

## Agenda Item 05

### Supplementary Information Planning Committee on 15 November, 2017

Case No.

17/3188

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Location	1-7, 9, 11 & 11A Elm Road, Wembley, HA9 7JA
Description	Demolition of existing hotel buildings and erection of a part 3, part 4 and part 5 storey 128 bed aparthotel plus basement accommodation comprising guestrooms and ancillary facilities within a 4-storey basement (situated below the part-basement lower ground floor), together with soft and hard landscaping, servicing, cycle storage and refuse and recycling facilities (revised description)

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#### Changes to energy and sustainability obligations

Following the publishing of the committee report, the applicant approached your officers to contest that the carbon offset contribution required as a S106 obligation would not apply to a non-residential scheme such as this. Officers agree with the applicant on this matter as **London Plan Policy 5.2: Minimising Carbon Dioxide Emissions** was changed in 2016 to no longer require that non-residential major developments achieve an improvement in carbon savings based on Part L of the Building Regulations 2013. The policy now requires that non-residential developments achieve carbon savings "as per building regulations requirements". Given this, there is no policy justification for requiring obligations in respect of carbon savings and it is considered that this element should be removed from the S106 heads of terms.

In the interests of environmentally sustainable development, the condition relating to BREEAM compliance will be retained and will now be the sole obligation relating to sustainability.

**Recommendation: Remains approval, subject to the conditions and S106 obligations (not including the carbon offset payment obligations) set out within the committee report**

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