

**Proposed development at  
159-167 Prince of Wales Road**

Planning Strategy Statement

Planning policies relevant to this application

Policy	Relevance	Response to policy
<b>CS1</b> DP2	<b>Overall approach to growth and development</b> <ul style="list-style-type: none"> <li>Promotes appropriate development at highly accessible locations</li> <li>Promotes the most efficient use of land</li> </ul>	<p>The local area is predominantly residential; accordingly, a residential development is the most appropriate use for the site</p> <p>The proposed development makes full use of the site and respects the scale &amp; context of the existing local development.</p>
<b>CS3</b>	<b>Other highly accessible areas</b> Promotes appropriate development in highly accessible areas, including Camden Town & Kentish Town Seeks to ensure that development in these locations is of suitable scale and character for the area in which it is situated	<p>The site lies close to both the Kentish Town &amp; Camden Town areas</p> <p>The site is highly accessible, with excellent public transport links</p> <p>The development proposal respects &amp; refers to the scale &amp; character of the existing building in the area</p>
<b>CS6</b> DP3 DP5	<b>Providing quality homes</b> The Council stated aim is to make full use of Camden's capacity for housing The Council regards housing as the priority land-use	<p>The proposed development is for 21 residential units, of varying sizes, to suit the widest range of potential occupants</p> <p>(See separate statement related to the development's contribution to the supply of affordable housing)</p>
<b>CS11</b> DP17 DP18 DP26	<b>Promoting sustainable and efficient travel</b> Seeks reduce the environmental impact of travel, and relieve pressure on the borough's transport network, by minimising provision for private parking in new developments, in particular through car free developments in the borough's most accessible locations	<p>The proposed development is car free</p> <p>The development includes defined areas for the secure storage of bicycles</p>

<b>CS13</b> DP22	<b>Reducing the effects of and adapting to climate change</b> The Council requires all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation	<p>The proposed development seeks to achieve a Code for Sustainable Code level 4, offering a 25% reduction in CO2 production in comparison to current building regulation standards</p> <p>The development will follow the London Mayor's Energy Hierarchy (namely 1. use less energy, 2. supply energy efficiently and 3. use renewable energy) to show that renewable energy is not just an 'add-on'.</p>
<b>CS14</b> DP6 DP24 DP26 DP27 DP29	<b>Promoting high quality places and conserving our heritage</b> Requires developments to be of the highest standard of design that respects local context and character Seeks the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible	<p>The proposed development is to be of the highest quality, to a design that respects &amp; follows the local context &amp; character.</p> <p>All units within the scheme comply with Lifetime Homes design standards  Two units (10% of the development) are fully wheelchair accessible (Habiteq guidelines)</p> <p>The amenity enjoyed by neighbours to the site will not be significantly affected by the development.</p>
<b>CS17</b>	<b>Making Camden a safer place</b> The Council require developments to demonstrate that they have incorporated design principles which contribute to community safety and security	<p>The scheme has been developed with consideration to ACPO's Secured by Design guidance, and with reference to additional guidance offered to the Architects by CPDA's on similar projects</p>
<b>CS18</b>	<b>Dealing with our waste and encouraging recycling</b> Requires developments to include facilities for the storage and collection of waste and recycling	<p>The unit sizes allow for adequate storage of waste &amp; recyclable materials within the home. External bin storage, for both general &amp; recyclable waste, is provided at the front of the building, for kerbside collection.</p>

## Appendix 1

Correspondence received from LB Camden in relation to the future development of the site at 159-167 Prince of Wales Road

**Placeshaping Service**

London Borough of Camden  
Town Hall  
Argyle Street  
London WC1H 8EQ  
Ph: 020 7974 1341  
Fax: 020 7974 1930

**MEMORANDUM**

**To:**  
**From:**  
**Subject:** 159-167 Prince of Wales Road  
**My File Ref:**  
**Date:** 10<sup>th</sup> October 2011

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You have requested planning advice for this site, and my comments are outlined below;

**Site description**

This site is currently vacant and is located on the southern side of Prince of Wales Road, adjacent to Haverstock School. The site is currently enclosed by wooden panel fencing for security purposes.

**Relevant Planning History**

PEX0200456: Outline planning permission granted on 28/11/2002 for redevelopment of the site for a new 1250 place Secondary School and residential development.

PEX0300193: Full planning permission granted on 03/06/2004 for the demolition of the existing school buildings in two phases, and construction of new school building in two phases, together with associated landscape works.

In November 2002 outline planning permission was granted for the redevelopment of the Haverstock School site for a new 1,250 place Secondary School, along with residential development (application ref. PEX0200456). Under the planning conditions for this application, not less than 50% of the habitable rooms in the residential element of the development should be provided as affordable housing, with at least 35% of the total provided by a registered social landlord (RSL) for rent.

In June 2004, full planning permission was granted for the demolition of the existing school buildings in two phases, and construction of new school building in two phases, together with associated landscape works (PEX0300193). This development included revised design proposals for the school, and did not include any residential development on adjacent sites along Crogsland Road and 159-167 Prince of Wales Road.

Given that the site has been developed according to the latter planning application, it is considered that the adjacent sites at Crogsland Road and 159-167 Prince of Wales Road are not required to provide affordable housing, and can be considered separately in future planning schemes.

**Designations/constraints**

The site does not have any specific LDF designation.

### **Redevelopment Options**

The provision of new residential floor space is a key priority of the LDF as outlined at paragraph 1.8 of the Core Strategy and throughout the LDF documents therefore should the loss of employment space be justified in line with the above, the Council's preference would be for the provision of residential floor space on the site.

With regard to affordable housing, contributions towards affordable housing are required on sites with a capacity to provide 10 or more dwellings. 'Capacity' for ten units is considered to be 1000sqm or more, so a site such as this will need to make a contribution to affordable housing. Policy DP3 has introduced a sliding scale in an attempt to encourage more affordable contributions from development schemes. This works on a broad basis of 10% affordable housing for schemes of 10 units/1000sqm, 30% for 30 units/3000sqm up to 50% for 50 units/5000sqm+, subject to financial viability.

In design terms there is scope for a higher density development on this site (given that there are no listed buildings present and the site is not located within a Conservation Area). The precise capacity of the site would be established at the detailed design stage. It is noted that the layout of adjacent buildings (including the listed terrace of houses at 131-149 Prince of Wales Road) would affect the potential scale of any future development. The adjoining surrounding properties as existing comprise a range of building heights from two storey to three and four storeys. Any new scheme should take into account the existing built form of surrounding buildings, and the potential impact any new building would have on the amenity of neighbouring occupiers. Any new scheme should also consider the impact of any new development on the existing school, particularly with regard to potential overlooking.

### **Sustainability**

The Council would wish to ensure that any development takes measures to minimise the effects of, and adapt to, climate change and encourages all development to meet the highest feasible environmental standards in line with CS13 of the Core Strategy.

Developments should follow the London Mayor's Energy Hierarchy (namely 1. use less energy, 2. supply energy efficiently and 3. use renewable energy) to show that renewable energy is not just an 'add-on'.

All new residential schemes will be required to submit a Code for Sustainable Homes Appraisal, to meet as a minimum code level 3.

Assessments should be submitted as part of any application submission, with a post construction review to be carried out as part of a legal agreement of any approval.

### **S106 requirements**

It should be noted that other Section 106 contributions would also be likely to be triggered by the development of this site. Likely contributions sought would be likely to include:

- Education
- Open space
- Public realm/ pavement works around the application site.
- Car free housing

If you would like further information regarding the likely level of contributions that may be sought, please feel free to contact me.

**Summary**

The principle of housing provision on this site would be welcomed in planning terms. It has been established through previous advice that the historic legacy of provision of affordable housing on this site is no longer relevant given that the second planning application was implemented. Therefore the provision of housing on this site would be considered on the basis of the Council's current planning policies in the usual way, and specifically consider affordable housing on developments that have a capacity for ten or more units, in line with Development Policy DP13.

There is scope for higher density development on this site, although the extent of any built form will need to be borne out of the considered design process, with any proposal to be informed by the existing built form in the area, and in particular any impact on Haverstock School and 131-149 Prince of Wales Road.

Please note that this information constitutes an informal Officer opinion, and is without prejudice to the formal consideration by the LPA of any subsequent planning application, which would take into consideration all material considerations including response to public consultation.