

Urban Renewal Service
London Borough of Camden
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MEMORANDUM

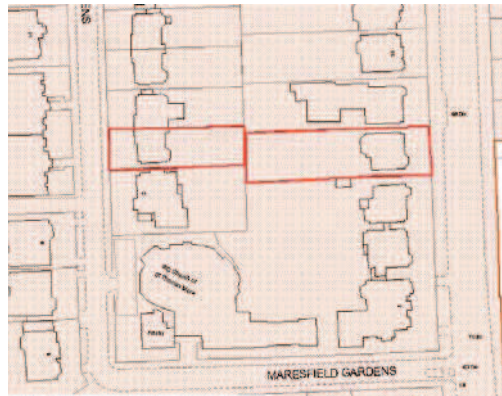
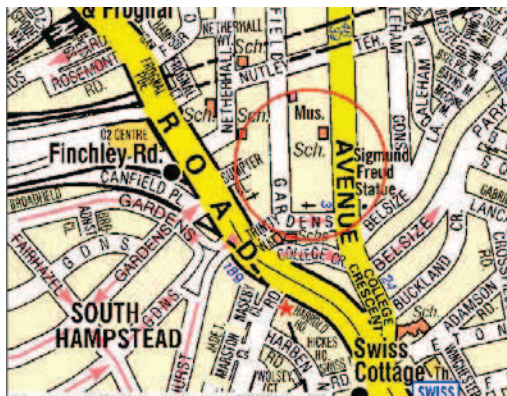
To: Paul Wathan
From: Jeremy Howell, Site Development Team
Subject: . Fitzjohns Hostel 9, Fitzjohn's Avenue, NW3 and Maresfield Hostel, 4 Maresfield Gardens, NW3.

Date: 8th November 2010

Dear Paul,

You have asked for some comments to explain the planning history and policy background for these properties to assist in their sale.

The two hostels are located on adjoining sites, fronting Fitzjohns Avenue and Maresfield Gardens respectively, and share a common rear boundary. They are both large detached houses.



Planning designations

Both properties are in the Fitzjohns/Netherhall Conservation area and are identified in the Conservation Area statement as making a positive contribution to the Conservation Area. Conservation Area Consent will be needed from the Council for any substantial demolition works and there will be a strong presumption against the demolition of these buildings.

Planning and Property history

Planning permission was granted for the change of use of 9 Fitzjohns Avenue from an elderly persons nursing home (Class C2) to a hostel for the temporary accommodation of homeless families (Class C1) in 1993.

There is no planning history relating to the use of the Maresfield site, but it appears from information provided by Camden Housing and Adult Social Care that it has been in use as temporary accommodation for homeless people for a number of years. Any conversion or development of the buildings for housing will require planning permission.

In July 2010 the Council's Cabinet agreed a Strategy for Accommodation of Homeless People (HASC/2010/17 - see attached report) The report concluded that these two hostels are surplus to requirements and the cabinet agreed their disposal on the open market.

Planning policy position

The Council local development framework (LDF) policies generally seek to protect hostels and policy (DP8) indicates that

'The Council will resist development that involves the net loss of accommodation for homeless people or vulnerable people unless either:

- adequate replacement accommodation will be provided, or*
- it can be demonstrated that the accommodation is no longer needed for the particular homeless people or vulnerable people because their needs can be better met in existing accommodation elsewhere, or with alternative types of support; or*
- it can be demonstrated that the existing accommodation is incapable of meeting contemporary standards for housing homeless people or vulnerable people.'*

The Council has undertaken a review of its hostel accommodation and has identified that these two hostels are no longer needed for the future accommodation of vulnerable or homeless people. This is explained in the attached cabinet report.

The loss of these hostels is therefore considered acceptable because alternative provision is being made for the people who would have been accommodated in these hostels. The policy (DP8) requires that where the loss of a hostel is agreed then it should be replaced with permanent housing.

If the amount of housing provided on the site exceeds 10 units or 1000sqm then some affordable housing should be provided. The Council seeks a target of 50%

affordable housing, but on schemes between 10 and 50 units the targets will be applied on a sliding scale of between 10 and 50% (e.g. 10% for 10 dwellings, 20 % for 20 etc).

The precise nature of any affordable housing contribution will be decided taking into account the factors set out in policy **DP3** (Contributions to the supply of affordable housing) of the LDF.

'In considering whether an affordable housing contribution should be sought, whether it can practically be made on site, and the scale and nature of the contribution that would be appropriate, the Council will also take into account:

- a) access to public transport, workplaces, shops, services and community facilities;*
- b) the character of the development, the site and the area;*
- c) site size, and constraints on including a mix of market and affordable tenures;*
- d) the economics and financial viability of the development including any particular costs associated with it;*
- e) the impact on creation of mixed and inclusive communities; and*
- f) any other planning objectives considered to be a priority for the site'.*

Any views given in this memo are an officer opinion and should not be taken to constitute a formal determination of the acceptability of any proposals by the Council under the planning legislation.

Regards

Jeremy Howell

**Senior Planner
Site Development Team
Urban Design and Renewal Service**