

Date: 24 September 2014
Our Ref: 2014/2889/PRE
Contact: Jenna Litherland

Direct Line: 020 7974 3070

Email: Jenna.Litherland@camden.gov.uk

Mark Furlonger
Temple Group Ltd
Devon House
58-60 St Katharine's Way
London
E1W 1LB
mark.furlonger@templegroup.co.uk

**Development Control
Planning Services**
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7974 4444
Fax 020 7974 1975
env.devcon@camden.gov.uk
www.camden.gov.uk/planning

Dear Mark Furlonger,

**Re. Planning Pre-application advice meeting ref. 2014/2889/PRE
Arthur Stanley House
40 - 50 Tottenham Street
London
W1T 4RN**

Alterations and extension to enable a change of use from health care facility (Class D1) to a mixed use development comprising residential (Class C3) and office floorspace (Class B1) including new build to the rear.

I refer to our pre-application meeting held on **02/09/2014** about the above proposal.

Set out in this letter is a detailed note of the principal issues discussed at the meeting. The focus of this meeting was on the provision of housing and affordable housing. There are other material considerations to this proposal which were not discussed at this meeting and, as agreed, will be discussed at future pre-application meetings.

Site Description

The application site comprises vacant hospital (outpatients) with ancillary offices. The building is an eight storey brick-faced post war block of limited architectural merit. It is within the Charlotte Street conservation area, and is currently identified as a detractor in the Charlotte Street Conservation Area Appraisal due to its scale and bulk.

The site is identified in the Fitzrovia Area Action Plan (FAAP) as a potential site suitable for permanent self-contained homes if the established medical/healthcare uses are no longer required. Commercial use at ground floor level is noted as also being suitable. The FAAP states that any use on the site which increases the use of open space should provide new on-site public open space or if this is not possible this should be provided on an identified site in the vicinity.

The surrounding area contains a range of built forms and scales with traditional four storey terraced buildings to the south and more modern institutional blocks of a similar scale to the subject building directly to the north.

Proposal

At the meeting you presented two schemes Preferred Option A and Preferred Option C. Option A provides 4,606 sqm of office floorspace and 1,798 sqm of residential floorspace. The residential units are mainly located in the eastern side of the building and in the proposed new build.

Option C provides 1,343 sqm of office floorspace and 4,934 sqm of residential floorspace. Office floorspace would be provided at ground, lower ground floor and basement level and the residential units would be located at and upper floor levels across the whole building.

You have advised that Option C would be your preference but to make this development possible the Trust would need to obtain the freehold for the western part of the building because at present the Charity only has the freehold for the eastern part of the building facing Tottenham Mew. The Charity has a long lease over the remainder of the building. The freehold is owned by a separate company. You had advised that regardless of which option is delivered the Charity would develop out the whole site. However, if the freehold cannot be obtained residential development cannot come forward on the part of the site for which the Charity does not own the freehold.

As such, you have asked for confirmation that both options would be policy compliant in terms of land use.

Assessment over the loss of the D1 use provided by the existing building was covered in the previous pre-application response and will not be reiterated in this letter.

Option A – Principle of the mix

The first land use policy to apply is DP1 (Mixed use development) which states that where more than 200 sqm (gross) additional floorspace is provided, the Council will require up to 50% of all additional floorspace to be housing. Additional floorspace is considered to be creation of new floorspace through extensions or new build. CPG2 states, '*The policy requirements in policy DP1 are not triggered by increases in net non-residential floor space that take place wholly within the existing building envelope*' (para 2,25). As such, this policy would not apply to a conversion of one non-residential use to another non-residential use. Therefore, based on the current proposal the requirement to provide 50% housing would only apply to the new build. Therefore, providing 50% of the new build element is housing this option complies with policy DP1.

Consideration must also be given to the FAAP. The FAAP states that if the established medical / healthcare use is no longer required the Council would expect permanent housing to be provided on the site. It also states that commercial uses to reflect the character of the area may be suitable at ground floor level with windows and entrances facing onto Tottenham Street.

The FAAP does not specify the level of housing to be provided on the site and does not preclude a mix of uses. In the Central London area the priority land uses are housing and employment uses. As such, the proposal would be compliant with the FAAP and in line with priorities for Central London.

DP2 states that the Council will seek to maximise the supply of additional homes in the borough by expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site. As stated above the site has been earmark for residential development though the FAAP, however, this does not exclude provision of other

uses in demand such as employment uses. Therefore, the provision of a mix of residential and commercial development is considered to be compliant with policy DP2.

In accordance with DP13 and FAAP any office accommodation should include flexible space which is suitable for small and medium sized businesses.

Option C – Principle of the mix

Residential is the priority land use in the borough and a priority in the Central London area, therefore a predominantly residential scheme on this site would be greatly encouraged.

DP1 -Para. 1.23 of the Development Policies documents which state,

‘given that housing is the priority land-use of the Local Development Framework, where housing is the sole or primary use proposed, the Council may not seek secondary uses unless there is a short fall of facilities in the area that will be needed for the development (for example, open space or health facilities), or secondary uses are needed to provide an active street frontage (for example, shops in or adjacent to a shopping parade’

As such, in this instance Policy DP1 would not be applied in the same way than if the proposal was for a non-residential use. The aim of the policy is to create mixed development but also to secure housing which is our priority land use. As your proposal is for housing a secondary use would not be obligatory.

This would also be in compliance with the FAAP which expects housing on the site.

The proposal would also be compliant with DP2 as housing opportunities on site would be maximised.

Both Options – level of affordable housing

Policy DP3 expects all developments with a capacity to provide 10 units or more to make a contribution to affordable housing. DP3 introduces a sliding scale for developments between 10 units and 50 units.

The 50% target will operate on a sliding scale for housing developments, subject to the financial viability of the development, with a norm of 10% for 1,000 sqm (gross) of additional housing and 50% for 5,000 sqm (gross) of additional housing, considered to be sites with capacity of 10 dwellings and 50 dwellings respectively.

The Council expects 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. For a scheme of this scale, I can see no reason why the units could not be provided on site. As such, on site provision is expected. During the meeting we discussed this and you expressed concern that provision of affordable units would require provision of an additional stair core and entrance in the main building which reduced potential space available for the provision of housing. Officers clarified that a separate core was only generally required for social rented properties and that it is common practice that private and intermediate affordable units share a core. The Council would not accept the argument that if provided off site or through a contribution a greater proportion of affordable housing could be achieved. The policy seeks to create tenure mix within development and provision on site to ensure that the affordable housing is delivered at the same time.

CS6 sets out the affordable housing split of providing 60% social rented/affordable rent and 40% intermediate. However, the Housing Team has advised that a 60/40 provision may be difficult on this site and generally in Central London given the high values. As such, we would be willing to accept a 70/30 split. This is likely to be addressed in the upcoming policy review. Your proposal should develop on this basis. The priority for social rented properties is 50% 3 bed +, intermediate affordable the priority is generally for smaller units being 1 or 2 beds and for market housing 40% should be 2 beds.

For the purpose of this meeting you have provided a policy compliant proportion of affordable housing 50.4% private and 49.6% affordable. This would be welcomed. Any lesser contribution would require justification through a viability appraisal.

When assessing viability the land values should derive from an Existing Use Value or a policy compliant Alternative Use Value. For further details on viability see CPG2.

It should be noted that affordable housing is calculated on floorspace rather than the number of units.

Affordability Criteria

Camden is currently developing criteria for what will be considered affordable. This is still in draft form and is awaiting sign off from the GLA.

The Camden's criteria is significantly lower than that of the GLA but it's to reflect the affordability levels in Camden.

Affordable rented units

1beds and 2beds – rents to be up to 50% of market rent inclusive of service charges.
3beds and above – rents to be target rents. (Target rents are set by the government based on a formula)

Intermediate units

For shared ownership units, first tranche sale to be a minimum of 25% of market value. Rent percentage on the remainder value (unsold equity) to be up to 2%. Income levels for 1bed is £30K and for 2bed is £40K. We don't encourage 3 bed intermediate sale units.

We also need to know estimated service charges for the rented and intermediate units.

Market rent figures can be obtained through the London Rents website: <http://www.london.gov.uk/priorities/housing-land/renting-home/rents-map?source=vanityurl>

Design standards

All affordable units should meet the following design standards:

- All 3beds and above rented units must have separate kitchens, 50% of 2bed rented to have separate kitchens, and 20% of 2bed intermediate to have separate kitchens
- Separate entrances/cores should be provided for rented units
- All units should be dual aspect
- At least 10% of the affordable units to be wheelchair units compliant to Camden's Wheelchair Design Guide.

Appended to this letter is the list of RPs that Camden currently work with.

Public Open Space

The proposal has been amended to include an area of 100-150 sqm public open space. The FAAP states that any use on the site which increases the use of open space should provide new on-site public open space or if this is not possible this should be provided on an identified site in the vicinity. The provision of on site public open space is welcomed in compliance with the FAAP. The detailed design and use of the public open space can be discussed in more detail at a future meeting.

CIL

Camden CIL is expected in mid-March 2014. The council submitted for CIL examination on 28 August 2014. The draft charging schedule and other details can be found on the Council's website: <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements-/community-infrastructure-levy/?jsessionid=855E900F4D5422816B46D667D9391D9D>

S106 Contributions

Local community benefits (CS19)

Any residential development will lead to increased pressure on the existing local community facilities within the area, such as the open space, schools, health and leisure uses. As such it is crucial that the development at the very least contributes towards supporting, improving and enhancing existing facilities.

Likely s106 terms (subject to change if Camden CIL adopted)

- Car free
- Affordable housing contribution (*On site and deferred payment if the proposal is not fully policy compliant. For details on deferred payments please see CPG2 – page 27.*)
- Public Open Space contributions (*The public open space you are providing on site will go some way to meet this. However, a financial contribution is also likely to be necessary. For details on how to calculate please see CPG6 – Chapter 11 and CPG8 – Chapter 11.*)
- Education contributions (*Required for residential units with 2 or more bedrooms. See CPG8 – page 23.*)
- Social and community facilities contributions (*See CPG8- page 26.*)
- Construction / Servicing Management Plans (*See CPG6, CPG7 and the CMP template appended to this letter*)
- CfSH 'level 4' minimum and BREEAM 'very good' minimum
- Energy Statement
- Environmental improvements / public realm contribution (*See CPG8 –page 58. As a general guide this is normally around £2000 per residential unit however, this will depend on what schemes are progressing in the area.*)
- Highways contribution (*This will cover the cost of repairing any damage to the highway as a result of the works. As an indication of likely cost the adjoining site 14-19 Tottenham Mews had a £85,000 contribution.*)
- Travel Plan
- Construction Workers Training and Recruitment Package (*CPG8 -pages 51-53*)

You are advised to enter into a Planning Performance Agreement, the details of which can be agreed with officers. The cost of a PPA is £6,000 and this would cover both the pre-application and application process. Any additional meetings would be charged on top of this fee. A template of a PPA is appended to this letter.

Please note that if you (the applicant or their representative) have drafted any notes of the pre-application meeting(s) held with the council you cannot assume that these are agreed unless you have received written confirmation of this from the case officer.

If you have any queries about the above letter or the attached document please do not hesitate to contact **Jenna Litherland** on **020 7974 3070**.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Jenna Litherland
Senior Planning Officer

Inc.
List of RPs
CMP template
PPA template