

## Agenda Item 04

### Supplementary Information Planning Committee on 13 July, 2022

Case No.

21/1124

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Location	363 Edgware Road, London, NW9 6AF
Description	Demolition of showroom and multi-storey carpark building and erection of a ground plus up to 19 storey building to provide residential units (Use Class C3) with commercial use (Use Class E) at ground floors, together with associated parking at basement and landscaping

#### Agenda Page Number: 17-64

#### Affordable housing and housing mix

Following publication of the Committee Report, the applicant has offered to increase the proportion of affordable housing provided within the scheme by providing an additional 7 affordable homes. It is important to note that the application has been subject to rigorous viability testing, and that the reported affordable housing provision of 26 homes would result in a deficit of £12.37m and is therefore beyond the maximum reasonable amount the scheme can deliver and complies with the relevant policies.

Officers consider this to be an improvement to the scheme. The increased affordable housing provision would increase the level of deficit which represents an additional risk to the applicant (the applicant has estimated this to be an additional £1.8m, however this figure has not been agreed with officers at this stage). This figure and other key inputs to the viability review mechanisms would be agreed between the parties in negotiating the s106 agreement, and the requirements for early stage and late stage review mechanisms would remain the same as the scheme would continue to be below the 35 % threshold.

The following sections of the Committee Report are amended as follows to reflect this increased offer:

#### *Recommendations:*

"That the Committee resolve to GRANT planning permission subject to:

...

3. Provision of ~~20~~ 26 units [~~3 x 1bed, 40~~ 13 x 2bed and 10 x 3bed] as London Affordable Rent ...

4. Provision of ~~6~~ 7 Shared Ownership units [3 x 1bed and ~~3~~ 4 x 2bed] ...

#### *Summary of key issues*

"Affordable housing and housing mix: The proposal would deliver ~~48.6%~~ 22.5% affordable housing by habitable room, in a policy-compliant tenure split (~~20~~ 26 London Affordable Rent homes and ~~six~~ seven homes for shared ownership)."

#### *Detailed considerations*

"19. The application proposes the following mix of units:

	Studio	1bed	2bed	3bed	Total	% by habitable room
Private	9	<del>58</del> <u>55</u>	<del>40</del> <u>36</u>	32	<del>139</del> <u>132</u>	<del>81.4</del> <u>77.5</u>
Shared ownership	0	3	<del>3</del> <u>4</u>	0	<del>6</del> <u>7</u>	<del>3.3</del> <u>3.9</u>
London Affordable Rent	0	<del>0</del> <u>3</u>	<del>40</del> <u>13</u>	10	<del>20</del> <u>26</u>	<del>45.3</del> <u>18.6</u>
Total	9	61	53	42	165	100

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% of total units	5%	37%	32%	25%		
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“21. The proposal includes a total of ~~18.6%~~ 22.5% affordable housing by habitable room, with a tenure split of ~~82.4~~:  
~~17.6~~ 83:17 in favour of London Affordable Rent against shared ownership....”

References to levels of deficit in paragraphs 21 and 22 should also be read in the context of the revised proposal.

#### *Relationship with neighbouring properties*

Paragraph 101 states: “Although this approach has not been used in the applicant’s assessment in this case, it reflects the rationale for allowing lower target values in high density areas where the expectation of daylight would normally be lower.”

This is a drafting error – “this approach” (ie the ‘mirror image’ assessment) was carried out in respect of Zenith House, as reported in paragraph 95 of the Committee Report.

**Recommendation: Remains to Grant Planning Permission subject to planning obligations and conditions as set out in the Committee Report and amended as above**

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