

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 13 September 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Marylebone High Street	
<b>Subject of Report</b>	64-66 Wigmore Street, London		
<b>Proposal</b>	Modification to S106 dated 05.09.2013 to allow the affordable housing units to be transferred from 29-30 Thayer Street (including 23 Bulstrode Street) to 12-13 Plympton Place (formally known as 25 Plympton Place) NW8 8AD.		
<b>Agent</b>	Mr Andrew Wilson		
<b>On behalf of</b>	Howard de Walden Estate		
<b>Registered Number</b>	16/07559/MOD106	<b>Date amended/ completed</b>	2 August 2016
<b>Date Application Received</b>	2 August 2016		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Harley Street		

## 1. RECOMMENDATION

<p>1. Does the Committee consider that the proposed relocation of the approved affordable housing from 29-30 Thayer Street (including 23 Bulstrode Street) to 12-13 Plympton Place is acceptable?</p> <p>2. Subject to 1, above, authorise the proposed Deed of Variation to the S106 dated 05 September 2013 to secure the following:</p> <ul style="list-style-type: none"> <li>i. 340m<sup>2</sup> (four flats) of affordable housing at 12-13 Plympton Place (as Social Rented Housing); and</li> <li>ii. £228,000 towards the City Council's affordable housing fund in addition to the heads of terms already secured with payment on completion of the Deed of Variation</li> </ul>
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## 2. SUMMARY

<p>Planning permission was granted in September 2013 for a new office building at 64-66 Wigmore Street. To off-set that office increase the Howard de Walden Estate proposed a land-use swap involving 9 other sites. As a result of these applications, there was an overall residential increase (+2,740m<sup>2</sup>) which matched the office increase. The increase in residential floorspace required an affordable housing provision of 685m<sup>2</sup>. However, only 400m<sup>2</sup> of affordable housing was to be provided within 29-30 Thayer Street (including 23 Bulstrode Street). In lieu of the shortfall (285m<sup>2</sup>) the applicant proposed to make a financial contribution (£928,000) towards the City Council's affordable housing fund. This payment has been made.</p>
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Howard de Walden have now acquired 12-13 Plympton Place (formally 25 Plympton Place), which has been converted to provide four self-contained units following a planning permission granted initially in 2014. It is proposed to use this site as the affordable housing donor site rather than 29-30 Thayer Street.

To ensure that the affordable housing is secured on Plympton Place a modification of the S106 is required.

Howard de Walden are also seeking a further modification to the S106 to enable the approved office building at 64-66 Wigmore Street to be used as a hospital. This is subject to a further application/report which is considered elsewhere on this agenda.

#### **Land use - Affordable housing**

The approved land use swap secured four affordable housing units (1x1 bed, 2x2 bed and 1x3 bed units) within 29-30 Thayer Street/23 Bulstrode Street comprising 400m<sup>2</sup>. These units were to be transferred to a Registered Provider to use as either Affordable Rented Housing or Social Rented Housing.

The residential units at 12-13 Plympton Place (2x1 bed, 1x2 bed and 1x3 bed units) comprise 340m<sup>2</sup>. These units will be available as Social Rented Housing. The Head of Affordable and Private Sector Housing has confirmed that the units are good quality, although one of the 1 beds is small at 41m<sup>2</sup> (minimum 50m<sup>2</sup>). The units are to market housing standard specifications and all units have good sized bedrooms, with storage and built in wardrobe space. As the units at first floor are reliant on stair access they are not suitable for disabled access, however, none of the units at Thayer Street were suitable for disabled tenants.

The four flats at Plympton Place would provide 60m<sup>2</sup> less floorspace from that approved at Thayer Street. The applicant has agreed to make a payment to the affordable housing contribution fund to cover the shortfall. This payment has been calculated as £228,000.

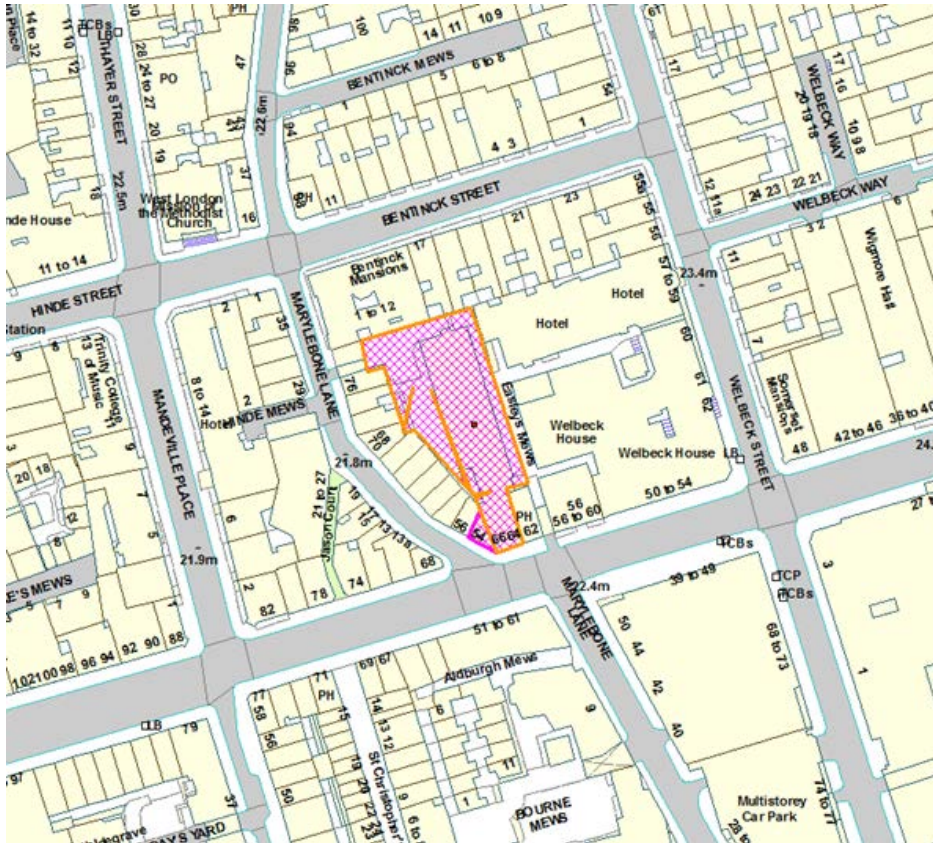
The Council's adopted policies require affordable housing to be on site, with an off-site solution only considered acceptable where it is within the vicinity of the site, is of better quality/quantity than that on-site and would not add to an existing localised concentration of social housing.

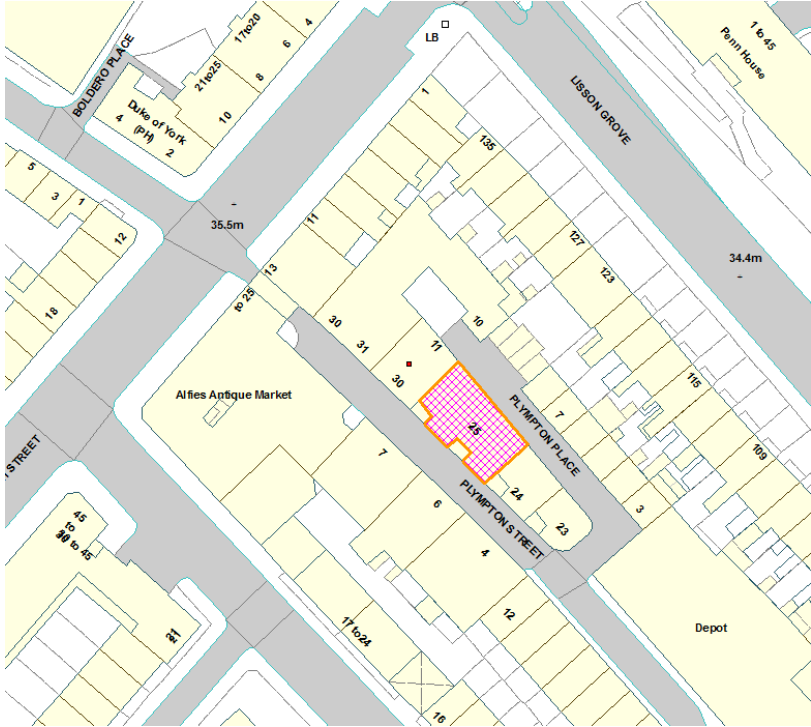
Clearly the location now proposed is not within the vicinity of the site, offers less floorspace than previously secured, and is in an area where there is already a high proportion of social rented housing. In support of their application, the applicant has stated that the units at Thayer Street are above a restaurant, which is served by a high level extract duct that runs internally through the units. Access to the duct for cleaning and maintenance is via the residential units. The applicant has stated that the units on Plympton Place are in a quieter residential location and are therefore more suitable for the affordable housing.

The Head of Affordable and Private Sector Housing also supports the proposal and advises that if the units are provided for social rent these will be lower than those proposed at Thayer Street and will provide potential rehousing opportunities to council housing tenants likely to be decanted as a result of regeneration proposals at Church Street.

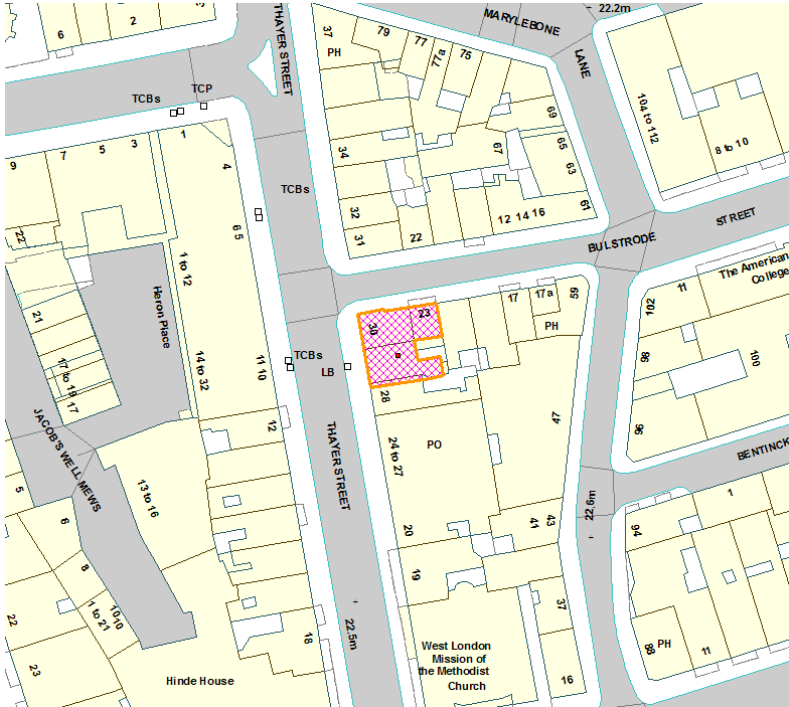
Committee's views are sought on whether the proposed location for the affordable housing is acceptable.

### 3. LOCATION PLAN (64-66 Wigmore Street)





Plympton Place



Thayer Street

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4. PHOTOGRAPHS

12-13 Plympton Place



29-30 Thayer Street/23 Bulstrode Street



## 5. CONSULTATIONS

### HEAD OF AFFORDABLE AND PRIVATE SECTOR HOUSING

No objection.

## BACKGROUND PAPERS

1. Application form
2. Response from Head of Affordable and Private Sector Housing dated 21 June 2016

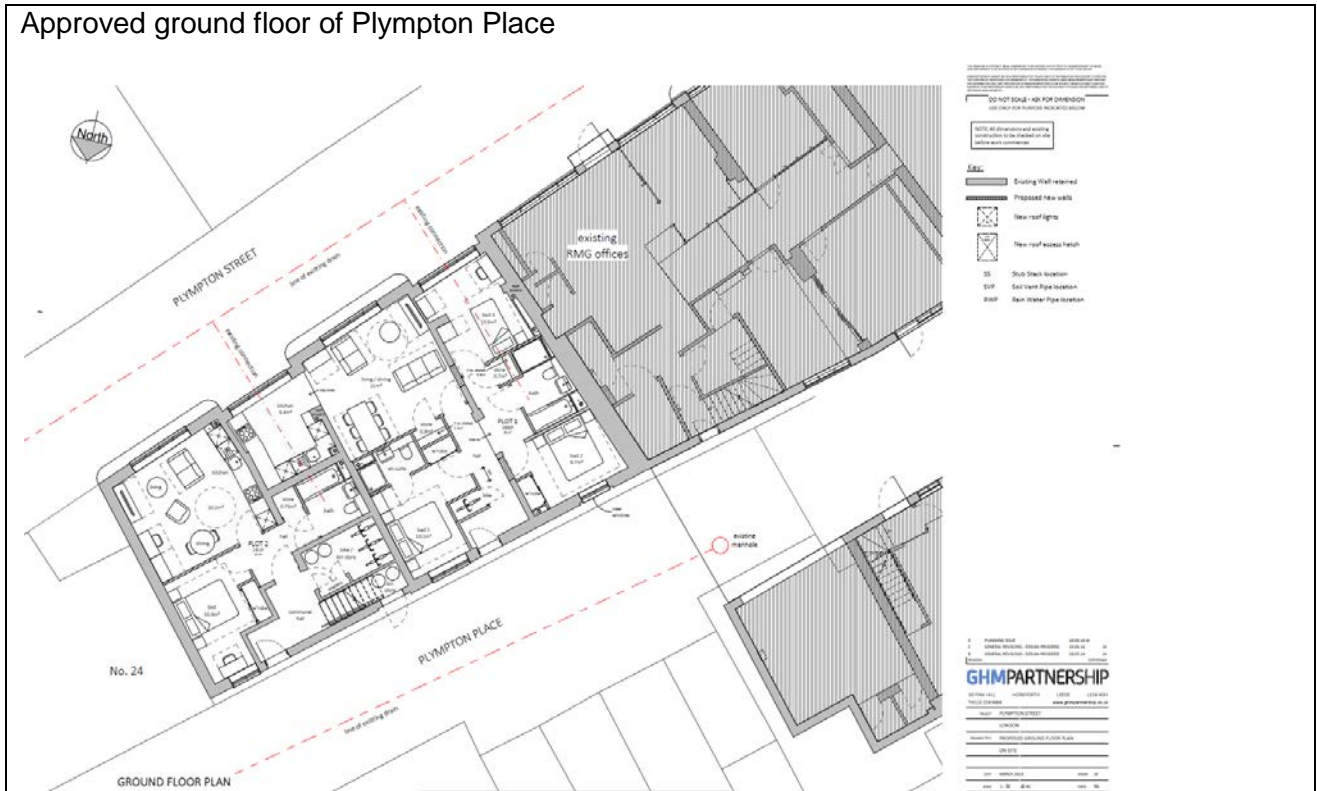
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JO PALMER BY EMAIL AT [jpalme@westminster.gov.uk](mailto:jpalme@westminster.gov.uk).

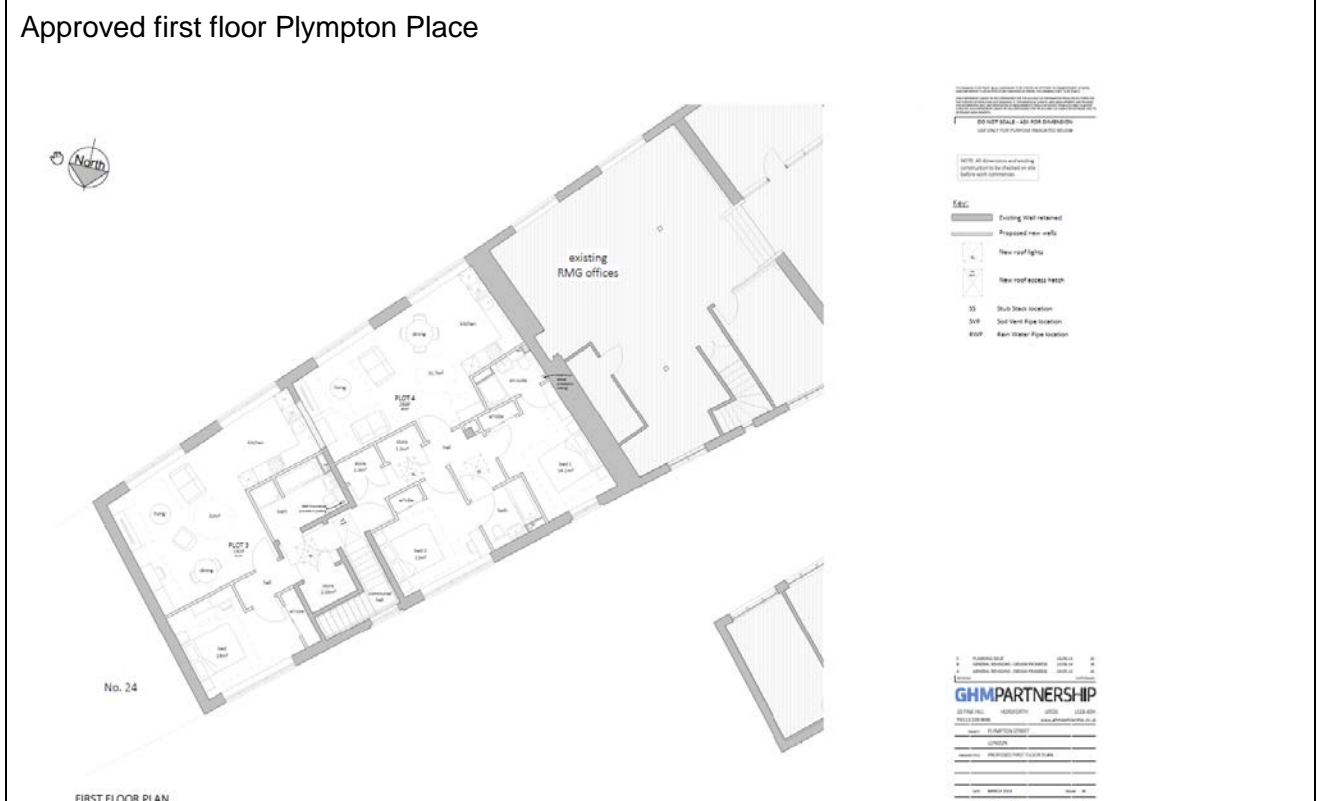


### 6. KEY DRAWINGS

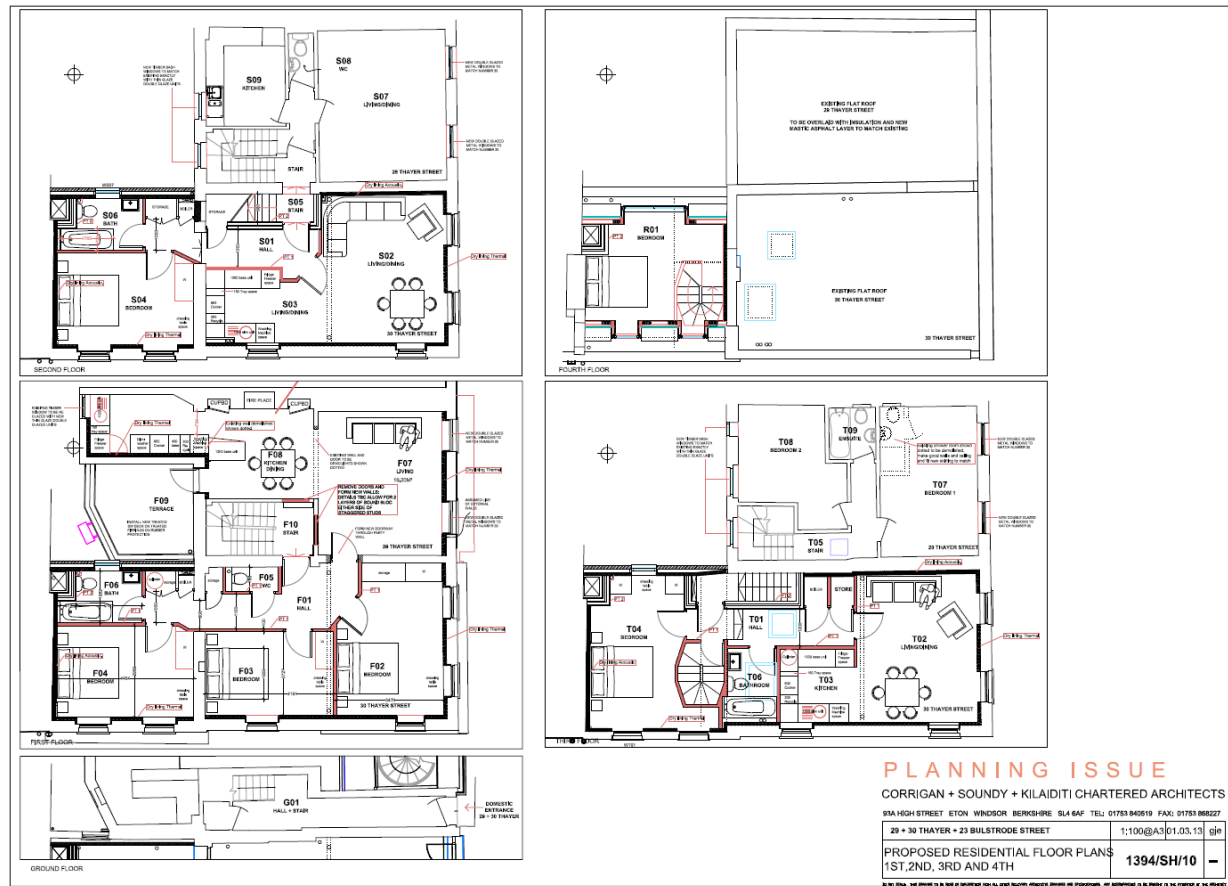
#### Approved ground floor of Plympton Place



#### Approved first floor Plympton Place



Approved 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors of Thayer Street





**DRAFT DECISION LETTER**

**Address:** 64-66 Wigmore Street, London, ,

**Proposal:** Modification to S106 dated to allow the affordable housing units to be transferred from 29-30 Thayer Street (including 23 Bulstrode Street) to 12-13 Plympton Place (formally known as 25 Plympton Place) NW8 8AD

**Reference:** 16/07559/MOD106

**Plan Nos:** Site location plan showing 12-13 Plympton Place, floorplans showing 12 Plympton Place, Flat 1, Flat 2 and Flat 3 - 13 Plympton Place

**Case Officer:** Helen Mackenzie

**Direct Tel. No.** 020 7641 2921

**Recommended Condition(s) and Reason(s):**

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.