



CHARLIE RATCHFORD EXTRA CARE SCHEME

Application on behalf of the London Borough of
Camden

Planning Statement

February 2015



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1.0 Executive Summary

- 1.1 This Planning Statement is submitted in support of the application for full planning permission at Crogsland Road, in the London Borough (LB) of Camden.
- 1.2 This application is submitted on behalf of the LB of Camden ("The Applicant") by CBRE Limited, and seeks planning permission for:
"Redevelopment of the site and the erection of a 6 storey building with setback terrace at 5th floor, comprising a day centre (Use Class D1) on the ground floor and 38 extra care residential units (Use Class C3) on the upper floors".
- 1.3 The proposal would re-provide the existing Charlie Ratchford day centre currently at the neighbouring site on Belmont Street. The day centre would be located at the ground floor, and the extra care homes on the upper floors of the building. The proposal is referred to as the 'Charlie Ratchford Extra Care Scheme' throughout this document.
- 1.4 This application will be linked to the existing Charlie Ratchford (Belmont Street) site via a shadow S106 agreement.
- 1.5 This planning statement sets out the planning case for the proposals and is structured as follows:
 - Section 2 – provides a description of the site location and its surrounding area;
 - Section 3 – provides an overview of the planning history associated with the site;
 - Section 4 – sets out the background and wider context supporting the planning application;
 - Section 5 – sets out the proposals for the planning application;
 - Section 6 – provides details of pre-application consultations;
 - Section 7 – provides a summary of Planning Policy against which the application will be considered;
 - Section 8 – provides the planning assessment of the proposals against planning policy;
 - Section 9 – provides the conclusions.
- 1.6 The principle of development for extra-care residential units with associated re-provision of a day care centre use is supported by the London Plan, Camden Core Strategy policies CS6 'Providing Quality Homes' and CS10 'Supporting Community facilities' and Camden Development Management Policies DP7 'Sheltered Housing and Care Homes for Older People' and DP15 'Community and Leisure Uses'. The Proposed Development would therefore deliver on NPPF, London Plan and LB of Camden's policy objectives, providing sustainable development, delivering high quality extra-care residential units and associated re-provision of a day care centre for the elderly demographic.
- 1.7 Overall, it is concluded that the proposal is acceptable in land use terms, and would provide an essential community facility alongside affordable extra care housing. The proposed development is of an appropriate scale and design and would contribute positively to the streetscene. The potential impact of the scheme on the residential amenity of surrounding properties has been fully considered and the scheme designed appropriately to ensure amenity is protected. The development would not give rise to unacceptable noise or transport impacts. The proposed building has been designed to the highest standards of sustainable design and incorporates energy efficiency measures in accordance with planning policy.

2.0 Site and Surroundings

- 2.1 The proposed development site is approximately 0.16 hectares located on Crogsland Road. The site is located within the Haverstock Ward in the London Borough of Camden.
- 2.2 The existing Charlie Ratchford Community Centre is located on Belmont Street and the relevance of this link is discussed further in Section 5 and 8 of this planning statement.
- 2.3 Crogsland Road is bounded to the south by the A502 (Chalk Farm Road) and Prince of Wales Road to the north. To the west of the site is The Haverstock School, and to the east of the site is Crogsland Road which then in turn forms the western boundary of the Belmont Street site across the road. The Belmont Street site opposite is bounded by the Harlington Estate and the Dench Estate.
- 2.4 The Belmont Street site is currently occupied by the existing Charlie Ratchford Centre, which is a purpose built single storey development, that provides a day care centre for the elderly in the community. There is vehicular and pedestrian access to the site from Belmont Street. The centre can also be accessed on foot via a footpath from Crogsland Road.

Surrounding Context

- 2.5 The area surrounding the site is predominantly residential in nature; however other uses include education (Haverstock School), retail, restaurants and leisure (Roundhouse). There is no dominant architectural style surrounding the site, although the area is close to four separate Conservation Areas.
- 2.6 The existing Charlie Ratchford Centre is surrounded by a range of residential properties of varying architectural styles and heights ranging from 2-10 storeys. The surrounding residential properties are predominantly flat/apartment blocks. Adjacent to the site is a terrace of 4/5 storey townhouses. There are also a number of large apartment blocks including tower blocks in the surrounding area. Beyond this Chalk Farm Road is predominantly mixed use units with retail use at ground floor level.
- 2.7 Adjacent to the west of the site is the Haverstock School. The school occupies a large site off Haverstock Hill, and the rear of the school (adjacent to the site) is predominantly playgrounds and playing fields.
- 2.8 The site has a public transport accessibility level (PTAL) of 5 (where 1 is the lowest and 6b is the highest, most accessible) with easy access to various modes of transport. Chalk Farm underground station is located within 250m of the site serving the Northern Line. Kentish Road West London Overground station is located within 700m of the site serving wider London commuter services.
- 2.9 There are a number of bus stops in close proximity to the site, and services provide frequent connections to Central London. Stops at The Roundhouse, Chalk Farm Station and Malden Road provide stops within 500m of site (31,168, 393, 398, N28, N31). Services are for Hampstead, Euston, Camden Town and Shepherds Bush.
- 2.10 There are numerous public open green spaces in the vicinity of the site that are within walking distance: Adelaide Road Nature Reserve (600m of the site); Chalcot Square Gardens (650m of site); Hawley Street (650m of site); Talacre Gardens (700m of the site); Primrose Hill (Metropolitan Open Land; 1000m of site).

3.0 Planning History

- 3.1 The site of the proposed scheme is located within the LB of Camden.
- 3.2 There have been no recent major applications for the proposed development site. There have however been a number of minor applications for the site and for the existing Charlie Ratchford Centre opposite.

Charlie Ratchford Centre

APPLICATION	DETAIL
PE9800815	Installation of UPVC windows and alterations to the front entrance doors. Permission granted December 1998.
9301600	Installation of a window to front ground floor. Permission granted January 1994

Crogsland Road Site

APPLICATION	DETAIL
PEX0200456	An outline application was submitted for the redevelopment of the Haverstock School site, which included the site on Crogsland Road for a new 1250 place Secondary school with additional residential development on the Crogsland Road site. Planning permission was granted in November 2002. However, the scheme was not developed and an amended scheme was submitted in 2003 (PEX0300193), which was not inclusive of the Crogsland Road site.
9300878	Continued use of part of the school car park for use as a car boot sale. Permission granted December 1997.
9100716	Continued use of part of the school playground for weekend car-boot sales. Refused October 1991

- 3.3 There have been a number of applications submitted in the proximity of the proposed site which are of relevance to this application:

Surrounding Sites

APPLICATION	DETAIL
2014/1317/P 52 Prince of Wales Road London NW5 3LR	Amendment (involving provision of new external ventilation grille on north elevation for ground floor refuse store) to planning permission granted 10/01/2006 (ref: 2005/4187/P), as later revised by certificate of lawfulness granted 05/11/2008 (ref: 2008/3688/P), for redevelopment of site by the erection of a 7 storey mixed use building to accommodate Class D1/A1/A2/A3 or B1 units and 55 residential flats plus basement parking. Granted, December 2013
2014/5840/P Land bounded by Grafton Terrace, Maitland Park Villas and Maitland Park, containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park Villas containing existing Aspen House, gymnasium and garages	Provision of 112 residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace. Resolution to grant agreed at planning committee 22 January 2015.
2013/6789/P 47 Allcroft Road London NW5 4NB	Erection of a four storey building providing 18 residential units; comprising 5 x 1 bedroom, 11 x 2 bedroom and 2 x 3 bedroom flats. Granted Subject to a Section 106 Legal Agreement, May 2014
2012/0974/P Site at Former Esso Petrol	Redevelopment of existing petrol filling station site with a basement plus 4-storey mixed-use building, comprising 6 x retail units (Class A1/A3) at basement and ground floor level and 40 student residential units

3.0 Planning History

Station 29-33 Chalk Farm Road London NW1 8AJ	(Sui Generis) at mezzanine, first, second and third floor level with cycle storage in the basement. Granted Subject to a Section 106 Legal Agreement, October 2012
2011/4415/P 10A Belmont Street	Erection of additional 6th floor and extension to 5th floor to provide 8 residential units (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1), including creation of roof terrace at rear 5th floor level and external terraced area at 6th floor level, creation of green roof, and associated alterations. Permission Granted November 2011.
2009/0896/P Alexandra House Maitland Park Villas London NW3 2ET	Demolition of the existing buildings and the construction of a mixed use building comprising a 60 bedroom care home (Class C2) and 35 extra care sheltered housing flats (Class C3) with associated shared facilities, plus external landscaping and a new entrance, parking facilities and service road. Granted, March 2009
2008/2145/P 158 Prince Of Wales Road London NW5 3QP	Erection of a seven storey building plus basement for use as flexible class A1/A2/B1 use at basement and ground floor levels and nine self-contained residential units above (3x 1-bed, 5x 2-bed and 1x 3-bed units) Granted Subject to a Section 106 Legal Agreement, March 2009
PEX0300193 Haverstock School	Demolition of the existing school buildings in two phases, and construction of new school building in two phases, together with associated landscape works. Permission granted June 2004.
34169 1-11 Crogsland Road, NW5	The change of use to 24 self-contained dwelling units including works of conversion and the erection of an additional storey at roof level and alterations to the existing rear elevations. Permission granted July 1982.

4.0 Background

- 4.1 The project seeks to deliver a new extra-care residential scheme as part of LB of Camden's Homes for Older People Strategy (HOPS) to support independent living. The redevelopment of the Charlie Ratchford Centre is part of the wider older person's strategy in the LB of Camden which has already included the delivery of new residential care facilities at Maitland Park and Wellesley Road. The proposed redevelopment of Charlie Ratchford and the development of additional care facilities was the outcome of a long running consultation with residents and their relatives, care home staff and local people.
- 4.2 The consultation and proposals were developed against the backdrop of LB of Camden's 2004 'Serving Older People' strategy document for the long-term care and support of older people in Camden. The commitments outlined in the strategy include:
 - Ensuring that older people are able to live at home for as long as they can;
 - That extra care sheltered housing would be developed as an alternative to residential care;
 - That every opportunity will be taken to make the most of the rehabilitation potential of each individual;
 - To promote independence of all older people in Camden, providing a mix of accommodation to meet a range of needs.
- 4.3 Extra-Care Housing is an alternative to traditional sheltered housing and care homes. Camden Care Choices defines Extra Care Housing as:

"Extra care housing supports the elderly to enable independent living for as long as possible, providing the security and privacy that comes with having their own front door. Extra Care housing schemes offer self-contained flats designed to meet the needs of older people. There are facilities that residents can share if they want to and a scheme manager and fully trained care staff are based on site, or on call, 24 hours a day to provide extra care and support. Extra-Care will help the elderly to maintain independence and may prevent the transition into residential care or hospital"
- 4.4 A small number of Extra Care Centres have previously been developed in the LB of Camden, a summary of these developments is provided below:
- 4.5 Alexandra House, Maitland Park Villas (2000/0896/P) permission was granted in August 2009 for the demolition of the existing buildings and the construction of a mixed use building comprising a 60 bedroom care home and 35 extra care sheltered housing flats with associated shared facilities. The application provided 30x 1 bed and 5x 2 bed extra care units.
- 4.6 Mora Burnett House, 37 Winchester Road, Swiss Cottage (2005/0438/P) – Application was submitted for the erection of a 5th floor extension to the existing building and a single storey rear conservatory extension and the internal rearrangement of the building into 35 self-contained sheltered housing units with communal facilities. Permission was granted in March 2005. A previous application for the same centre was refused in 2004 due to the excessive bulk of the proposed 3 storey extension.

5.0 Proposal

- 5.1 The application seeks full planning permission for:
- 5.2 “Redevelopment of the site and the erection of a 6 storey building with setback terrace at 5th floor, comprising a day centre (Use Class D1) on the ground floor and 38 extra care residential units (Use Class C3) on the upper floors”.
- 9.1 The proposed extra care residential unit mix is as follows:

Dwelling Type	Unit Numbers
1 bed	31
2 bed	7
Total	38

- 5.3 The proposal would re-provide the existing Charlie Ratchford Centre and provide a more effective functioning space of the highest quality. Facilities will include a café and restaurant, a south facing communal lounge, multipurpose activity rooms, hairdressers, therapy room, IT suite, meeting rooms, staff room and a courtyard garden.
- 5.4 Communal facilities exclusively for the use of the extra care residents include a resident’s laundry, guest room, assisted bathroom, garden room and upper level roof terrace.
- 5.5 All extra care residential units benefit from optimum east-west orientation and are designed as dual aspect layouts allowing them to benefit from maximum natural light and ventilation. The extra care residential units will be accessed via partially open decks with mobility scooter spaces.
- 5.6 The site is currently vacant except for being used temporarily for car parking, and is underutilised. The site does not positively contribute to the street scene. The proposed development would make efficient use of the site and provide a high quality development setting the tone for any future developments in the area. The overall approach to the design of the proposals is set out in accompanying Design and Access Statement, but the key features are summarised below:
- High quality design which responds to its local context;
 - Appropriate palate of high quality materials;
 - Delivers extra care residential units that meet and exceed space standards;
 - All extra care residential units would be dual aspect;
 - All extra care residential units would benefit from winter gardens;
 - All extra care residential units designed to meet Lifetime Home Standards;
 - Sustainable development designed to aim to meet BREEAM ‘excellent’

6.0 Pre-Application Consultations

- 6.1 The applicant has undertaken a comprehensive pre-application consultation programme to engage with the Local Planning Authority, strategic stakeholders and the wider community.
- 6.2 As part of this, two public exhibitions were held on Tuesday 9 December and Wednesday 10 December 2014 to present the proposals and to gather feedback from the local community and interested parties.
- 6.3 In addition the applicant has facilitated meetings with relevant Councillors, community groups, existing and neighbouring occupiers to consult on the proposals and gather feedback. Further details of all consultees are included within the accompanying Statement of Community Involvement that is submitted in support of this application.
- 6.4 The applicant has engaged in formal pre-application discussion with the Local Planning Authority.
- 9.2 The feedback received has been useful in understanding the community, stakeholders' and planning authorities' aspirations for the development of the site. Many of the comments received have resulted in a series of changes to the Proposed Development addressing the following:
- Design, height and bulk;
 - Use of materials;
 - Transport and access;
 - Amenity impacts including daylight and sunlight; and
 - Sustainability;
- 6.5 The evolution of the design is outlined in Section 4.0 of the Design and Access Statement

7.0 Planning Policy Overview

- 7.1 The Town and Country Planning Act 1990 (the “1990 Act”) as amended, the Planning and Compulsory Purchase Act 2004 (the “2004 Act”) and the Localism Act 2011 establish the legislative basis for town planning in England and Wales. Together these acts establish a “plan led” system which requires local planning authorities to determine planning applications in accordance with the statutory development plan (the development plan) unless material considerations indicate otherwise (section 38(6) of the 2004 Act as amended by the Localism Act). In London the development plan comprises the borough plan and the London Plan.
- 7.2 This section identifies the principal policy framework applicable to the determination of these proposals and the principal material considerations.
- 7.3 The statutory development plan for the application site comprises:
 - The London Plan (July 2011)
 - The LB Camden Core Strategy (November 2010);
 - The LB Camden Development Management Policies Document (November 2010)
 - The LB Camden Site Allocations Document (September 2013)
- 7.4 Where there is a conflict between policies in the development plan, Section 38(5) of the 2004 Act provides that the most recently adopted policy takes precedence. As the NPPF and London Plan are the most recently adopted policy of the above mentioned, where there is a difference in policy the NPPF and/or London Plan takes precedence although in all cases, where possible, the proposals have sought to achieve the highest defined standards.
- 7.5 To support and expand upon the policies contained within the development plan, both the Mayor and Camden have published non-statutory planning guidance which includes Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPDs). SPG and SPDs must be consistent with national and regional planning guidance, as well as the policy in the adopted development plan which they are intended to supplement. They must not introduce new policies or seek to allocate land for development that is not related to a statutory policy provision. In the context of the statutory planning process SPDs and SPGs comprise ‘material considerations’ in the determination process.
- 7.6 In addition to the statutory and supplementary planning policy documents, emerging policy also has the ability to be considered as a ‘material considerations’ in the determination process but this depends on the stage it has reached in the adoption process. Pertinent examples in Camden include:
 - Further Alterations to the London Plan (2014); and
 - The Mayor’s Draft Housing SPG (2011)
- 7.7 We are aware that cabinet approval has been granted to consult on the LB of Camden’s new Local Plan, however no details have been published to date and thus are not considered in this statement.
- 7.8 A detailed overview of the relevant planning policies applicable to these proposals is set out in Appendix A and commentary on the interpretation of the policies and other material considerations, and how they apply to these proposals, is set out in the planning assessment section 8.0 of this statement.

8.0 Planning Assessment

- 8.1 The planning system is based upon a 'plan led' approach such that Section 38(6) of the Planning & Compulsory Purchase Act 2004, as amended, requires that local planning authorities (and all decision makers) to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise.
- 8.2 This section considers the main planning issues associated with the proposals. It identifies the key planning issues arising from pre-application discussions with officers and the applicants' assessment of the policy framework, and following on from the public consultation engagement. It considers these in the context of planning policy and the statutory requirement as well as the 'other material considerations' which must be taken into account in the determination of the application.

The key issues are:

- Principle of development;
- Specialist Housing Policy:
 - Camden Council's Homes for Older People Strategy (HOPS)
 - Camden Council's 'Serving Older People' 2004 Strategy
- Affordable Housing;
- Community Facility;
- Design and appearance of the development in the context of the area;
- Amenity of neighbouring residential occupiers;
- Highways;
- Energy & Sustainability;
- Ecology;
- Flood Risk; and
- Planning Obligations and Mayoral Community Infrastructure Levy.

PRINCIPLE OF DEVELOPMENT

Introduction

- 8.3 This application proposes development of a vacant site in Crogsland Road (formerly part of Haverstock School). This site is currently underutilised although is being temporarily used as surface car parking by Haverstock School on a lease agreement from Camden Council who own the site. It should be noted that the brownfield land remains surplus to the requirements of Haverstock School and there are no planning designations on the site which restrict development.
- 8.4 Paragraph 17 of the NPPF specifically identifies the core principles of the planning system underpinning both plan making and decision taking including to "proactively drive sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs". Paragraph 14 identifies a presumption in favour of sustainable development including "development proposals that accord with the development plan should be approved without delay".

8.0 Planning Assessment

- 8.5 The application proposals represent a viable and deliverable development in a sustainable location, with the applicant's objective being to commence development late 2015 / early 2016.
- 8.6 The principle of development for extra-care residential units with associated re-provision of a day care centre use is supported by the London Plan, Camden Core Strategy policies CS6 'Providing Quality Homes' and CS10 'Supporting Community facilities' and Camden Development Management Policies DP7 'Sheltered Housing and Care Homes for Older People' and DP15 'Community and Leisure Uses'. The Proposed Development would therefore deliver on NPPF, London Plan and LB of Camden's policy objectives, providing sustainable development, delivering high quality extra-care residential units and associated re-provision of a day care centre for the elderly demographic.

Re-provision of D1 Use Class

- 8.7 The existing Charlie Ratchford Centre is located on Belmont Street opposite the Crogsland Road site subject to this application. The proposal would re-provide the existing centre. The Charlie Ratchford Centre is currently a single storey building operated by Camden Council (use class D1).
- 8.8 The existing Charlie Ratchford Centre is a single storey building and is currently retained as a day centre serving the elderly demographic in the community. The existing building is currently in use, however is in need of refurbishment and is not considered an effective layout or use of space to meet modern needs. The existing building is not an efficient use of such a centrally located site.
- 8.9 London Plan policy 3.16 'Protection and enhancement of social infrastructure' resists the loss of social infrastructure in areas of defined need. Policy CS 10 'Supporting community facilities and services' of the Core Strategy (November 2010) and Policy PD15 'Community and leisure uses' of the Camden Development Management Policies Document (November 2010), states that the Council will protect existing community facilities unless it is demonstrated the facility is surplus to requirements, or that another similar facility is available locally.
- 8.10 As part of this proposal, the existing Charlie Ratchford Centre is to be re-provided on the ground floor of the site at Crogsland Road. There are no planning designations on site to restrict the relocation. The new premises will offer high quality and efficient accommodation and facilities reflective of the current need, whilst protecting future flexibility where possible.
- 8.11 As such the facility will not cease, and will continue to be in an accessible location for its users, and overall will provide a better quality facility. The proposal would therefore comply with both London Plan and Camden planning policy which seeks to protect existing, and encourage the provision of new community facilities.

Provision of Specialist Extra Care Housing

- 8.12 The provision of extra-care residential units is endorsed by Camden Councils Homes for Older People Strategy which promotes independent living. The provision of 38 extra-care residential units would be located on the upper floors of the proposed development.
- 8.13 Policy 3.8 seeks to ensure Londoners have a genuine choice of homes that they can afford and which meet their requirements and that boroughs should ensure that new developments offer a range of housing choices, take into account the changing age structure of London's population and, in particular, the varied needs of older Londoners, including for supported and affordable provision.

8.0 Planning Assessment

- 8.14 The Further Alterations to the London Plan (2014) contains in annex 5, indicative annualised benchmarks to inform local targets for each London Borough for the delivery specialist housing for older people. The overall benchmark for Camden is 100 units across all tenures.
- 8.15 Policy DP 7 'Sheltered housing and care homes for older people' particularly supports the development of extra-care residential units where it is both suitable for the intended end users in terms of standards and the level of independence with accessibility to amenities, care/support and services.
- 8.16 The proposed ground floor day centre will provide future residents with a high quality community facility in easy reach enabling enhanced on-site support and activities. The site is also in close proximity to shops with good transport networks and associated infrastructure. The proposal would provide a very high standard of accommodation fully in accordance with LB Camden's Homes for Older People Strategy (HOPS).
- 8.17 In accordance with policy DP7, given its location in Chalk Farm, the site is ideally located for public transport, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers. The site is located in a predominantly residential area which accommodates a mix of general needs housing in both the market and affordable housing tenures and therefore the proposal would contribute positively to a mixed and balanced community.
- 9.3 Overall, the proposed extra care housing for older people on the site is compliant with planning policy which identifies a need for such uses, and accords with LB Camden's Homes for Older People Strategy (HOPS).

HOUSING PROVISION

- 8.18 The development of the Charlie Ratchford Day Centre and Extra Care Scheme will provide 100% affordable housing on the upper floors of the building. The homes would be specialist housing for older people and will be retained by LB Camden.
- 8.19 The mix of housing sizes is as follows:
- 31 x 1 Bed
 - 7 x 2 Bed

Affordable Housing

- 8.20 In accordance with Policy DP3 of the Camden Development Management Policies, the development site has the capacity for 10 or more additional dwellings, and therefore should provide affordable housing. The 38 extra-care residential units are proposed to be 100% affordable housing to be retained by Camden Council which exceeds the requirements of policy DP3 'Contributions to the supply of affordable housing'.
- 8.21 The site will be linked to the Belmont Street site (which accommodates the existing Charlie Ratchford centre), for the purposes of affordable housing provision to meet the policy requirements across the two sites. The strategy is for the Council to seek a development partner to develop the Belmont Street site in order to cross subsidise the re-provision of the day centre on Crogsland Road, and to fund the extra care housing provision. On this basis the Belmont Street site is outlined in blue on the site location plan and provides the ability for this to be linked in any shadow s.106. Further details including indicative phasing, is outlined within the Affordable Housing statement accompanying this application.

8.0 Planning Assessment

- 8.22 Policy DP3 outlines that where sites are adjacent and related, the appropriate affordable housing contribution should be comprehensively assessed for all the sites together and that the Council will seek to use legal agreements to ensure that all parts or phases make an appropriate affordable housing contribution.
- 8.23 Both sites will be linked together for the purposes of affordable housing provision to meet the policy requirements across the two sites. Scheme viability and level of floorspace to be provided on the future development of the Belmont Street site, will establish any Affordable Housing to be provided beyond that (38 units) provided on the Crogsland Road site. This will be governed by the relevant condition and s.106 clause in accordance with policy DP3.
- 8.24 As discussed with Officers during pre-application meetings regarding the proposal, the extra care units will be defined as use class C3 in the description of development. They will be defined as 'affordable housing' and their use as affordable housing and any relevant qualifying criteria, will be secured by condition and in a shadow s.106; as normally would be the case for affordable housing. A similar approach was taken with an application at Alexandra House (ref: 2010/4616/P). The application is submitted as a stand alone application for Full Planning Permission, but is submitted in the wider context that the Belmont Street site (the site of the existing Charlie Ratchford Centre) will come forward for development in the near future, and developed once the existing Charlie Ratchford facility has relocated into the Crogsland Road site subject to this application.

Housing Mix

- 8.25 The proposal seeks to provide a number of 1 and 2 bedroom affordable housing units. In accordance with Policy DP6 the proposed development will provide 38 units (100%) which will meet wheelchair housing standards or be easily adapted to meet them. Furthermore, all residential units will be designed to meet lifetime homes standards. Each unit will be dual aspect and meet Camden's residential space standards.
- 8.26 Given the nature of the proposed extra care housing, the type of unit in demand would be smaller 1 or 2 bedroom homes as it is likely to be single people or a couple occupying the homes. The proposed housing is specialist housing to meet a particular recognised need and therefore in this case, there would be no provision of family sized housing.
- 8.27 Policy DP5 requires a mix of housing sizes across developments, with a particular need for family sized homes in the affordable tenure. However, Policy DP5 specifies that this does not relate to developments that provide homes exclusively for older people, homeless people, vulnerable people or students (these are covered by policies DP7, DP8 and DP9). In such developments, the appropriateness of the proposed mix of dwelling sizes will be assessed in terms of the needs of the intended occupiers.
- 8.28 The proposal would directly meet the need for sheltered housing and homes for older people in accordance with policy DP7 'Sheltered Housing and Care Homes for Older People'. Policy DP7 supports the development of Sheltered Housing and care homes for older people providing the development:
- Will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence and the provision of support and/or care;
 - Will be accessible to public transport, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers; and
 - Contributes to creating a mixed and inclusive community.

8.0 Planning Assessment

- 8.29 The proposal would fully comply with the above criteria set out in policy DP7, by providing a very high standard of accommodation fully in accordance with LB Camden's Homes for Older People Strategy (HOPS). Furthermore given its location in Chalk Farm, the site is ideally located for public transport, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers. The site is located in a predominantly residential area which accommodates a mix of general needs housing in both the market and affordable housing tenures and therefore the proposal would contribute positively to a mixed and balanced community.

Conclusion

- 8.30 Overall, the proposed extra care housing is considered acceptable in land use terms and fully complies with the need to provide for sheltered housing and homes for older people in accordance with policy DP7. Given the specialist nature of the accommodation, the mix of 1 and 2 bedroom homes is appropriate in accordance with policy DP5.

DESIGN AND APPEARANCE

- 8.31 The Design and Access Statement sets out the detail regarding how the design has evolved through analysis of the area and its characteristics, as well as engagement with the local community and with planning officers through the formal pre-application process. The scheme has evolved as a consequence of the comments and feedback received through these processes. The key features of the design and the schemes compliance with planning policy are set out below.

Site Layout

- 8.32 The building has been designed to reinforce the street and provide an active frontage onto Crogsland Road. To the north of the site, the building façade aligns with and frames the existing Victorian terrace of housing.
- 8.33 The facade steps back along its length to provide defensible space and privacy for the facilities within the day centre. This set back also contributes to ensuring acceptable facing distances to the existing housing (and any future development) opposite, and root protection to the existing lime tree on the eastern boundary. The public restaurant and café within the day centre will ensure an active street frontage onto Crogsland Road.
- 8.34 All of the apartments have optimum east-west orientation and are designed as dual aspect layouts. This allows them to benefit from maximum natural light and ventilation to kitchens and bathrooms. The use of internal corridors is avoided and apartments are instead accessed via open deck galleries.

Massing

- 8.35 The scale and massing of the proposed building has been influenced by the site context, i.e. the terrace of houses to the north of the proposed site. The Design and Access Statement shows how the rhythm, heights, massing and scale has been broken down in response to these contextual influences.
- 8.36 On the approach from the south along Crogsland Road; the building has been developed to present itself at its full 6 storeys, before it steps down in scale by setting the top floor back, towards to terrace houses to the north. This step back reduces the massing of the building when viewed from the street.

8.0 Planning Assessment

- 8.37 The southern face of the building contains winter gardens that generate an active frontage which turns the corner from Crogsland Road. The winter gardens full height openable glazing will be under the control of the residents, the elevations facing Crogsland road will therefore have interest fluctuating in depth, light and reflection.

Materials

- 8.38 The Crogsland Road elevation makes particular reference to the proportions, materials and fenestration of the neighbouring Victorian terrace.
- 8.39 A high quality London stock brick is proposed as the primary material, broken up with recon stone. The ground floor of the elevation is in stone in keeping with the white stucco and proportions of the ground floor of the adjacent housing. Recon stone bands at second floor and the cornice of the fourth floor continue at the same height as the horizontal banding of the adjacent terrace.
- 8.40 The light buff brick has been chosen to reflect stucco detailing around the bays of the Victorian dwellings in the local area. The dark buff brick is similar to the brick which is typically used within the context and reflects the weight of the darker materials used within the roof of the local context
- 8.41 The apartments include winter gardens with full height open able glazing with bronze coloured railings. Windows and doors throughout the scheme will be PPC Aluminium in a bronze colour. The bronze colour of the windows compliments both bricks, tying the colour together.

Quality of Accommodation

- 8.42 Each residential unit is designed with an optimum east-west orientation and are designed as dual aspect layouts allowing them to benefit from maximum natural light and ventilation. The extra care residential units will be accessed via partially open decks with mobility scooter spaces outside each home.
- 8.43 Each residential unit would meet or exceed the overall space standards for 1 and 2 bedroom apartments and in addition to the communal garden, will have private amenity space in the form of a winter garden.

Accessibility and Inclusive Design

- 8.44 All units will meet wheelchair housing standards or be easily adapted to meet them. Furthermore, all residential units will be designed to meet lifetime homes standards.
- 8.45 Both the day centre and the extra-care residential units are accessed via a single point of entry from Crogsland Road. The clear and welcoming entrance leads into a generous foyer overlooked by a reception desk. When the day centre is closed the foyer can be divided providing secure access to the extra-care residential units only. Progressive privacy and security is provided to the extra-care residents via fob access to the lifts and stairs.

Landscaping and Public Realm

- 8.46 The day care centre communal facility spaces are clustered around a courtyard garden to provide a vibrant social heart and clear legibility for visitors.
- 8.47 Ancillary communal landscaped facilities include a generous roof terrace, garden room and upper level roof terrace.
- 8.48 The proposed landscaping to the Crogsland Road frontage would provide a set back and defensible space, which would be attractive and enhance the streetscape.

8.0 Planning Assessment

- 8.49 Overall, the proposal would provide a high quality development in accordance with Camden Policy DP24 'Securing High Quality Design' and given the proposed scale, design and location, it would not have any detrimental impact on nearby conservation areas.

AMENITY OF NEIGHBOURING OCCUPIERS

- 8.50 The proposed development is an appropriate scale and design, having been carefully planned to respect adjacent buildings and take into account the amenity of neighbouring residential occupiers.
- 8.51 The proposed building has been designed with sufficient separation distances between neighbouring properties to avoid overlooking and loss of privacy between occupiers. Furthermore windows and balconies have been located to minimise overlooking between occupiers.
- 8.52 The development has been designed to ensure there would not be any harmful amenity impacts in terms of outlook and sense of enclosure for existing neighbouring occupiers. In response to pre-application consultation, the building was moved further away from the adjoining block of town houses (11 and 9 Crogsland Road) to the northern boundary to improve the developments relationship with neighbouring occupiers.
- 8.53 Given the nature of the proposed use, which incorporates a residential element, the uses are compatible with the existing surrounding residential character and it is considered the proposal would not give rise to any unacceptable noise or disturbance that would harm residential amenity of neighbouring occupiers.

Daylight and Sunlight

- 8.54 The application is accompanied by a daylight, sunlight and overshadowing report carried out by GVA Schatunowski Brooks. The report has considered the daylight and sunlight to the neighbouring residential properties, and has been undertaken in accordance with the Building Research Establishment's publication "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2011) (the "BRE Guidelines").
- 8.55 The BRE guidelines are a recognised mechanism to establish the impact of development in terms of daylight and sunlight. It should be noted however, that the BRE criteria is a guide, and that it is important to consider the local context of the area within which the site is located.
- 8.56 The report concludes that the impacts on 9 Crogsland Road with the development in place would be fully compliant with the BRE recommendations. As such there would be no impact on residential amenity to the occupier in terms of daylight or sunlight.
- 8.57 The report concludes that the impacts in relation to 11 Crogsland Road to existing daylight and sunlight are considered negligible. Therefore in accordance with the BRE guidelines, there would be no noticeable impact on residential amenity for the occupants in terms of daylight and sunlight.
- 8.58 The report concludes that in relation to 141-156 Denton Estate, the effects once the development is in place would be acceptable in accordance with BRE guidelines. Where there are minor deviances from the 20% difference set out within the BRE guidelines, this is as a result of the existing self-obstructed locations caused by the design of the existing building and in these cases, the retained VSC values would be considered adequate for an urban environment. Overall the impacts would be acceptable in accordance with BRE guidelines and acceptable residential amenity retained.

8.0 Planning Assessment

Conclusion

- 8.59 Overall, the proposed development would not give rise to unacceptable amenity impacts to surrounding residential occupiers in terms of noise, outlook, sense of enclosure, loss of privacy, or daylight and sunlight. As such the proposal accords with Camden Planning Policy DP26 'Managing the Impact of Development on Occupiers and Neighbours'.

HIGHWAYS

- 8.60 Throughout the preparation of the current proposals, the applicants Transport Consultants have been engaged in discussions with Highways Officers both in and outside formal pre-application meetings. The accompanying Transport Statement concludes the following:
- In line with LB Camden policy, the proposed development will be car-free with the exception of eight buggy (mobility scooter) parking spaces. Provision of cycle parking is also in line with the parking standards as set out in CPG 7.
 - The pedestrian/ cyclist accesses will be on Crogsland Road to the main entrance of the development leading to the lobby and foyer of the ground floor. There is also a maintenance entrance to the north of the building as well as a buggy/ deliveries entrance adjacent to the refuse store.
 - The development impact has been assessed and it was estimated that the proposed development will generate a daily total of 138 trips by all modes; including nine trips during the morning peak hour and 10 trips during the evening peak hour. The development impacts on the road and public transport network in the vicinity are considered negligible.
 - Refuse and recycling collection vehicles will access the site via Crogsland Road. The refuse store is located to the north of the proposed development; while collection is made via the maintenance entrance adjacent to the refuse store.
 - The proposed development provides a car-free residential scheme with the exception of 8 mobility scooters as well as policy-compliant cycle parking spaces. It does not post any large impacts to the local highway network or public transport network. Therefore, the proposed development is therefore in line with the National, Regional, and Local policies.
 - The impact of the proposed loading bay has also been assessed on the parking situation (detailed in chapter 7 of the Transport Assessment) and there is negligible impact of the proposed loading/ servicing arrangements and the current parking provision can be modified or reallocated to reprovide elsewhere on the Crogsland Road.

ENERGY AND SUSTAINABILITY

- 8.61 As part of the development proposals, careful consideration has been made to incorporate design features that enhance the sustainable credentials of the building. In line with this the development is being designed to the nationally recognised performance indicator BREEAM in accordance with planning policy.
- 8.62 A single preliminary BREEAM New Construction 2011 multi-residential assessment for the daycentre on the ground floor and the extra-care residential units for the elderly, providing secure and supported independent living on the first to fifth floor of the Proposed Development has been undertaken.

8.0 Planning Assessment

- 8.63 As detailed in the Sustainability Statement and Energy Strategy accompanying this application, the development has assessed against the London Plan the LB of Camden's sustainability objectives and the and the energy strategy follows the London Plan energy hierarchy 'be lean, be clean, be green'.
- 8.64 In summary, the following energy strategy has been identified for the proposed development:
- Specification of energy efficiency and passive design measures, with associated savings in CO₂ emissions of 2 tonnes over the baseline scheme (regulated energy);
 - Incorporation of ASHP systems to supply the heat demand of the ground floor areas, with further CO₂ emissions savings of circa 2 tonnes; and
 - Installation of approximately 223 m² of PV arrays, which will generate circa 32.8 MWh of electricity annually, achieving a further reduction in CO₂ emissions of 17 tonnes.
- 8.65 In total, the proposed strategy would reduce the regulated CO₂ emissions of the Proposed Development by circa 32% over the baseline. The proposed LZC technology (i.e. ASHPs and PVs) can reduce the CO₂ emissions of the new building by 30% over the 'Be Lean' scheme.
- 8.66 The potential CO₂ emissions savings achievable by the Proposed Development have been maximised via incorporation of passive design and energy efficiency measures. In addition, the application site's potential for installation of renewable technologies has been fully utilised.
- 8.67 As stated above, the savings has been maximised as much as possible taking into account the constraints of the site. In summary, the main site constraints are as follows:
- High levels of traffic resulting in high ambient noise constraining the use of natural ventilation via openable windows;
 - The location of the application site in a dense urban environment with low average wind speed constraining the installation of wind turbines;
 - The location of the application site in an air quality management area for NO₂ and Particulate Matter PM₁₀, limiting the possibilities of utilisation of biomass technologies;
 - The distance of the nearby energy centres in combination with the small number of apartments of the Proposed Development precluding connection to potential existing DH networks; and
 - The minimal DHW and space heating loads of the Proposed Development that would prevent an on-site CHP unit from operating for the optimal number of hours during a year limiting viability
- 8.68 Overall, the proposed energy strategy is considered acceptable in accordance with the aims of London Plan and Camden planning policies.
- 8.69 The Proposed Development is being designed to aim to achieve a BREEAM New Construction 2011 rating of 'Excellent'. The BREEAM pre-assessment carried out during the design development aims at establishing a strategy for achieving these aspirational targets.

ECOLOGY

- 8.70 An Ecological Extended Phase 1 Survey for the site was carried out on the 9th July 2014 in order to establish the ecological value of this site and its potential to support notable and/or legally protected species.

8.0 Planning Assessment

9.4 In summary the report concludes:

- The scale and nature of the proposed development will not give rise to any negative impacts to any designated site for nature conservation. If the proposed enhancements are incorporated then the development will have positive impact on the ecological value of the site and surrounding area.
- Bird nesting potential was noted in many of the trees and areas of shrub across the site. It is therefore recommended that any clearance of this vegetation is undertaken outside of bird nesting season (usually taken to run from March to August) or, if clearance is required within this period, after an ecologist has confirmed the absence of nesting birds.

FLOOD RISK

9.5 The application is accompanied by a Flood Risk Assessment (FRA) prepared by Peter Brett Associates LLP. The report outlines that the Environment Agency (EA) Flood Map indicates that the site is wholly located within Flood Zone 1 'Low probability', defined as follows:

- Flood Zone 1 'Low probability' (less than 1 in 1000 (0.1%) annual probability of fluvial flooding)

8.71 In considering the proposals, the following key aspects have been addressed:-

- Vulnerability to flooding from all sources.
- Protection of occupants and users of the new development.
- No increased flood risk to third parties as a result of the development.

8.72 Flood risk will be appropriately mitigated through measures including:

- Safe access can be continuously provided to the site
- Surface water drainage design strategy has been prepared

8.73 As such, the FRA confirms that the development is safe, it does not increase flood risk and does not detrimentally affect third parties, in accordance with the objectives of the NPPF.

MAYORAL CIL AND CAMDEN CIL

8.74 The site is located in the LB Camden and therefore all qualifying floorspace would be liable for Mayoral CIL at a charge of £50 per sqm. The application form is accompanied by the relevant CIL form.

8.75 It is understood that Camden CIL is due to be adopted by April 2015, and the draft charging schedule currently states that in zone B (in which the site is located), residential (of 10 or more dwellings (or above 1000sqm) and private care residential homes with a degree of self-containment) will be charged at £250 per sqm. However in accordance with the regulations, qualifying affordable floorspace would be eligible for relief.

8.76 Health/Education/Community uses are charged at £0 per sqm, and therefore the proposed community use on the ground floor would not be CIL liable.

8.0 Planning Assessment

S. 106 OBLIGATIONS DRAFT HEADS OF TERMS

- 8.77 In addition to any CIL contributions, site specific s.106 obligations will be secured through a shadow s.106 agreement.
- 9.6 A summary of the proposed Draft Heads of Terms is set out below:
- On-site Affordable Housing
 - Linkage of the site to the Belmont Street site
 - On-site re-provision of the Charlie Ratchford community facility
 - 100% Wheelchair housing or easily adaptable to wheelchair standards
 - Green Travel Plan
 - Construction Management Plan

9.0 Conclusion

- 9.1 The proposal is considered acceptable in land use terms, and would provide an essential community facility alongside affordable extra care housing to meet housing needs within the borough. The proposed extra care housing for older people on the site is compliant with planning policy which identifies a need for such uses, and accords with LB Camden's Homes for Older People Strategy (HOPS).
- 9.2 The principle of development for extra-care residential units with associated re-provision of a day care centre use is supported by the London Plan, Camden Core Strategy policies CS6 'Providing Quality Homes' and CS10 'Supporting Community facilities' and Camden Development Management Policies DP7 'Sheltered Housing and Care Homes for Older People' and DP15 'Community and Leisure Uses'. The Proposed Development would therefore deliver on NPPF, London Plan and LB of Camden's policy objectives, providing sustainable development, delivering high quality extra-care residential units and associated re-provision of a day care centre for the elderly demographic. Given the specialist nature of the accommodation, the mix of 1 and 2 bedroom homes is appropriate in accordance with policy DP5.
- 9.3 The site is currently vacant except for being used temporarily for car parking, and is underutilised. The site does not positively contribute to the street scene. The proposed development is of an appropriate scale and design and would make efficient use of the site and provide a high quality development setting the tone for any future developments in the area.
- 9.4 The potential impact of the scheme on the residential amenity of surrounding properties has been fully considered and the scheme designed appropriately to ensure amenity is protected. The proposed development would not give rise to unacceptable amenity impacts to surrounding residential occupiers in terms of noise, outlook, sense of enclosure, loss of privacy, or daylight and sunlight. As such the proposal accords with Camden Planning Policy DP26 'Managing the Impact of Development on Occupiers and Neighbours'.
- 9.5 As demonstrated in the accompanying reports, the proposal would not have any harmful highways impacts, and the proposed energy and sustainability strategy would comply with London Plan and Camden Planning policy. In terms of ecology and flood risk, the accompanying report concludes there would be no detrimental impacts.
- 9.6 In conclusion, the proposed development accords with the aims and objectives of the National Planning Policy Framework and the Development Plan policies. In line with the Presumption in Favour of Sustainable Development the planning and conservation area consent applications should be approved without delay.

APPENDICES

Appendix A – Summary of Relevant Policies

NATIONAL PLANNING POLICY

The National Planning Policy Framework (NPPF) was published on the 27th March 2012. It consolidates national planning guidance into a single document (and technical appendices) and replaces all Planning Policy Guidance Notes and Planning Policy Statements with the exception of PPS10.

Sustainable Development

The NPPF identifies that the purpose of the planning system is to achieve sustainable development which comprises three strands – economic, social and environmental:

- An economic role- contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- An environmental role- contributing to protecting and enhancing our natural, built and historic environment; including improving biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Paragraph 9 identifies that pursuing sustainable development involves “seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- *Making it easier for jobs to be created in cities, towns and villages;*
- *Moving from a net loss of bio-diversity to achieving net gains for nature;*
- *Replacing poor design with better design;*
- *Improving the conditions in which people live, work, travel and take leisure; and,*
- *Widening the choice of high quality homes.”*

Paragraph 14 identifies that at the heart of the NPPF is a presumption in favour of sustainable development. For plan-making, this means local planning authorities should positively seek opportunities to meet the development needs of their area, for decision-taking this means approving development proposals that accord with the development plan without delay.

Core Planning Principles

The NPPF sets out 12 land-use principles that should underpin both plan-making and decision-taking, including inter alia, that planning should:

- Be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. This includes that “every effort should be made objectively to identify and then

Appendix A – Summary of Relevant Policies

meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth”.

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas;
- Support the transition to a low carbon future in a changing climate, taking full account of full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- Contribute to conserving and enhancing the natural environment and;
- Reducing pollution;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas;
- Conserve heritage assets in a manner appropriate to their significance;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

Economy

The NPPF reinforces the Government’s commitment to securing economic growth in order to create jobs and prosperity (paragraph 18) and specifies “significant weight should be placed on the need to support economic growth through the planning system”.

Paragraph 21 states that planning policies should recognise and seek to address potential barriers to investment, including a poor environment or lack of infrastructure, services or housing including identifying “priority areas for economic regeneration, infrastructure provision and environmental enhancement”. In drawing up Local Plans, local planning authorities should also ensure policies are flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.

The National Planning Policy Framework (NPPF) was published on the 27th March 2012. It consolidates national planning guidance into a single document (and technical appendices) and replaces all Planning Policy Guidance Notes and Planning Policy Statements with the exception of PPS10.

REGIONAL PLANNING POLICY – THE LONDON PLAN

Under the legislation establishing the Greater London Authority, the Mayor has produced a spatial development strategy across the 32 London boroughs and the Corporation of the City of London. The Further Alterations to the London Plan (December 2014) is due to be published soon.

Appendix A – Summary of Relevant Policies

Housing Choice

Policy 3.8 'Housing choice' sets out the requirements for Londoners to have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments.

London boroughs should work with the Mayor and local communities to identify the range of needs likely to arise within their areas and ensure that *"account is taken of the changing age structure of London's population and, in particular, the varied needs of older Londoners, including for supported and affordable provision"*.

Paragraph 3.44 states that there is significant need for affordable family homes, and those that meet the requirements of smaller households, as well as more specialist needs such as those of London's growing numbers of older people.

Paragraph 3.50b states that research suggests that the choices open to older Londoners to move into local specialist housing may have been constrained through inadequate supply. Extending these choices through a higher level of specialist provision will in turn free up larger homes for family occupation. Over the period 2015 – 2025 older Londoners may require 3,600 – 4,200 new specialist units per annum. At the mid-point of this range, these might be broken down broadly into 2,600 private units pa, 1,000 in shared ownership and some 300 new affordable units. There may also be a requirement for 400 - 500 new bedspaces pa in care homes. The draft London Housing Strategy sets out proposals for investment and partnership working to support this provision.

Paragraph 3.50c states that London Boroughs should demonstrate in their LDFs and other relevant strategies and plans how they have identified and addressed the local expression of these strategic needs including through targets and performance indicators. These should be informed by the indicative requirement benchmarks set out in Annex A5: Specialist housing for older people. Boroughs should work proactively with providers of specialist accommodation for older people to identify and bring forward appropriate sites, taking particular account of potential capacity anticipated from housing led, high density, mixed use redevelopment of town centre). Both should work with registered providers and other relevant partners to support the provision of additional 'intermediate' models of housing. In order to widen the choice of residential environments for older people, boroughs should also encourage 'mainstream' housing developers to extend their product range to meet specialist needs. More generally, it is important that viability assessments take into account the distinct economics of specialist housing and care home provision.

LOCAL PLANNING POLICY

Relevant policies under within the Camden Core Strategy 2010-2025 are set out below with the most relevant policies highlighted in detail:

CS6 Providing Quality Homes

One of the four themes of Camden's Community Strategy is *A Sustainable Camden that adapts to a growing population*. Policy CS 6 relates to number of different forms of housing which are suitable for different individuals and households.

The Council will aim to minimise social polarisation and create mixed and inclusive communities across Camden by:

j) seeking a diverse range of housing products in the market and affordable sectors to provide a range of homes accessible across the spectrum of household incomes;

Appendix A – Summary of Relevant Policies

k) seeking a range of self-contained homes of different sizes to meet the Council's identified dwelling-size priorities;

l) seeking a variety of housing types suitable for different groups, including families, people with mobility difficulties, older people, homeless people and vulnerable people; and,

m) giving priority to development that provides affordable housing and housing for vulnerable people.

CS10 Supporting Community Facilities and Services

Paragraph 10.11 facilities for older people states that older people in Camden make up 12% of the population (Source: GLA 2006 Round of Demographic Projections (RLP High) GLA, 2007) and generate the greatest demand for health care, social care and support services. The Council has a number of strategies that work together to address the challenges faced by the borough's older people, including Camden's Quality of Life Strategy for Older Citizens, the Serving Older People Strategy, Homes for Older People and the Health Improvement Programme for Older People. These strategies envisage an increasing amount of care taking place at home with people staying in their homes longer, although there will still be a requirement for day-centres, long-term care homes, nursing care homes and extra-care sheltered housing. Detail on our approach to providing these facilities is set out in Camden Development Policies (policy DP7). We will also work with our partners to continue to provide more informal services and facilities such as lunch clubs, exercise classes, learning opportunities, networking groups and meeting places.

Other Relevant Core Strategy Policy:

- CS1 Distribution of Growth
- CS4 Areas of More Limited Change
- CS5 Managing the Impact of Growth and Development
- CS9 Achieving a Successful Central London
- CS11 Promoting Sustainable and Efficient Travel
- CS13 Tackling Climate Change through promoting higher environmental standards

Relevant policies under within the Camden Development Policies 2010-2025 are set out below with the most relevant policies highlighted in detail:

DP2 Making Full Use of Camden's Capacity for Housing

The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by:

The capital return and rental income of developments that provides affordable housing, housing for older people or housing for vulnerable people is limited. Therefore there is a danger that other more profitable forms of housing, such as student housing, will take-up potential sites and limit the supply of affordable housing and homes for vulnerable people.

Most additional housing for older people and vulnerable people is likely to be delivered by independent providers such as registered social landlords or charities. Where a site has been allocated to provide housing for older people or vulnerable people, the Council will resist housing development that fails to include these uses. The Council will also resist the loss of any existing housing for older people or for vulnerable people, as set out in policy DP7.

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DP3 Contributions to the Supply of Affordable Housing

Policy DP3 is concerned primarily with self-contained houses and flats (Use Class C3), including self-contained sheltered housing for older people. Affordability may also be a consideration relevant to care homes for older people, accommodation for homeless people and accommodation for vulnerable people, however the model for affordable housing provision established by policy DP3 will not generally be suitable for housing that is not self-contained.

The Council will expect the affordable housing contribution to be made on site, but where it cannot practically be achieved on site, the Council may accept off-site affordable housing, or exceptionally a payment-in-lieu.

Sometimes two or more adjacent and related sites come forward for housing development in succession, for example where an existing user relocates in phases or a site is sold in parcels. In these situations, the Council will encourage comprehensive proposals for development of all related sites, and a single assessment of the appropriate affordable housing contribution across all components.

DP5 Homes of Different Sizes

Policy DP5 relates primarily to developments of self-contained houses and flats for general needs (Use Class C3). It will be used when assessing new build housing schemes, schemes to reconfigure or subdivide residential properties and to all changes of use to housing (in Use Class C3) from other uses.

Policy DP5 does not relate to developments that provide homes exclusively for older people, homeless people, vulnerable people or students (these are covered by policies DP7, DP8 and DP9). In such developments, the appropriateness of the proposed mix of dwelling sizes will be assessed in terms of the needs of the intended occupiers. However, all housing developments should contribute to the creation of mixed and inclusive communities. Therefore, it will often be appropriate for these dedicated housing types to be integrated into larger schemes that include general needs housing.

DP7 Sheltered Housing and Care Homes for Older People

In accordance with Core Strategy policy CS6, the Council will seek a variety of housing types suitable for older people. The Council will commission and support a number of extra-care homes, which will involve a mix of development on new sites, selective modernisation and redevelopment of existing provision, and decommissioning less suitable properties.

The Council will particularly support homes for older people that combine independent living with the availability of support and nursing care. Where existing homes for older people no longer meet contemporary standards, the Council will favourably consider conversion or redevelopment to provide extra-care homes.

Policy DP24 Securing High Quality Design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;

Appendix A – Summary of Relevant Policies

- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

Policy DP26 Managing the Impact of Development on Occupiers and Neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- visual privacy and overlooking;
- overshadowing and outlook;
- sunlight, daylight and artificial light levels;
- noise and vibration levels;
- odour, fumes and dust;
- microclimate;
- the inclusion of appropriate attenuation measures.

We will also require developments to provide:

- an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- facilities for the storage, recycling and disposal of waste;
- facilities for bicycle storage; and
- outdoor space for private or communal amenity space, wherever practical.

Other Relevant Development Management Policy:

- DP6 Lifetime Homes and Wheelchair Homes
- DP15 Community and Leisure Uses
- DP16 The transport implications of development
- DP17 Walking, Cycling and public transport

Appendix B – Schedule of Accommodation

31 x 1Bed Apartments

7 x 2 Bed Apartments

Total = 38 Apartments

Schedule

ACCOMMODATION	1 BED (54.5SQM)	1BED (60SQM)	2 BED (75SQM)	2BED (64SQM)
First Floor	6	0	1	
Second Floor	6	1	1	
Third Floor	6	1	1	
Fourth Floor	6	1	1	
Fifth Floor	3	1	1	2
Total	27	4	5	2

Floor Areas

AREAS	GIA (SQM)	GEA (SQM)	TOTAL (SQM)
Ground Floor	849.5	1016.5	1866
First Floor	746.5	912.7	1659.2
Second Floor	747.1	912.7	1659.8
Third Floor	747.1	912.7	1659.8
Fourth Floor	747.1	912.7	1659.8
Fifth Floor	611.5	775	1386.5
Total	4448.8	5442.3	

