



**Mr Jonathan Markwell**  
**Camden Council**  
**Planning – Development Control**  
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Dear Mr Markwell

**24-28 WARNER STREET – PLANNING APPLICATION RESUBMISSION /  
SUBSTITUTE OF INFORMATION**

Application Reference – PP-01633308

Further to our recent discussions and various correspondence it is our pleasure following your latest email of the 7<sup>th</sup> September 2011 to resubmit the full planning application for the above scheme having now successfully addressed all of the points raised by the Council.

Throughout the application process Thorne Hiley Limited and the professional team have carefully worked closely with key stakeholders, including Camden Council's Planning Team, so as to ensure that the scheme / application submitted is as robust as possible and in accordance with Camden's policy requirements.

The resubmission process has been thorough and the various aspects of the site (both in terms of its potential and constraints) have been carefully considered. We believe that the scheme provides an exciting proposal which respects the immediate surroundings and context of the area. The proposed scheme will compliment and contribute to both Warner Street and Camden's housing stock through providing much needed high quality residential units (including an appropriate affordable housing unit) as part of the regeneration of the Warner Street area.

Turning to the specific elements where further information was requested by Camden in their correspondence of the 16<sup>th</sup> June 2011 we are pleased to provide the following additional information / clarification:

Date:  
29<sup>th</sup> September 2011

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Our Ref:  
Warner\_St\_planning\_app



**THORNE HILEY**  
PROPERTY CONSULTANTS

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**RICS**

1. **Affordable Housing** – Following the advice received in Mr Markwell's email dated the 7<sup>th</sup> September 2011 we can confirm the proposed scheme incorporates the following affordable housing provision:

The Council have confirmed that two RP's have informed officers that they are interested in the 1x2 bed unit as shown on the revised plans on a shared ownership basis. As such, the scheme incorporates the provision of an on-site affordable unit as part of the affordable housing provision. It is however noted that the provision of a 1x2 bed unit of the size shown would not be sufficient on its own to satisfy in full the Council's affordable housing policies.

We have accordingly then carefully considered how best to address the "shortfall" and ensure that the Council's affordable housing policies are met in full by the proposed scheme. It has been calculated that an affordable housing figure of 101 sq m is consistent with the requirements of paragraph 2.35 of CPG2 for the proposed scheme and as such this is the affordable housing provision figure that the scheme needs to meet.

The professional team have sought to meet the full affordable provision on site, however after exhaustive attempts to redesign the ground floor level to provide independent self-contained units it was confirmed to the Council that the specific constraints of the site simply do not enable any further affordable units to be provided within the scheme that would be acceptable (larger units have also been explored but are not considered desirable by the RP's). There is limited frontage to the site from Warner Street meaning that there is simply not sufficient space at ground floor level to provide an additional access points / units in addition to the two already provided (1x main entrance and 1x self-contained affordable unit). Due to the nature of flatted schemes of this type the Council have stipulated that any affordable units would need to be self-contained in order to "ring-fence" them from the service / maintenance charges of the market units otherwise no RP's would be interested in the units (this has been confirmed via discussions with Council's Housing Team and various RP's).

Accordingly, the professional team went on to consider whether it is possible to secure an off-site unit. This would need to be located in close proximity to the site and take into account page 30 of CPG2. After further discussions with Camden's Planning Department and Housing Team we can confirm that it is not possible to secure any off-site unit for this scheme as: (1) the applicant for this scheme is two brothers who are not developers or land owners and therefore they have no other sites / land / projects in the immediate location where a unit could be located, (2) the council have been asked and confirmed that they are not aware of any other schemes in the local proximity where a unit could be sited, (3) Thorne Hiley Limited have explored through our own network of contacts the possibility to identify a site in the close proximity and like the Council we have been unable to do so.

As it is not possible for an additional on-site or an off-site unit to be secured it is therefore proposed that the shortfall in affordable housing provision be completed by way of a payment-in-lieu. In calculating a payment-in-lieu contribution at the site we understand that officers are likely to be minded to use the base figure from the

shortfall in GIA, and convert it into a GEA figure including circulation space. For this scheme then, it would thus be  $40 \times 1.25 = 50$  sq m GEA. We have referred to CPG8 for confirmation that the payment in lieu would be £2,650 per square metre. This would thereby equate to a payment-in-lieu of £132,500 in addition to the on-site affordable housing unit being secured.

It is therefore proposed that the affordable provision within the scheme is met fully and in accordance with Camden's Policy requirements through a combination of the provision of an on-site 1x2 bed affordable unit (shared ownership) for which there is clearly a demand, and a payment-in-lieu. We understand from recent committee cases that such an approach has been successfully used by Camden on other schemes recently considered by the Council.

2. **Basement Excavation Justification** – A Below ground survey has been conducted and an independent report produced (now submitted) in accordance with the specific requests of Camden Council Planning Department and in accordance with the relevant policy requirements. The findings of this investigation show that the proposed scheme will have no adverse / negative effect on the current ground/below ground conditions.
3. **Principle of Development** – No issues were raised over the change of use and the information previously submitted is resubmitted herein.
4. **Design** – DLG Architects have liaised directly with Camden Council's Alan Wito to ensure that all design comments have been incorporated. The Council's comments have been duly incorporated, namely the balconies, the treatment of the front façade, detailing around the window finishes and the palette of materials has been addressed. The plans have been revised accordingly and new plans submitted as part of the resubmission.
5. **Transport** – We have confirmed that 12 cycles spaces will be provided within the scheme and that the balconies, as shown, are currently well within the stipulated requirements for height above the pavement and overhanging. The 12 cycle spaces are shown on the plans resubmitted.
6. **Amenity** – No issues were raised over this and the information previously submitted is resubmitted herein.
7. **Sustainability** – No issues were raised over this and the information previously submitted is resubmitted herein.
8. **Archaeology** – No issues were raised over this and the previous report / survey information is resubmitted herein.



9. **Access** - All 12 units have been designed to meet Approved Document M of the Building Regulations (ADM), dwellings sections as requested. In addition, in accordance with policy DP6, all 12 units are designed to meet the requirements of the Lifetime Homes Standards (as stated in the D&A statement) and the necessary allocation comply with wheelchair housing standards.
10. **Crime** – The revised plans incorporate all the Secure by Design elements as provided by the Secure by Design Officer following discussions.
11. **S106** – In principle the proposed heads of terms for the S106 legal agreement as previously confirmed are acceptable however it will be necessary to verify the figures to ensure they are accurate and correct.

If you require any further information please do not hesitate to contact me directly and we look forward to hearing from you in due course.

Lastly, many thanks to you and your team for your assistance in addressing those elements which are detailed above.

Kind regards

**Oliver Thorne BA MRICS**  
**Director, Thorne Hiley Limited**