



Development Management Service
 Planning and Development Division
 Environment and Regeneration Department
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PLANNING COMMITTEE – ADDENDUM REPORT	AGENDA ITEM NO:	B6
Date: 24 April 2012		

Application number	P120453
Application type	Full Planning Application
Site Address:	Rear of 28 Amwell Street / New River Head
Proposal	Various alterations and extensions to the Engine / Pump House building, ancillary stores buildings and the windmill base in associated with conversion of existing buildings to a mixed use development comprising seven residential units and B1 (office) / D1 floorspace. Notable works include the rebuilding of lean to structure, formation of lower ground floor and rear extensions to single storey stores south building, insertion of a new floor within southern building and various fenestration alterations to the buildings. Proposal also includes the formation of new pedestrian entrances and access's from Myddleton Passage and Amwell Street, and various hard/soft landscaping across the site including forms of enclosures.

ADDENDUM

1. Since the completion of the committee report, the applicant has further clarified their offer with respect to the use of the Pump House as a heritage use. It was thought that the offer included the internal works to the shell of the building as shown on the proposed drawings. However, the applicants have confirmed that their offer relates purely to provision of the Pump House building for heritage use in its current state and does not include them undertaking any works to the building. Thames Water have also since confirmed that they will only be able to offer the first floor of the Pump House and not the ground floor (apart for the access to first floor) as was previously advised could have been possible. As such, it is necessary to amend paragraphs 12, 44, 53, 95 & 96 of the committee report.

2. Paragraph 12 should read as follows:

As part of the proposal, the applicants have agreed to provide the first floor of the Pump House (~~with the potential future addition of the ground floor of the pump house if Thames Water can make this available~~) building and the windmill base building (both with right of access from Amwell Street) for a heritage (D1) use at a token peppercorn or nil.

3. Paragraph 44 should read as follows:

The residential-led mixed use development currently proposed does not accord with the vision for the future use of the whole of the site for heritage / community use as envisaged in the 1991 and 1999 planning briefs. However, the proposal does go some way towards meeting the brief, as the applicants have agreed to offer the use of the first floor of the pump house (~~with the potential future addition of the ground floor of the pump house if Thames Water can make this available~~) and the windmill base building for a heritage (D1) use at a token peppercorn or nil rent. This would include the provision of public access to the pump house and windmill base building from Amwell Street.

4. Paragraph 53 should read as follows:

As identified above, a number of objections have been received by the Council in relation to the proposal and the failure of the proposal to provide a heritage / community use across the whole site, as identified within the planning briefs. However, as stated above, the applicants have now agreed in writing to offer the use of the first floor of the pump house (~~with potential future addition of the ground floor of the pump house subject to Thames Water making this available~~) and the windmill base building (both with right of access from Amwell Street) for a heritage (D1) use at a token peppercorn or nil rent. This would be secured within a properly constructed S106 legal agreement. The current offer is considered to represent an improvement on the applicants' previous offer of the establishment of a publicly accessible static display illustrating the history of the site within the windmill base, with a potential for IBPT / HofLT, to lease the first floor of the pump house at the open market rent.

5. Paragraph 95 should read as follows:

As agreed with the applicant, it is the Council's intention to secure the provision of the first floor (~~and potentially also the ground floor at a future date if Thames Water make this area available~~) of the Pump House building together with the windmill base building (~~with all internal works to the Pump House building as shown on the approved drawings completed~~) for a suitable heritage use, which would reflect and preserve the historic use of the site. The lease of the Pump House building and windmill base would be provided to a suitable heritage organisation (to be agreed by the Council) at a token peppercorn rent (possibly nil rent) by the applicant, Thames Water or any other party which has ownership of the buildings, subject to the fit out works to create the heritage use being substantially complete within an agreed timeframe. ***The applicants have suggested that all works to create the heritage use should be substantially complete within two years from the date of commencement of the development.***

6. Paragraph 96 should read as follows:

A S106 legal agreement is required in order to secure and ensure the delivery of the heritage use for the pump house and windmill base building, which the applicants have agreed to. The following heads of terms have been proposed by the applicants:

- The first floor of the Pump House building (with access through the ground floor) and the windmill base building, together with a right of access from Amwell Street, shall be provided by the applicant, Thames Water, or other relevant land owner ~~(works to the internal shell of the Pump House building as shown on the approved proposed drawings shall be completed and paid for by the applicant / developer / Thames Water)~~ on a leasehold basis to a suitable heritage organisation (to be agreed by the Council) for the sole purpose of providing a heritage use that appropriately reflects and conserves the historic use at the site. The lease shall be provided at a token peppercorn or nil rent.
- ~~If all or part of the ground floor of the Pump House (not including the ground floor access to the first floor) is made available by Thames Water, this shall be offered as additional floorspace to be used in conjunction with the heritage use on the first floor of the Pump House building at no additional cost.~~
- The works to fit out the heritage use shall be substantially completed within an agreed timeframe, after which time, if the works are not complete the offer shall be withdrawn and the use of the Pump House building and windmill base building shall be open to the approved B1 office / specified D1 uses at market rent.