

| Application N | Consultees Name                              | Recipient Address                                     | Received            | Comment | Response   |
|---------------|--|---|---------------------|---------|--|
| 2025/0939/P   | Richard Simpson<br>for Primrose Hill<br>CAAC | 12A Manley Street<br>London<br><br>NW1 8LT<br>NW1 8LT | 28/05/2025 12:10:19 | OBJ     | <p>PRIMROSE HILL CONSERVATION AREA ADVISORY COMMITTEE<br/>12A Manley Street, London NW1 8LT</p> <p>16 April 2025</p> <p>Camden Goods Yard, Chalk Farm Road NW1 8EH 2025/0939/P</p> <p>Strong objection.</p> <p>1. The reduction in the overall provision of affordable housing from 38.1% to 15% (by habitable room) fails to meet Camden's Local Plan policy H4, where H4e states 'an affordable housing target of 50% applies to developments with capacity for 25 or more additional dwellings', as here. The Mayor's London Plan also has a strategic target that half of new homes should be affordable (Policy H4). Both Plans, agreed with communities, are profoundly undermined by this application.</p> <p>2. We note that the applicant states (their 'Housing Statement' (February 2025) at 2.9) that 'the development will therefore be paused after completion of the current Phase if planning permission for this s73 application [that is the current application] is not granted'. This threat should be challenged by the Council. If this threat is successful it would demonstrate that the reliance on private developers to provide affordable housing is a failure. It would undermine housing policy fulfilment in Camden, London, and the whole country.</p> <p>Richard Simpson,<br/>Chair PHCAAC.</p> |