

Meeting:	Strategic Planning Committee
Date:	14 January 2009
Subject:	Equitable House, Lyon Road, Harrow
Responsible Officer:	Hugh Peart – Director of Legal and Governance Services
Portfolio Holder:	Councillor Marilyn Ashton, Portfolio Holder for Planning Development and Enterprise
Exempt:	No (except for Part II Appendix by virtue of paragraph 5 of Part I of Schedule 12A to the Local Government Act 1972 (as amended) in that it contains information in respect of which a claim to legal professional privilege could be maintained in legal proceedings)
Enclosures:	Appendix 1

## Section 1 – Summary and Recommendations

This report seeks an extension of time to complete a Section 106 Agreement (“the Agreement”) relating to Equitable House, Lyon Road, Harrow (“the Site”). The Strategic Planning Committee approved heads of terms for the Agreement on 14 May 2008.

### **Recommendations:**

The Committee is requested to:

Extend the time for completion of the Agreement by six calendar months to 14<sup>th</sup> February 2009.

### **Reason: (For recommendation)**

To enable settlement and execution of the Agreement.

## Section 2 – Report

On 14<sup>th</sup> May 2008, the Strategic Planning Committee resolved to grant planning permission (ref no: P/3214/07) for the change of use of part of an office block to residential to provide 32 residential units with a two storey extension at roof level and a seven storey extension and retention of 1920 square metres of B1 floor space (resident permit restricted), subject to completion of the Agreement within three months of the committee date.

The major terms for the Agreement approved by the Committee include a contribution of £64,000 towards public realm improvements in the town centre and the provision of affordable housing.

Negotiations of the Agreement between the applicant and the Council have been progressing well but it has not proved possible to complete the agreement within the timescale set by Committee.

Further information for Committee is set out in an appendix to this report appearing in Part II of the Agenda.

The outstanding issues have now been resolved between the parties and the agreement is now ready to be signed. Committee is requested to extend the time for completion of the Section 106 Agreement for the Site by a period of six calendar months from 14<sup>th</sup> August 2008 to 14<sup>th</sup> February 2009.

### Financial Implications

The proposed recommendation raises no financial implications. The developer will bear the costs of completing the Agreement.

### Performance Issues

None

### Risk Management Implications

None.

### Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar



on behalf of the\*  
Chief Financial Officer

Date: 23 December 2008

Name: Jessica Farmer



on behalf of the\*  
Monitoring Officer

Date: 8<sup>th</sup> December 2008

## Section 4 - Contact Details and Background Papers

Contact: Louise Humphreys – Consultant Planning Solicitor, 020 8424 9239

Background Papers:

Officer Report to Strategic Planning Committee dated 14 May 2008

Minutes of Strategic Planning Committee dated 14 May 2008

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Corporate Priorities	NO