
RECOMMENDATION

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.

Applicant	Mr R. Quelch Barton Willmore LLP	Reg. Number	14/AP/0024
Application Type	Variation / discharge of legal agreement	Case Number	TP/26-G
Recommendation	Agree - for app types VLA & VNMC		

Draft of Decision Notice

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

Modifications to the S106 Agreement dated 21 April 2011 (LBS reg: 10-AP-1935) for: 45,075 sq metres (GEA) of Class C3 floorspace comprising 356 residential units and ancillary residential floorspace including an Estate Management facility; 6,554 sq metres (GEA) of cultural floorspace (Class D1/D2 to accommodate concert hall or gallery or exhibition space or museum uses); 1,827 sq metres (GEA) of commercial floorspace (to accommodate Class A1, A2, A3, A4, A5, D1, D2 and B1 uses, the latter not to exceed 500 sq metres); all accommodated within buildings of up to 11 storeys (45.505 AOD) and residential campanile of 20 storeys, plus roof garden and light box (79.3 AOD) together with 6,523.9 sq metres of communal and private amenity space, including an extension to and improvement of Potters Fields Park; 144 car parking spaces including two surface level parking spaces for car club use; 15 motorcycle spaces, cycle parking; together with associated highway, access and landscape works and other associated works and uses.

The modifications comprise:

- Amend timing for the delivery of the Affordable Housing Units;
- Amend timing for the submission of Car Club details and the delivery of the Car Club Scheme;
- Delete requirement for submission of a Car Park Management Plan;
- Replace Plan 8 (Coach Drivers Facility) and Plan 1 (Basement) with updated plans;
- Amend rights of access obligation to Children's Play Area and Communal Areas for occupiers of the Corporation of London Development;
- Amend obligations concerning cultural use to reflect changes in the quantum of cultural floorspace;
- Corrections to Education, and Employment and Training Contributions;
- Amend timing for the completion of a Section 278 Highways Agreement;
- Amend requirement for a Supplementary Deed concerning land transfer
- Amend timing for the submission of a Public Open Space Management Plan;
- Amend timing for the submission of a Sustainability Report; and
- Revise list of Wheelchair Adaptable Units to reflect updated dwelling mix.

At: LAND ADJACENT TO LAMBETH COLLEGE & POTTERS FIELDS, LONDON SE1

In accordance with application received on 07/01/2014

and Applicant's Drawing Nos. Barton Willmore Covering Letter (dated 18 December 2013); Site Location Plan (S+P P001 Rev A); Schedule of Proposed Amendments to Section 106 Agreement (November 2013); One Tower Bridge and Corporation of London Land Planning History; Barton Willmore Letter (dated 7 November 2014)