

Agenda Item number:	9.2
Reference number:	PA/08/02709 and PA/08/02710
Location:	Hertsmere House, 2 Hertsmere Road London E14
Proposal:	Demolition of existing building. Erection of a ground and 63 storey building for office (use class B1), hotel (use class C1), serviced apartments (sui generis), commercial, (use classes A1-A5) and leisure uses (use class D2) with basement, parking, servicing and associated plant, storage and landscaping. (Maximum height 242 metres AOD).

1. ADDITIONAL REPRESENTATIONS

- 1.1 A letter has been received from the Greater London Authority clarifying their position on the requested planning obligations for the development.
- 1.2 The letter requests that in in-line with London Plan policy 6A.4, and in the interests of securing sufficient developer contributions towards Crossrail, the preference is for the re-allocation of the previously agreed affordable housing contribution to Crossrail.
- 1.3 Planning obligations are considered at section 8.83 of the main committee report. It is noted that Adopted London Plan policy 6A.4 details the Mayor's priorities in planning obligations. It states that
- 'Affordable Housing and public transport improvements should generally be given the highest priority...'*
- 1.4 Emerging London Plan policies 3C.12A and draft supplementary planning guidance 'Use of planning obligations in the funding of Crossrail' are also relevant in detailing the approach taken to funding for Crossrail.
- 1.5 Officer's consider that the proposed S106 agreement (including a contribution of £1, 155, 340 towards off-site affordable housing and £3, 581, 663 to TfL for Transportation) provides an appropriate mix of contributions in-line with the two priorities identified in adopted London Plan policy 6A.4.

2 RECOMMENDATION

- 2.1 My recommendation is unchanged