels. Associated hard and soft landscaping, amenity space and provision of off-street car parking, cycle parking and refuse storage at basement level

**Recommendation:** Approve subject to s106

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

#### RECOMMENDATION I:

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. The applicant and any other person having a requisite interest in the site are invited to enter into a section 106 Agreement to secure the following:

1. 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 a financial contribution of £830,000 towards affordable housing along with an early and late review mechanism on viability and affordable housing.

4. Highways
  - (a) Travel Plan monitoring contributions of £5,000; and
  - (b) Highway Safety measures contribution - £40,000
5. Provision of Skills, Employment, Enterprise and Training appropriate to the site:
 

£165,916 Local Employment Agreement payment in lieu
6. A financial contribution towards carbon off-setting of £51,192 in order to achieve net zero carbon dioxide emissions from the residential component of the development.
7. Provision of £6,000 towards street tree plant
8. Meeting the Council's costs of monitoring the planning obligation - £21,962

**RECOMMENDATION II:**

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

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing number 122-HAL-DR-A-EX-010 - OS Site Plan  
 Drawing number 122-HAL-DR-A-EX-100 - Existing Level 00  
 Drawing number 122-HAL-DR-A-EX-300 - Existing North Elevation  
 Drawing number 122-HAL-DR-A-EX-301 - Existing East Elevation

Level Drawing number 122-HAL-DR-A-GAP-010 Issue P1 - Proposed Lower Ground

Drawing number 122-HAL-DR-A-GAP-100 Issue P1 - Proposed Level 00  
 Drawing number 122-HAL-DR-A-GAP-101 Issue P1 - Proposed Level 01  
 Drawing number 122-HAL-DR-A-GAP-102 Issue P1 - Proposed Level 02  
 Drawing number 122-HAL-DR-A-GAP-103 Issue P1 - Proposed Level 03  
 Drawing number 122-HAL-DR-A-GAP-104 Issue P1 - Proposed Level 04  
 Drawing number 122-HAL-DR-A-GAP-105 Issue P1 - Proposed Roof Plan  
 Drawing number 122-HAL-DR-A-GAP-200 Issue P1 - Existing and Proposed Block

Plans Elevations Drawing number 122-HAL-DR-A-GAP-300 Issue P1 - Proposed North and South

Drawing number 122-HAL-DR-A-GAP-301 Issue P1 - Proposed East Elevation  
 Drawing number 122-HAL-DR-A-GAP-500 Issue P1 - Proposed Section A-A