

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address FORMER RAF EASTCOTE LIME GROVE RUISLIP

Development: Details of affordable housing in compliance condition 5 of Planning Inspectorate decision ref: APP/R5510/A/13/2194594 dated 13 November 2013 (change of use of 3 x 1 bedroom live/work units to 6 x 1 bedroom Use Class C3 residential dwellings within Block J; LPA ref: 10189/APP/2012/112).

LBH Ref Nos: 10189/APP/2014/3359

Drawing Nos: VALUATION REPORT DATED JULY 2014
LETTER DATED 15/7/2014
LETTER DATED 18/9/2014
APPEAL DECISION DATED 13/11/2013

Date of receipt: 19/09/2014 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

Recent planning appeals dated 13 November 2014 allowed a change of use from live/work dwellings to C3 dwellings, across units in Block H1,(Appeal A - Ref: APP/R5510/A/13/2194584); Block R, (Appeal B - Ref: APP/R5510/A/13/2194591); Block J (Appeal C - Ref: APP/R5510/A/13/2194594) and Block L (Appeal D - Ref: APP/R5510/A/13/2194600).

With respect to affordable housing, paragraph 21 of the appeal decision states "in the absence of a completed section 106 agreement, this requirement can be secured by the attachment of a suitably worded condition to each permission. The collective provision of 6 affordable housing units would help address the demand for affordable housing in the Borough".

Accordingly, the Inspector imposed a condition on each appeal decision (for blocks H1, J, L and R) to secure the affordable housing provision. Separate details applications for each block have been submitted to discharge the relevant conditions (condition 5 of the appeal decisions in each case).

Six flats with Block R have been identified by the applicant as the collective provision of affordable housing. Agreement has been reached with the applicants that these six flats would be sold as private units, but that the difference between the 80% and 100% of the agreed value will be paid to the Council in lieu of affordable housing.

Accordingly, the applicants have submitted a valuation report which sets out the market values of the six flats, in order to calculate the appropriate payment in lieu.

The calculations are summarised in the table below:

Unit reference	Value	Payment in lieu (20%)
Plot 395	£245,000	£49,000

Plot 396	£245,000	£49,000
Plot 397	£245,000	£49,000
Plot 168	£249,995	£49,999
Plot 169	£260,000	£52,000
Plot 170	£249,995	£49,999
Total	£1,494,990	£298,998

A Unilateral Undertaking has now been completed by the applicants to pay the sum of £298,990 in lieu of the on site affordable housing provision, within 28 days of the date of the agreement.

It is therefore considered that condition 5 can be discharged with respect to Blocks H1, L, J and R.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

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