

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 7 August 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Knightsbridge And Belgravia	
<b>Subject of Report</b>	<b>33 Grosvenor Place, London, SW1X 7HY,</b>		
<b>Proposal</b>	Modification of S106 legal agreement dated 3 April 2017 (RN 16/08369/FULL) to amend the employment and training strategy.		
<b>Agent</b>	Ginny Jukes DP9		
<b>On behalf of</b>	33 Grosvenor Place Ltd		
<b>Registered Number</b>	18/01537/MOD106	<b>Date amended/ completed</b>	22 February 2018
<b>Date Application Received</b>	22 February 2018		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	None		

## 1. RECOMMENDATION

Agree the modification of the Section 106 legal agreement dated 3 April 2017.

## 2. SUMMARY

On 3 April 2017, permission was granted for the redevelopment of this building behind retained facades to create a medical clinic (Class C2), including alterations to the existing elevations, partial demolition and redevelopment of the existing western elevation along with additional alterations including the creation of a servicing and delivery bay; minor excavation at basement level and redevelopment of the existing fifth floor level; addition of roof top extension at sixth floor level for plant; infill of the existing atria; and other associated alterations.

The permission is subject to a S106 legal agreement which secures various matters including highways works, financial contributions to the carbon offset fund and a highway improvement scheme, a car parking strategy, the establishment and operation of a community liaison group and an employment and training strategy.

This application for modifications to the existing S106 agreement relates to changes to the detailed wording of the employment and training strategy. The purpose of the strategy is to promote and facilitate employment opportunities, training and apprenticeships for residents within the borough.

Paragraph 3 of Schedule 2 to the agreement requires the developer to submit its draft Employment and Training Strategy to the Director for his written approval 6 months prior to the commencement of

development. The strategy is required to include details of initiatives and opportunities for Westminster residents relating to the construction period and the operational period of the development and details of how these will be delivered.

The applicant states that the timelines set out in the original legal agreement (in terms of the submission 6 months prior to commencement) cannot be met due to changes in their programme and are seeking the following variations to the employment/training clauses:

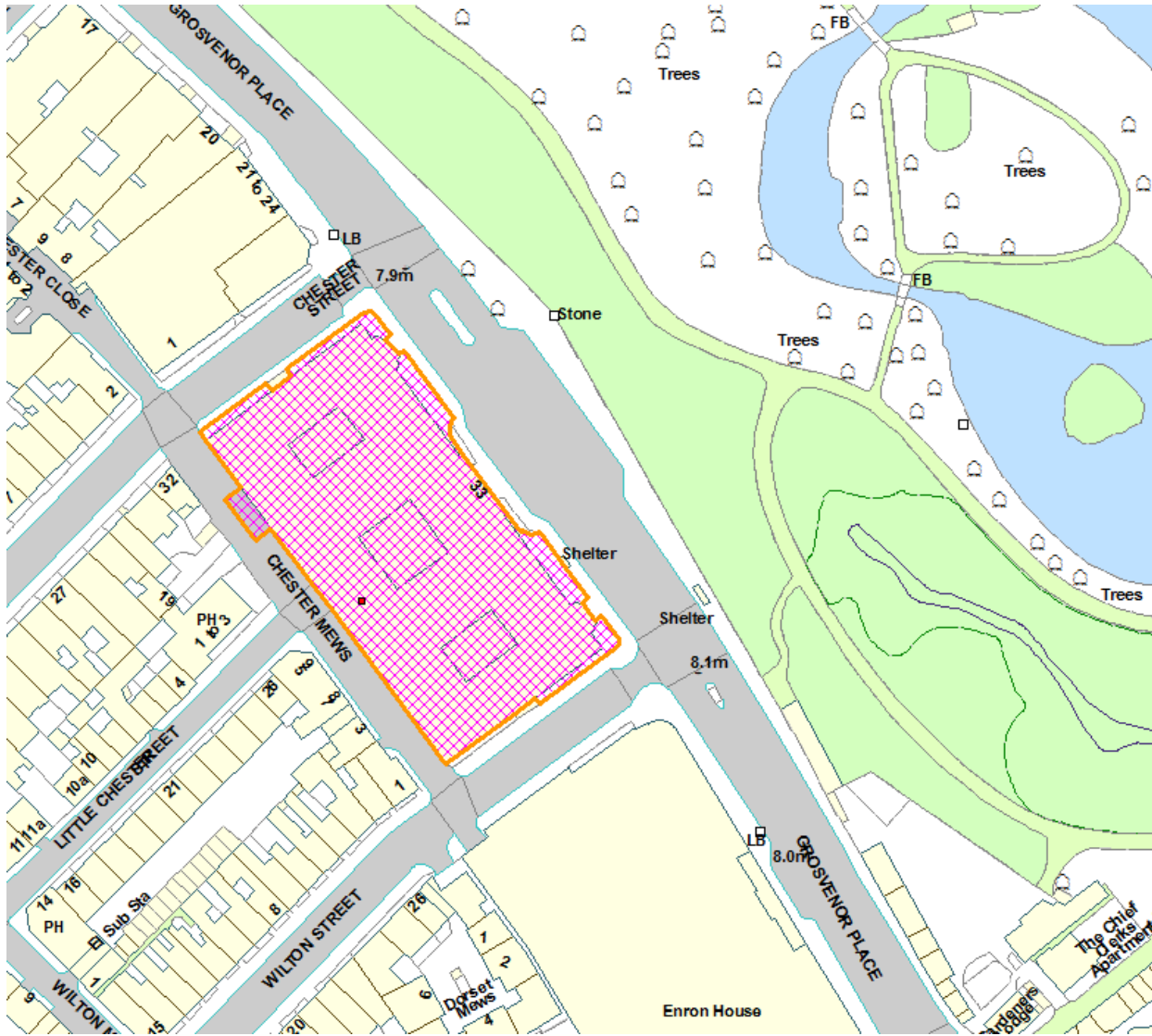
1. Split the Employment Strategy to two separate strategies – one for the construction period and another for the operational period.
2. Have different lead times for the different phases. The construction phase strategy has already been submitted and agreed, so the clause will be amended to require compliance with the agreed strategy dated 31 May 2018. The strategy for the operational period is required to be submitted 12 months prior to practical completion of the development.

In the current S106, paragraph 3.4 of Schedule 2 places the onus on the developer to use their reasonable endeavours to advertise job opportunities to Westminster residents, promote training/job opportunities to residents, and engage with local brokerage services to advertise jobs locally. Following negotiation with the Director of Economy, it is proposed that this section of the legal agreement is removed. In its place, the applicant has agreed to provide a contribution towards a "Workplace Coordinator", to be a newly created role within the City Council which will facilitate employment and training opportunities for residents within the City. The contribution totals £140,000 over three instalments. The proposed change to the agreement therefore removes the onus from the applicant to promote training and job opportunities, and shifts it to the role within the City Council.

There are also minor amendments to the requirements for the content of the employment strategy including monthly reporting back to the City Council confirming the number of Westminster residents employed via the agreed employment and training strategy.

It is considered that the proposed changes to the S106 will enable the provision of a coordinated local employment service for unemployed Westminster residents (particularly for opportunities in the operational phase of this development) and meet the necessary tests for planning obligations.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



## **5. CONSULTATIONS**

No additional consultation required.

(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: DAVID DORWARD BY EMAIL AT [ddorward@westminster.gov.uk](mailto:ddorward@westminster.gov.uk)