

## RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

<b>Applicant</b>	Mr S. Lewis St James Group Ltd	<b>Reg. Number</b>	13/AP/0369
<b>Application Type</b>	Variation / discharge of legal agreement	<b>Case Number</b>	TP/231-A
<b>Recommendation</b>	Agree - for app types VLA & VNMC		

### Draft of Decision Notice

#### Variation or discharge of the planning obligation was **AGREED** for the following:

Proposed deed of variation to the existing S106 agreement of planning permission 07/AP/1262 dated 10 October 2010 (residential development comprising 587 dwellings) to vary the terms of provision of affordable housing so that the 18 x 1-bed and 71 x 2-bed dwellings will be provided at affordable rent (circa 65% of market rent) rather than at target rent as previously permitted. The remaining affordable housing remains as previously proposed (17 x 3 bed and 13 x 4 bed affordable dwellings to be provided at target rent and 49 x 1-bed and 12 x 2-bed dwellings as shared ownership).

**At:** CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16 4XQ

**In accordance with application received on** 07/02/2013

**and Applicant's Drawing Nos.** Supporting statement (February 2013)  
Draft deed of variation

#### Reasons for Approval

The proposed deed of variation, amending the affordability levels of the eighty nine rented 1 and 2 bedroom units within the originally approved scheme, is required for the viability of the scheme following a reduction in approximately £10 million of funding available for the development. The overall amount of affordable housing remains as previously approved (31% of the overall residential development). The thirty 3/4 bed family units remain as socially rented units at local authority target rents as in the original approval, and the 61 1/2 bed shared ownership units also remain unchanged from those originally approved.

The early delivery of the 180 affordable units, in advance of the remainder of the private dwellings on the north site, represents a significant contribution towards the affordable housing provision in this part of the Borough. Subject to the completion of a satisfactorily worded deed of variation, it is concluded that the variations proposed are acceptable and in accordance with the council's current position on the delivery of affordable housing.

The proposed deed of variation is concluded to accord with the relevant planning policies, in particular with Strategic Policy 6 (Homes for people on different incomes) of the Southwark Core Strategy 2011, saved policy 4.4 (Affordable Housing) of the Southwark Plan 2007 and Policy 3.12 (Negotiating Affordable Housing) of the London Plan 2011.