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| Item No: 7.1 | Classification: Open | Date: 4 September 2018 | Meeting Name: Planning Sub-Committee B |
| Report title: | | Addendum Late observations, consultation responses, and further information | |
| Ward(s) or groups affected: | | Camberwell Green | |
| From: | | Director of Planning | |

PURPOSE

1. To advise Members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That Members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 7.1 – Application 17/AP/1314 for: Full Planning Permission – 54 CAMBERWELL GREEN, LONDON, SE5 7AS

Errors in report

4. Paragraph 41 contained an error which referred to the applicants previous housing offer of 30% (35 habitable rooms) all intermediate would provide a profit of 13.5%. However, this is an error and the actual profit level provided would in fact be 17.2% on Gross Development Value.

Revised affordable housing offer

5. Following the deferral of the application at Planning Sub-Committee B, the officers asked the council's viability consultant to assess an alternative offer of affordable housing which would provide a policy compliant mix (70/30 split for social rent/intermediate).
6. In order to retain the profit level that the previous affordable housing offer (17.2%) the council's viability consultant provided an appraisal that has outlined that the equivalent profit within a policy compliant tenure mix scheme could provide 24% affordable housing. The applicant subsequently proposed that the rearmost block with separate stair core would provide 4 x social rented units (units 8, 15, 22 and 29). The remaining rooms would be provided as intermediate housing in units 6 and 7. This revised offer of 3x3 bed flats and 1x2 bed flat for social rent and 1x3 and 1x2 bed flats for shared ownership is for members to consider. For the purposes of affordable housing calculations, any room across the entire development that is over 27.5 sqm will be considered as two habitable rooms as outlined within the council's adopted Affordable Housing (2008) supplementary planning document (SPD).

Viability position

7. Benchmark Land Value: The benchmark land value is calculated on the reasonable existing use value of a site plus an incentive for a land owner to sell and is not based on sale price of a site. The benchmark value is £3,125,000 whilst the applicant paid £4,130,000.
8. The price paid for a site is thus not considered when assessing the viability of a scheme.

Development Costs

9. The development costs put forward by the applicants have been robustly tested by the council's viability consultant and quantity surveyor and a revised lower cost was agreed of £258.32/sq. ft.
10. This compared to five comparable new build development schemes within the surrounding area which would have a range of costs per sq. ft. which would range from £222.83 to £239/sq. ft.
11. The council's viability consultant and their quantity surveyor have provided a note which sets out why the conversion costs on this site are higher than a new build scheme and this can be viewed in Appendix 1 of this addendum.

REASON FOR URGENCY

12. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting

REASON FOR LATENESS

13. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--------------------------|--|---|
| Individual files | Chief Executive's Department 160 Tooley Street London SE1 2QH | Planning enquiries telephone: 020 7525 5403 |

APPENDICES

| No. | Title |
|------------|--------------------------------|
| Appendix 1 | Refurbishment Versus New Build |