

**Supplementary Information
Planning Committee on 13 January, 2010**

**Item No. 15
Case No. 09/2234**

Location Communal Rooms & Flats 1-39inc Gordon House, Malvern Road, NW6
Description Demolition of a three-storey building and erection of a part three-, four- and five-storey building comprising 26 affordable maisonettes and flats (3 one-bedroom, 15 two-bedroom, 8 three-bedroom), with formation of new vehicular access onto Malvern Road, communal garden and associated landscaping

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Members visited the site on Saturday 9th January 2010

The exact siting of the proposed building in relation to Blake Court and in comparison to the existing building was raised. The existing building would be approximately 16.5m from Blake Court to the north, the proposed building is 17.5m away.

Conditions

The following condition is proposed:

In order to mitigate against the possibility of numerous satellite dishes being installed on the buildings hereby approved, details of a communal television system/satellite dish provision shall be submitted to, and approved in writing by, the Local Planning Authority. The approved details shall be fully implemented.

Reason: In the interests of the visual appearance of the development in particular and the locality in general.

S106

It is recommended that point (b) be altered to read as follows:

(b) 100% Affordable Housing (including 100% nomination rights for the Council)

The development achieves code level 3 against the council's aspirations to achieve Code Level 4. In other schemes on South Kilburn such as Albert Road, part of the S106 (£1250 per unit) standard charge is dedicated to providing a decentralised energy network in the future which will allow existing code 3 homes to convert to code 4. While in this instance, because the scheme is small, there is no centralised boiler room that could allow for an easy switch-over to a decentralised energy supply, your officers consider that a contribution towards the decentralised energy centre will nevertheless assist the wider development to achieve code level 4. The current proposals are therefore considered acceptable with a change to the Heads of terms in the S106 to read as follows:

(d) Submission and compliance with the Sustainability check-list, ensuring a minimum 50% score is achieved, and Code for Sustainable Homes level 3 including a 25% CO2 reduction, with compensation, should it not be delivered, in addition to adhering to the Demolition Protocol.

(e) Offset 8% of the site's carbon emissions through onsite renewable generation. If proven to the Council's satisfaction that this is unfeasible, provide it off-site through an in-lieu payment to the Council who will provide that level of offset renewable generation. £32,500 of

the S106 standard charge to be used to offset the sites carbon emissions by decentralised energy generation, or other energy saving scheme to be implemented by the council.

Recommendation: Remains approval subject to amended Section 106.and additional condition.

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