



PLANNING SERVICES

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)

**APPEAL TO BE DETERMINED BY WAY OF HEARING
STATEMENT OF CASE**

APPEAL SITE

Arthur Stanley House, 40 Tottenham Street, London, W1T 4RN

APPELLANT

University College London Hospital Charity

SUBJECT OF APPEAL

Appeal against London Borough of Camden's refusal of an application for planning permission on 02/07/2015.

PROPOSED DEVELOPMENT:

Refurbishment of the existing eight storey Arthur Stanley House and new build element to the rear facing Tottenham Mews to enable a change of use from health care (Class D1) to a mixed use development comprising office floor space (Class B1), flexible office (Class B1)/ health care (Class D1) floorspace at ground floor level and 12 residential units (Class C3) (market units: 1 x 1bed, 8 x 2bed, 1 x 3bed. affordable units: 2 x 3 beds) and associated landscaping fronting Tottenham Mews.

COUNCIL REFERENCE: 2015/0391/P

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1.0 SITE AND SURROUNDINGS

1.1 The appeal site is located on Tottenham Street lying to the east of Cleveland Street and to the west of Charlotte Street. It comprises a vacant hospital outpatient facility with ancillary offices. The building, known as Arthur Stanley House, is an eight storey brick-faced post war block (6,164sqm GEA) 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. To the rear of the main building is a large chimney around 10 stories in height which is located above the disused boiler house. Temporary buildings are situated on the northern part of the site along with a 2 metre high brick wall fronting Tottenham Mews.

1.2 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 demand for 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.

1.3 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.

2.0 APPEAL PROPOSAL

2.1 The appeal is against the London Borough of Camden's refusal of an application for planning permission dated 2nd July 2015.

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2.2 The application for planning permission (ref: 2015/0391/P) was received by the Council on 22nd January 2015 and registered on 28th January 2015. The application sought planning permission for the following development:

'Refurbishment of the existing eight storey Arthur Stanley House and new build element to the rear facing Tottenham Mews to enable a change of use from health care (Class D1) to a mixed use development comprising office floor space (Class B1), flexible office (Class B1)/ health care (Class D1) floorspace at ground floor level and 12 residential units (Class C3) (market units: 1 x 1 bed, 8 x 2 bed, 1 x 3 bed, affordable units: 2 x 3 beds) and associated landscaping fronting Tottenham Mews'.

2.3 The following amendments were made to the proposals during the course of the application following concerns raised by officers and detailed discussions with the applicant:

- A flexible Class B1/D1 use at ground floor level to enable the exploration of opportunities to use the space as a GP surgery.
- The residential new build element facing on to Tottenham Mews was set back by 2 metres to allow a clear view to the proposed route through to Bedford Passage.
- The recess between the residential mews properties and the main building was removed.
- The affordable residential units were reconfigured to improve daylight and outlook.
- The market housing flat at ground and basement level was amended to improve daylight and outlook by raising the ground floor level and introducing windows to basement level and putting the main living areas (living room and kitchen) at ground floor level and bedrooms at basement level. A lightwell was also introduced fronting Tottenham Street to improve daylight to the basement level.
- Plant was relocated from basement level 1 to basement level 2.

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- The layout of market flats 6 and 7 was amended and the service lift set back as a result of stepping back the front elevation of the mews building.
- The Tottenham Street façade was remodelled to address façade depth and projection. The projection was reduced and the brick recesses around the windows were reduced in depth. The brick columns were also reduced and replaced with brick detail recess margins.
- Alterations to materials – At the upper floor level the metal panel cladding was replaced with rendered panels; the brick colour of the 6th floor was amended from white brick to red brick over the first 4.5 bays resulting in a clear break in colour between the residential and office uses.
- The glass balustrades around the lightwell on Tottenham Street and the terraces facing Tottenham Mews were replaced with black metal railings.
- On the Tottenham Mews elevation the panels between the windows were removed.
- The design changes resulted in a small reduction in the level of affordable housing.
- The residential mix was altered by changing a 2 bed unit to a 3 bed unit. The original mix was 1 x 1 bed, 9 x 2 bed and 2 x 3 bed and the mix now proposed is 1 x 1 bed, 8 x 2 bed and 3 x 3 bed.
- Additional information was provided including a lifetimes home study and a daylight assessment.
- The location of the cycle parking for both the residential and office elements was relocated within the basement. 71 spaces are proposed for the office use and 26 for the residential use. The cycle stores would both be accessed via a lift from the Tottenham Mews entrance.
- The kerb line of Tottenham Mews was corrected on the proposed plans to show the kerb unchanged.
- A number of outward opening external doors onto Tottenham Street and Tottenham Mews were amended to inward opening doors.

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- 2.4 Site notices were displayed on Tottenham Street and Tottenham Mews from 30th January 2015 until 20th February 2015 and a press notice was placed in the Camden New Journal on 5th February 2015 expiring 26th February 2015. 66 neighbours were notified by letter.
- 2.5 4 individual consultation responses (2 objections and 2 commenting on the application) were received during the course of the application. Letters of objection were also received from the Charlotte Street Association and the Fitzrovia Neighbourhood Association. A copy of all representations received during the course of the application was sent to the Planning Inspectorate with the Questionnaire.
- 2.6 The application was reported to the Development Control Committee on 25th June 2015 with a recommendation that conditional planning permission be granted subject to a S106 legal agreement. A copy of the Officer's Committee report is attached as **Appendix One**. The Committee did not agree with this recommendation and resolved by majority to refuse planning permission for the reasons set out in the decision notice issued on 2nd July 2015. Copies of the decision notice and minutes of the meeting are attached as **Appendices Two** and **Three**. The reasons for refusal are as follows:
- 1 *The proposed development, on a site which is identified in the Fitzrovia Area Action Plan as an opportunity site for provision of permanent self-contained homes (including affordable homes), would fail to maximise the site's contribution to the supply of homes in the Borough which is the Council's preferred replacement use for the existing healthcare uses. The proposal is therefore contrary to policies CS6 (Providing quality homes) and CS10 (Supporting community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy 2010, policies DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing) and DP15 (Community and leisure uses) of the London Borough of Camden*

Local Development Framework Development Policies 2010 and the Fitzrovia Area Action Plan 2014 which identifies Arthur Stanley House as an opportunity site for permanent self-contained homes.

- 2 *The proposed development, in the absence of a legal agreement to secure the provision of on site affordable housing would fail to make a contribution towards the supply of additional affordable housing within the Borough, contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies.*

- 3 *The proposed development, in the absence of a legal agreement to secure the residential and commercial units as 'car-free', would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden LDF Development Policies.*

- 4 *The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) of the London*

Borough of Camden Local Development Framework Development Policies.

- 5 *The proposed development, in the absence of a legal agreement to secure contributions towards public highway works and public realm and environmental improvements would be likely to harm the Borough's transport and public realm infrastructure, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden LDF Development Policies.*

- 6 *The proposed development, in the absence of a work place Travel Plan, would be likely to give rise to significantly increased car-borne trips, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (Transport implications of development) and DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies.*

- 7 *The proposed development, in the absence of a legal agreement securing a design stage and post-construction sustainability review achieving Level 4 in a Code for Sustainable Homes Assessment and achieving 'very good' in a BREEAM Assessment, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design*

and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.

- 8 *The proposed development, in the absence of a legal agreement securing an Energy Efficiency Plan including the measures set out in the Energy Strategy, a carbon offsetting contribution and a decentralised energy contribution, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies.*

- 9 *The proposed development, in the absence of a local employment and apprenticeships agreement and an associated training and employment contribution, would be likely to lead to the exacerbation of local skill shortages and lack of training opportunities and would fail to contribute to the regeneration of the area, contrary to policies CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies.*

- 10 *The proposed development, in the absence of a legal agreement securing a public open space contribution, would be likely to contribute to pressure and demand on existing open space in this area, contrary to policies CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London*

Borough of Camden Core Strategy and DP31 (Provision of, and improvements to, public open space and outdoor sport and recreation facilities) of the London Borough of Camden LDF Development Policies.

- 11 *The proposed development, in the absence of a legal agreement securing the applicant to use reasonable endeavours to negotiate with NHS England with a view to leasing floorspace within the development for use as a GP Surgery at a rent commensurate with community use in the area would be likely to contribute unacceptably to pressure on the Borough's healthcare infrastructure, contrary to policies CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP15 (Community and leisure uses) of the London Borough of Camden LDF Development Policies.*

3.0 RELEVANT PLANNING HISTORY

3.1 At the application site

2011/0939/P - External additions and alterations to include the installation of 4 exhaust flues, external chiller enclosure and acoustic louvres at roof level, along with alterations to the ground floor entrance canopy, in association with the building being used as pathology labs (Class D1) - Granted conditional permission on 26/04/2011 - not implemented.

TP8221/C - The erection of an eight-storey building, plus basement, on the site of Nos. 40-50 Tottenham Street and 20-22 Tottenham Mews, St. Pancras, for use by the Department of Physical Medicine and the School of Physiotherapy of the Middlesex Hospital - Granted conditional permission on 25/10/1962.

3.2 At neighbouring sites

2012/4786/P & 2012/5306/C (14-19 Tottenham Mews) - Erection of a 5 storey building, including basement level and roof level plant enclosure, to provide a Mental Health Resource Centre (MHRC) including recovery centre, consultation and activity rooms (Class D1) and 6 x 1 bed short-stay bedrooms (Class C2) (following demolition of existing two storey MHRC building (Class D1)) - Granted conditional permissions subject to a S106 agreement on 13/12/2012.

2012/2045/P & 2012/2052/C (73-75 Charlotte Street, 34-38 Tottenham Street and 4 Tottenham Mews) - Erection of a part 3/4/5 & 6 storey building plus basement level for a mixed use development comprising of 11 residential units (Class C3) and 253sqm of office (Class B1) floorspace at part basement and ground floor level, following demolition of existing buildings at 73-75 Charlotte Street & 34-38 Tottenham Street and 4 Tottenham Mews - Granted conditional permission subject to a S106 legal agreement on 13/12/2012.

2015/1139/P (Astor College, 99 Charlotte Street) - Refurbishment of existing student accommodation comprising 2 storey upper ground floor front extension and 8 storey rear extension to provide 60 additional bedrooms, and overcladding, creation of ground floor Class A3 café and the pedestrianisation of Bedford Passage – Granted conditional permission subject to S106 legal agreement on 27/08/2015.

4.0 LEGISLATION AND PLANNING POLICY AND GUIDANCE

Legislation

4.1 Town and Country Planning Act 1990 (as amended).

Policy

4.2 The National Planning Policy Framework (the 'NPPF')

4.3 The NPPF sets out the government's planning policy for England and was issued in March 2012. The following chapters are of relevance:

- Core Planning Principles
- Chapter 4 - Promoting sustainable transport
- Chapter 6 - Delivering a wide choice of high quality homes
- Chapter 7 - Requiring good design
- Chapter 8 - Promoting healthy communities
- Chapter 10 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 11 - Conserving and enhancing the natural environment
- Chapter 12 - Conserving and enhancing the historic environment
- Decision Taking

4.4 The Planning Practice Guidance (PPG), March 2014 (as amended)

4.5 The Development Plan for the area comprises the London Plan 2015, consolidated with amendments since 2011, the Local Development Framework, containing the Camden Core Strategy and the Camden Development Policies and the Fitzrovia Area Action Plan 2014. The Development Plan is up to date and in accordance with the NPPF. Copies of all Camden Core Strategy and the Camden Development Policies referred to in this statement have already been sent to the Planning Inspectorate with the Questionnaire.

4.6 Local Development Framework

4.7 The Local Development Framework (LDF) was formally adopted on 8 November 2010. The following policies are of relevance:

LDF Core Strategy

- CS1 Distribution of growth
- CS3 Other highly accessible areas
- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS8 Promoting a successful and inclusive Camden economy
- CS9 Achieving a successful Central London
- CS10 Supporting community facilities and services
- CS11 Promoting sustainable and efficient travel
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage
- CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
- CS16 Improving Camden's health and well-being
- CS17 Making Camden a safer place
- CS18 Dealing with our waste and encouraging recycling
- CS19 Delivering and monitoring the Core Strategy

LDF Development Policies

- DP1 Mixed use development
- DP2 Making full use of Camden's capacity for housing
- DP3 Contributions to the supply of affordable housing
- DP5 Homes of different sizes
- DP6 Lifetime homes and wheelchair homes
- DP13 Employment sites and premises

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- DP15 Community and leisure uses
- DP16 The transport implications of development
- DP17 Walking, cycling and public transport
- DP18 Parking standards and limiting the availability of car parking
- DP20 Movement of goods and materials
- DP21 Development connecting to the highway network
- DP22 Promoting sustainable design and construction
- DP23 Water
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP28 Noise and vibration
- DP29 Improving access
- DP31 Provision of, and improvements to, public open space and outdoor sport and recreation facilities
- DP32 Air quality and Camden's Clear Zone

4.8 Fitzrovia Area Action Plan, adopted March 2014

Supplementary Planning Guidance

4.9 The Council will also, where appropriate, rely on supplementary planning guidance as set out in the Camden Planning Guidance 2011 (CPG) (updated 2013 and 2015) insofar as it is material:

- *CPG1 – Design*
- *CGP2 – Housing*
- *CPG3 – Sustainability*
- *CPG6 - Amenity*
- *CPG7 – Transport*
- *CPG8 – Planning Obligations*

4.10 The emerging Camden Local Plan Submission Draft, 2016 and the accompanying evidence contained in the Camden Strategic Housing Market Assessment 2016 (the basis for the figures in the submission draft and referred to below) is also a material consideration. The Council has just completed an 8 week consultation period (this expired on 4th April 2016) on the submission draft. These documents are material considerations in this appeal and are attached as **Appendices Four and Five**.

5.0 **Submissions**

5.1 This section sets out the Council's Case in respect of reasons for refusal (RFR) 1 to 11.

Reason 1 – Contribution to the supply of homes in the Borough

5.2 *“The proposed development, on a site which is identified in the Fitzrovia Area Action Plan as an opportunity site for provision of permanent self-contained homes (including affordable homes), would fail to maximise the site's contribution to the supply of homes in the Borough which is the Council's preferred replacement use for the existing healthcare uses. The proposal is therefore contrary to policies CS6 (Providing quality homes) and CS10 (Supporting community facilities and services) of the London Borough of Camden Local Development Framework Core Strategy 2010, policies DP2 (Making full use of Camden's capacity for housing), DP3 (Contributions to the supply of affordable housing) and DP15 (Community and leisure uses) of the London Borough of Camden Local Development Framework Development Policies 2010 and the Fitzrovia Area Action Plan 2014 which identifies Arthur Stanley House as an opportunity site for permanent self-contained homes”.*

5.3 The Fitzrovia Area Action Plan (FAAP), attached as **Appendix Six**, aims to deliver additional self-contained homes including affordable

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housing, and a modest increase in student housing. It identifies 14 potential development sites (referred to as ‘Opportunity Sites’ on page 12 that, “*subject to complying with the principles in the Plan and the relevant development plan policies, could potentially provide over 200 additional self-contained homes while Astor College (to the north of the appeal site) has potential to provide around 100 additional student rooms*”.

- 5.4 It further states “*Sites expected to provide self-contained housing include among others the Middlesex Hospital Annex (Cleveland Street), 80 Charlotte Street and Asta House (55-65 Whitfield Street). Development plan mixed-use policies will also be applied to other sites in the Plan area to require permanent self-contained housing*”.

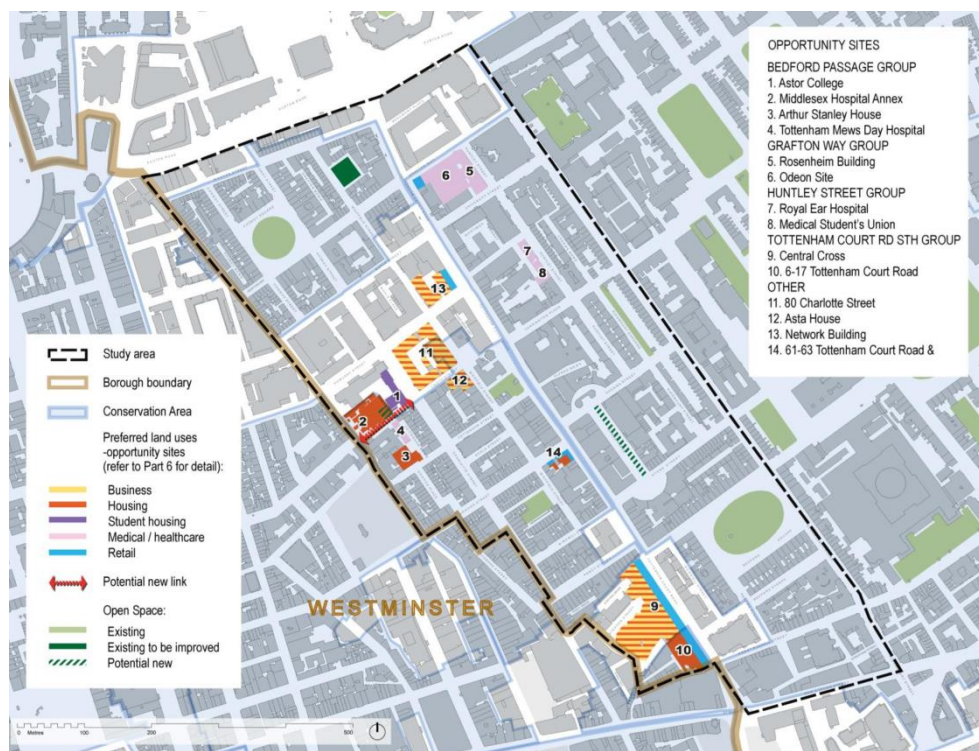


Figure 1 – FAAP Area Action Plan Diagram – Opportunity Sites

- 5.5 The appeal site is identified in the ‘Area Action Plan Key Diagram’ on page 13 as ‘Site 3’ (as illustrated in Figure 1 above) and is shown as a housing site (in solid red). The mixed use business/housing sites are

shown in horizontal stripes, with mixed housing/retail shown as red with a blue band on the frontage.

5.6 Part 4 of the FAAP sets out the Land use principles which will help to manage the activities in the area to achieve the Vision and Objectives for Fitzrovia set out in Part 3 of the FAAP. It states that “*Camden’s Core Strategy policies CS5 and CS9 seek to support strong residential communities and address the balance between development that supports Central London’s role as the focus of capital city functions and development that meets the needs of local communities*”. These aims have particularly informed the land-use principles for Fitzrovia identified on page 30.

5.7 In achieving a successful Central London and managing the impact of growth, the FAAP notes that “*development in Fitzrovia should help to minimise the impact of growth and development (policy CS5) and achieve a successful Central London (policy CS9) by:*

- *balancing the needs of development that supports Central London’s economic, social and cultural role with the needs and characteristics of the local area and community;*
- *supporting Central London as a focus for homes, offices, hotels, shops, and medical, educational, cultural and research institutions (see also policies CS1, CS5, CS6, CS7, CS8, DP1, DP10, DP12, DP13, DP14); and*
- *seeking to ensure that development contributes towards strong and successful communities by protecting residential amenity and supporting community facilities (see also policies CS10, DP15, DP26)”.*

5.8 Land use ‘Principle 1’ on page 31 of the FAAP identifies housing as the priority land use of the LDF. It states “*the Council will promote the*

development in Fitzrovia of permanent self-contained housing (in Use Class C3) unless there are strong economic reasons why such development would be inappropriate”.

5.9 The FAAP advises *“In applying mixed-use and affordable housing policies the Council will aim to ensure that:*

- additional non-residential floorspace is matched by an equal addition to floorspace for permanent self-contained housing (in Use Class C3), subject to relevant development plan policy criteria for mixed-use development; and*
- where housing and affordable housing contributions in Use Class C3 are required, they are provided on the development site or elsewhere in reasonable proximity to the development site, and within the Plan area wherever possible.*

5.10 *The Council will also negotiate to seek the maximum reasonable amount of affordable housing, and to seek types of affordable housing that are appropriate in the context of the high house prices and market rents in Fitzrovia and the incomes of households in need of affordable housing”.*

5.11 The FAAP's objectives include supporting residential communities and achieving more housing and affordable housing. These objectives are consistent with the Camden Core Strategy 2010-2025, which states that the Council regards housing as the priority land-use of Camden's Local Development Framework.

5.12 Thirteen of the fourteen FAAP's 'Opportunity Sites' identified are potentially able to contribute to the development of additional self-contained homes. The only exception is Site 1 – Astor College, which is allocated for student housing (shown in purple). Given the mixed-use character of the area, the FAAP notes on page 31 that these sites

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are not allocated exclusively for housing. Furthermore, up to 5 of these sites may be developed primarily for medical or healthcare uses (shown in pink). These include Site 4 - former Tottenham Mews Day Hospital and Sites 5, 6, 7, 8 in Huntley Street and Grafton Way.

- 5.13 To meet the Plan's objectives, the Council will therefore also seek to maximise the delivery of housing from unallocated sites within Fitzrovia, including development of underused and vacant properties for housing (taking into account any other uses needed), and inclusion of housing alongside non-residential uses as part of mixed use development.
- 5.14 Land-use 'Principle 6' on page 31 of the FAAP guides medical and healthcare uses to the vicinity of the University College Hospital (UCH) building in Euston Road and the 'Opportunity Sites' identified for medical/ healthcare use (shown in pink and identified above) and all, except for the former Tottenham Mews Day Hospital, are close to the main UCH building and within the UCH and University Street Character Area identified in Part 5 of the Plan, including the Rosenheim Building and Royal Ear Hospital, both in Huntley Street. The UCLH NHS Trust owns these sites, and aspires to further focus its activities in this part of Fitzrovia.
- 5.15 Taking into account the large grain and scale in the vicinity of the UCH, and the London Plan's recognition of a broader area with a strong academic character east of Tottenham Court Road, these areas are considered the most appropriate locations for medical/ healthcare uses and educational/ research uses respectively.
- 5.16 In Part 6: Opportunity Sites, the FAAP states the fourteen 'Opportunity Sites' identified in Fitzrovia are locations where development is expected to take place in the period up to 2025, and in some cases in the next 5 years. These have emerged from discussions with developers and community groups.

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- 5.17 In a section relating specifically to the appeal site, Page 117 of the FAAP states *“the priorities for Arthur Stanley House are to maintain medical/healthcare uses if required, provide housing including affordable housing and for development to make a contribution towards the creation of public open space in association with the Middlesex Hospital Annex/Bedford Passage”*.
- 5.18 Under the heading ‘Land use’ in the ‘Key development principles’ section on page 117, the FAAP states that *“if the established medical/healthcare uses are not required, the Council will expect permanent self-contained homes to be provided, including an appropriate contribution to affordable housing”*. It further notes 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”*.
- 5.19 In the ‘Delivery Plan’ table on page 154 of the FAAP under ‘Arthur Stanley House’, it states in the ‘Details’ column that *“Housing is expected on this site as no long term requirement for the established medical/healthcare uses has been identified”*. The final ‘Notes’ column highlights that *“this site may be needed for short/medium-term medical/healthcare use in association with the reorganisation of other UCH landholdings and facilities”*. This is reiterated on page 166.
- 5.20 The ‘Delivery Plan’ table lists all fourteen ‘Opportunity Sites’ and from this it is expected that six sites will be delivered in the short or medium term. These include Site 2 (Middlesex Hospital Annex – *“Housing is expected to be the predominant use of this site”*), Site 3 (Arthur Stanley House – *“Housing is expected on this site as no long term requirement for the established medical/healthcare uses has been identified”*), Sites 11-12 (80 Charlotte Street/Asta House – *“Housing is expected as part of a mixed-use scheme, including business uses”*), Site 13 (Network Building – *“Where non-residential floorspace is proposed the Council will seek a matching amount of permanent self-*

contained housing”) and Site 14 (61-63 Tottenham Court Road and 1-7 and 11-13 Goodge Street - *“Housing is expected on upper Dukelease floors, with retail at ground floor”*).

- 5.21 Of the six sites identified, four are expected to involve mixed-use schemes. In the longer term, mixed-use schemes are also expected at Site 9 (Central Cross – *“Where non-residential floorspace is proposed the Council will seek a matching amount of permanent self-contained housing”*) and Site 10 (6-17 Tottenham Court Road – *“Housing is expected as part of a mixed-use scheme, including retail use”*).
- 5.22 When considering the FAAP, the Inspector's Report, attached as **Appendix Seven**, noted in paragraph 57 on page 12 that *“as with site 2, given the previous use of this site as a hospital, a mixed use scheme is being promoted. Since the Plan was written the needs of the NHS Trust have changed and there is no long term requirement for medical/healthcare facilities here, but the site may be required for short/medium term medical/healthcare uses in association with the reorganisation of other UCH sites. In line with the CS housing would be the preferred land use here and this along with the point about the conservation area appraisal is dealt with through MM49 which is necessary for the Plan to be justified and effective”*.
- 5.23 Amendment MM49, as set out on page 37, deleted the Council's originally preferred land use for the appeal site as medical/healthcare use and inserted the wording within the 'Land use' section on page 117 of the FAAP referred to in paragraph 5.19 above.
- 5.24 It is therefore clear from the FAAP that the appeal site has been allocated for housing use with an element of commercial use likely to be acceptable as set out above. The idea of maintaining a medical/healthcare use on the site is therefore only really intended as a short-term option to allow 'decanting' in connection with the medical

and healthcare use works proposed within the vicinity of the University College Hospital (UCH) building at Huntley Street/ Grafton Way.

Meeting housing targets and the requirements of other elements of Camden's development plan

- 5.25 The principle of housing use on the appeal site is also strongly supported by the LDF Core Strategy and Development Policies. Policies CS6 and DP2 of the Core Strategy and Development policies respectively, identify housing as the priority land use for the Borough and highlight the need to maximise the supply of housing.
- 5.26 Policy CS6 aims to maximise the supply of housing, sets out Camden's housing and affordable housing targets, and states in part that "*The Council will aim to secure high quality affordable housing available for Camden households that are unable to access market housing by...seeking to negotiate a contribution from specific proposals on the basis of...the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development*".
- 5.27 Policy DP2 advises that "*The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, 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;...resisting alternative development of sites considered particularly suitable for housing; and...resisting alternative development of sites or parts of sites considered particularly suitable for affordable housing, homes for older people or homes for vulnerable people*". Supporting paragraph 2.11 indicates that the Council will resist an alternative use of allocated sites.

- 5.28 Policy DP3 also expects all developments with a capacity to provide 10 units or more to make a contribution to affordable housing. DP3 states that the Council will seek the maximum reasonable amount of affordable housing and introduces a sliding scale for developments between 10 units and 50 units. The 50% target operates on a sliding scale for housing developments, subject to the financial viability of the development, with a norm of 10% for 1,000sqm of additional housing and 50% for 5,000sqm of additional housing, considered to be sites with capacity of 10 dwellings and 50 dwellings respectively. Policy DP3 and CPG2 (paragraph 2.33), state that affordable housing should be calculated using Gross External Area (GEA).
- 5.29 The sliding scale does not apply to all mixed use developments. For example the sliding scale does not apply if the development includes an addition of non-residential floorspace of 1,000sqm or more. In such cases there is significant potential for the non-residential element to enhance the viability of the development, and therefore the Council would seek 50% of residential floorspace as affordable housing (subject to DP3 criteria).
- 5.30 The appeal proposal includes an uplift of less than 1000sqm of non-residential floorspace. Policy DP1 and CPG2 state that where a site provides less than 1,000sqm of non-residential floorspace, but is expected to make a contribution to the supply of affordable housing under the provisions of policy DP3, the sliding scale approach will apply to the affordable housing contribution. As it stands the appeal proposal complies with the requirements of Policy DP3 except that in failing to maximise the supply of housing it also fails to provide the maximum reasonable amount of affordable housing.
- 5.31 Policy CS10 supports the retention and enhancement of existing community, leisure and cultural facilities (criteria f). However, through Policy DP15 it also provides support for the provision of affordable housing on the appeal site stating that “*the Council will protect*

existing community facilities (which includes healthcare facilities) by resisting their loss unless a replacement facility that meets the needs of the local population is provided” (criteria c) or where “the specific community facility is no longer required and evidence is provided to show that the loss would not create, or add to, a shortfall in provision for the specific community use, and demonstrate that there is no demand for any other suitable community use on the site” (criteria d). The policy states that “where this is successfully demonstrated the Council’s preferred new use will be affordable housing”.

5.32 The NPPF also attaches in paragraph 47 great importance to significantly boosting the supply of new housing. Policy 3.3 of the London Plan 2015, consolidated with alterations since 2011, further seeks to increase housing supply across the Capital, with minimum housing targets set out in Table 3.1. For Camden, the minimum ten year target is 8,892 additional homes between 2015 and 2025, or 889 per annum.

5.33 The London Plan 2015 acknowledges that across London these housing targets will only provide 42,000 additional homes per year (paragraph 3.17A), but housing needs for 2015-36 are 49,000 per year, and in the short term (2015-26) are even higher at 67,000 per year (paragraph 3.16b). Boroughs are advised that they should seek to achieve and exceed the minimum target, and set higher Local Plan targets to close the gap between London’s housing need and capacity in line with the NPPF.

5.34 Policy CS6 seeks to meet or exceed a target of 8,925 new homes across the Borough between 2010 and 2025 *including 6,550 additional self-contained homes*, with Annual Monitoring Reports including a reliance on a number of small sites and windfall sites. However, the policy CS6 target has been overtaken by the London Plan 2015. Camden's minimum housing target for 15 years in policy CS6 is broadly similar to the Camden's minimum target housing target

in the London Plan for the next 10 years, as set out in paragraph 5.33 above. In other words, Camden's annual housing target has increased by approximately a third.

- 5.35 Camden's emerging local plan seeks to further increase housing targets. Policy H1 'Maximising housing supply' of the Camden Local Plan Submission Draft 2016 advises that *"the Council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2015/16 - 2030/31, including 11,130 additional self-contained homes"*.
- 5.36 It further advises that the Council *"will seek to exceed the target for additional homes, particularly self-contained homes by:...regarding self-contained housing as the priority land-use of the Local Plan;...working to return vacant homes to use and ensure that new homes are occupied;...resisting alternative development of sites identified for housing or self-contained housing through a current planning permission or a development plan document unless it is shown that the site is no longer developable for housing; and...where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site"*.
- 5.37 The NPPF requires the Council to plan to meet the full objectively assessed needs for housing in the area. The London Boroughs of Camden and Islington have been identified as a lower tier housing market area for the purposes of satisfying the NPPF requirements, and the two authorities have jointly commissioned an assessment of housing needs (Strategic Housing Market Assessment or SHMA). The assessment shows that Camden's full objectively assessed housing need for 2016-2031 is 16,800 additional homes, or 1,120 homes per year. This overall need includes the homes needed to meet the needs

of different groups within the community, including families with children and people with disabilities.

- 5.38 The Council produces an Authority Monitoring Report (AMR) each year which separately monitors the overall delivery of additional homes and different types of homes each year (self-contained homes, student housing, other non-self-contained homes and long-term vacant homes returned to use). The AMR also contains a housing trajectory which shows how the Council will continue to deliver self-contained homes and non-self-contained homes and measures Camden's anticipated performance against targets.
- 5.39 The 2014 AMR indicates that there are sufficient identified sites in place to exceed the Council's housing targets in the early years of the Plan period, but not in the later years. Deliverable sites are in place to provide more than 6,500 homes from 2015/16 to 2019/20, exceeding Camden's overall housing target of 1,120 per year (deliverable sites are sites that are suitably located, viable and available to develop now, and that have a realistic prospect of delivery within five years).
- 5.40 Over the first 10 years of the Plan period, the trajectory indicates that developable sites have been identified to deliver an average of around 900 additional homes per year, and over the entire plan period identified sites should deliver just under 800 additional homes per year (developable sites that are suitably located and have a reasonable prospect of being viable and available to develop at the time envisaged). In other words, the Council has identified sufficient sites to meet Camden's objectively assessed housing need over the next five years, but has not yet identified sufficient sites to meet housing needs for the ten years after 2020.

Delivery of homes in Fitzrovia

- 5.41 At present, of the six 'Opportunity Sites' in the FAAP expected to be delivered in the short or medium term, Site 14 (61-63 Tottenham Court Road and 1-7 and 11-13 Goodge Street - housing as part of a mixed use scheme with retail use) has been completed (LPA ref. 2013/4506/P) and Sites 11-12 (80 Charlotte Street/Asta House – housing as part of a mixed use scheme with business uses) are currently under construction/nearing completion (LPA ref. 2010/6873/P). In total, these 3 sites will deliver only 64 homes.
- 5.42 Of the remaining three sites expected to deliver housing (of which the appeal site is one), there are no proposals currently brought forward for Site 13 (Network Building – housing as part of a mixed use scheme with retail use) and Site 2 (Middlesex Hospital Annex – predominantly housing use). Whilst some windfall sites are coming forward, such as nearby 73 - 75 Charlotte Street, 34 - 38 Tottenham Street and 4 Tottenham Mews providing 11 homes as a mixed housing and office scheme (LPA ref. 2012/2045/P), there is still likely to be a significant shortfall in providing the 200 additional self-contained homes identified in the FAAP.
- 5.43 Within the appeal proposal, only 12 new homes would be provided as part of a mixed use development comprising office (Class B1) and residential (Class C3) uses. Office would be the predominant use providing approximately 5,475sqm GEA of the total floorspace of 7,496sqm GEA proposed. This would equate to 73% of the total floorspace being provided for office use.
- 5.44 Whilst no objection is raised to the principle of providing an element of office use as part of a mixed use scheme on the site, the proposed development, on a site which is identified in the FAAP as an opportunity site for the provision of permanent self-contained homes (including affordable homes), would fail to maximise the site's

contribution to the supply of homes in the Borough which is the Council's preferred replacement use for the existing healthcare uses.

- 5.45 As such, the appeal proposal is therefore considered to be contrary to policies CS6 and CS10 of the LDF Core Strategy, policies DP2, DP3 and DP15 of the LDF Development Policies and the FAAP which identifies Arthur Stanley House as an opportunity site for permanent self-contained homes.

S106 reasons for refusal

- 5.46 Reasons for refusal (RfR) 2-11 could be addressed by an appropriate S106 planning obligation. The Council is working with the appellant to prepare a legal agreement which addresses RfR 2-11 in respect of the planning appeal. However, in the event that some/all matters cannot be agreed in this way then the Council will provide evidence to demonstrate that the requirements are justified against relevant planning policy and meet the tests laid out in the Community Infrastructure Levy (CIL) Regulations 2010 in particular Regulation 122(2) which require that for a planning obligation to constitute a reason for granting planning permission it must be (a) necessary to make the development acceptable in planning terms, (b) directly related to the development, and (c) fairly and reasonably related in scale and kind to the development, and the National Planning Policy Framework (particularly paragraphs 203-206).

Reason 2 – Affordable housing

- 5.47 *“The proposed development, in the absence of a legal agreement to secure the provision of on-site affordable housing would fail to make a contribution towards the supply of additional affordable housing within the Borough, contrary to policies CS6 (Providing quality homes) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy*

and policy DP3 (Contributions to the supply of affordable housing) of the London Borough of Camden Local Development Framework Development Policies”.

- 5.48 As set out above, Policy CS6 advises that *“the Council will aim to secure high quality affordable housing available for Camden households that are unable to access market housing by seeking to ensure that 50% of the borough-wide target for additional self-contained homes is provided as affordable housing” (Criteria f) and “seeking to negotiate a contribution from specific proposals on the basis of the maximum reasonable amount of affordable housing under the specific circumstances of the site, including the financial viability of the development; an affordable housing target of 50% of the total addition to housing floorspace, and guidelines of 60% social rented housing and 40% intermediate affordable housing” (Criteria g).*
- 5.49 Policy CS19 further states that the Council will *“use planning obligations, and other suitable mechanisms, where appropriate, to support sustainable development; secure any necessary and related infrastructure; and facilities and services to meet needs generated by development and mitigate the impact of development” (Criteria b).*
- 5.50 Policy DP3 also 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 operates on a sliding scale for housing developments, subject to the financial viability of the development, with a norm of 10% for 1,000sqm of additional housing and 50% for 5,000sqm of additional housing, considered to be sites with capacity of 10 dwellings and 50 dwellings respectively. Policy DP3 and CPG2 - Housing (paragraph 2.33), state that affordable housing should be calculated using Gross External Area (GEA).

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- 5.51 The sliding scale does not apply to all mixed use developments. For example the sliding scale does not apply if the development includes an addition of non-residential floorspace of 1,000sqm or more. In such cases there is significant potential for the non-residential element to enhance the viability of the development, and therefore the Council would seek 50% of residential floorspace as affordable housing (subject to DP3 criteria).
- 5.52 The appeal proposal includes an uplift of less than 1000sqm of non-residential floorspace. Policy DP1 and CPG2 – Housing state that where a site provides less than 1,000sqm of non-residential floorspace, but is expected to make a contribution to the supply of affordable housing under the provisions of policy DP3, the sliding scale approach will apply to the affordable housing contribution. As such, it is considered that the sliding scale does apply.
- 5.53 The appeal proposal is for 12 residential units with a floorspace of 2,021sqm GEA. In accordance with the sliding scale, 20% of this floorspace should be affordable housing. This equates to an affordable housing requirement of 409sqm of floorspace. The proposal includes the provision of 2 social rented units which together have a GEA of 370sqm. As such, the appeal proposal falls slightly short of being policy compliant by 38sqm, however, the Council has agreed with the appellants that this additional area would not be sufficient to provide an additional unit which meets the Council's space standards.
- 5.54 The Council accepted at the time of the original application that the appeal proposal fell short of a policy compliant scheme as a result of changes that were made during the course of the application to improve the overall quality of the residential units provided. Given the above minor difference, meaning that bringing the appeal scheme up to a policy compliant position would not result in the ability to secure another affordable unit on the scheme, and given that the proposed

affordable units already exceed the space standards it would not be desirable to increase the size of these units, the level of affordable housing provision proposed in the context of the appeal proposal complies with the requirements of policy DP3.

5.55 This approach is in accordance with CPG2 (para. 2.33) which states that in negotiations the Council focuses on seeking affordable homes of an appropriate size and layout rather than absolute mathematical correspondence with the sliding scale. As such, it is not considered necessary, in this instance, for the appellant to provide a viability appraisal and the level of affordable housing proposed would be acceptable in the context of the appeal scheme.

5.56 The Appellant has confirmed a willingness to enter into a S106 legal agreement to secure the level of affordable housing provision proposed. The Council would then deem RFR 2 to have been resolved.

5.57 CIL Compliance: The securing of affordable housing by S106 agreement is considered to be CIL compliant and is necessary in planning terms as identified in the development plan to secure a key priority of the LDF. The level of provision to be secured takes into account the particular characteristics of the development. It is directly related to the development and is fairly and reasonably related in scale and kind. This supports key principle 6 of the NPPF: Delivering a choice of high quality homes.

Reason 3 – Car Free

5.58 *“The proposed development, in the absence of a legal agreement to secure the residential and commercial units as 'car-free', would be likely to contribute unacceptably to parking congestion in the surrounding area and promote the use of non-sustainable modes of transport, contrary to policies CS11 (Promoting sustainable and*

efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP18 (Parking standards and limiting the availability of car parking) of the London Borough of Camden LDF Development Policies”.

- 5.59 The reasons for securing a ‘car free’ development are to facilitate sustainability and to help promote alternative, more sustainable methods of transport. Considering the site has an excellent Public Transport Accessibility Level of (PTAL) of 6b, and is located within a Controlled Parking Zone which is considered to suffer from parking stress, the development should be secured as ‘car free’ through a S106 agreement if the appeal were allowed.
- 5.60 This is in accordance with key principle 4 of the NPPF, Promoting sustainable transport, and policies CS11, CS19, DP18 and DP19 of the LDF.
- 5.61 A planning obligation is considered the most appropriate mechanism for securing the development as ‘car free’ as it relates to controls that are outside of the development site and the ongoing requirement of the development to remain ‘car free’. The level of control is considered to go beyond the remit of a planning condition. Furthermore, the S106 agreement is the mechanism used by the Council to signal that a property is to be designated as ‘car free’.
- 5.62 The Council’s control over parking does not allow it to unilaterally withhold on-street parking permits from residents simply because they occupy a particular property. The Council’s control is derived from Traffic Management Orders (‘TMO’), which have been made pursuant to the Road Traffic Regulation Act 1984. There is a formal legal process of advertisement and consultation involved in amending a TMO.

- 5.63 The Council could not practically pursue an amendment to the TMO in connection with every application where the additional dwelling (or dwellings) ought properly to be designated as car free. Even if it could, such a mechanism would lead to a series of disputes between the Council and incoming residents who had agreed to occupy the property with no knowledge of its 'car free' status. Instead, the TMO is worded so that the power to refuse to issue parking permits is linked to whether a property has entered into a 'car free' S106 Obligation. The TMO sets out that it is the Council's policy not to give parking permits to people who live in premises designated as 'car free', and the S106 agreement is the mechanism used by the Council to signal that a property is to be designated as 'car free'.
- 5.64 Furthermore, the use of a S106 Agreement, which is registered as a land charge, is a much clearer mechanism than the use of a condition to signal to potential future purchasers of the property that it is designated as 'car free' and that they will not be able to obtain a parking permit. This part of the legal agreement stays on the local search in perpetuity so that any future purchaser of the property is informed that residents are not eligible for parking permits.
- 5.65 The Appellant has confirmed a willingness to enter into a S106 agreement to secure a 'car free' development. The Council would then deem RFR 3 to have been resolved.
- 5.66 CIL Compliance: The 'car free' requirement complies with the CIL Regulations as it ensures that the development is acceptable in planning terms to necessarily mitigate against the transport impacts of the development as identified under the Development Plan for developments of the nature proposed. This supports key principle 4 of the NPPF: Promoting sustainable transport. It is also directly related to the development and fairly and reasonably related in scale and kind as it relates to the parking provision for the site and impact on the surrounding highway network.

Reason 4 – Construction Management Plan

- 5.67 *“The proposed development, in the absence of a legal agreement to secure a Construction Management Plan, would be likely to give rise to conflicts with other road users, and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies”.*
- 5.68 Policy DP20 seeks to protect the safety and operation of the highway network. For some development this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).
- 5.69 Section 8.8 of CPG6 also states that a CMP is usually required for sites that create 10 or more dwellings or 1,000sqm or more of floor space. The proposed development exceeds these thresholds. The site is located on a relatively busy street and turns to corner on to a narrow mews. The constrained nature of the site and other developments in the area mean a CMP is considered necessary in accordance with policies CS5, CS11, CS19, DP20, and DP26 specifically paragraph 26.10, and CPG7.
- 5.70 A planning obligation is considered to be the most appropriate mechanism for securing compliance with a CMP in this case simply because a considerable extent of the activity during construction could cause conflict with other road users or be detrimental to the amenity of the area and will necessarily take place outside the curtilage of the planning unit of the appeal site. Potential impacts for the proposed

demolition/construction works which should be controlled by a CMP include traffic generation from removal and delivery of materials to the site. This could result in traffic disruption and dangerous situations for pedestrians and road users.

5.71 Under the Planning Act, conditions are used to control matters on land within the developers' control. However, a CMP is designed to be an enforceable and precise document setting out how measures will be undertaken not just on-site but also around the site in order to minimise as far as reasonable the detrimental effects of construction on local residential amenity and/or highway safety on the nearby roads hence, using a condition to secure the type of off-site requirements usually included in a CMP would in this case be unenforceable.

5.72 Conditions can only lawfully be used to control matters on land within the developer's control. Many of the CMP provisions will relate to off-site requirements, particularly public highway (which is not land within the developers' control). As such, a S106 Agreement (rather than a condition) is the most appropriate mechanism. This is in accordance with PPG which states that conditions requiring works on land that is not controlled by the applicant often fails the tests of reasonability and enforceability. (PPG, Use of Conditions paragraph 9).

5.73 The Appellant has confirmed a willingness to enter into a S106 agreement to secure a CMP for the development proposed. The Council would then deem RFR 4 to have been resolved.

5.74 CIL Compliance: The CMP requirement complies with the CIL Regulations as it ensures that the development is acceptable in planning terms to necessarily mitigate against the transport impacts of the development as identified under the Development Plan for developments of the nature proposed. It is also directly related to the development and fairly and reasonably related in scale and kind as it

relates to managing impacts to neighbours and on the surrounding highways from construction at the site.

Reason 5 – Highway works and public realm and environmental improvements

5.75 *“The proposed development, in the absence of a legal agreement to secure contributions towards public highway works and public realm and environmental improvements would be likely to harm the Borough's transport and public realm infrastructure, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy DP16 (The transport implications of development), DP17 (Walking, cycling and public transport) and DP21 (Development connecting to the highway network) of the London Borough of Camden LDF Development Policies”.*

5.76 This reason comprises two issues, firstly highways works surrounding the site and secondly public realm and environmental improvements, each will be discussed in turn.

Highways works

5.77 Policy DP21 states that the Council will expect development connecting to the highway to repair any construction damage to the transport infrastructure or landscaping and reinstate all affected transport network links, road and footway surfaces following development. In order to cover the Council's cost to repair any highway damage as a result of construction and to tie the development into the surrounding urban environment, a financial contribution should be required to repave the footway adjacent to the site in accordance with policies DP16 and DP21.

- 5.78 The originally submitted existing and proposed ground floor plans suggested that the footway on the western side of Tottenham Mews could be widened over part of the southern section. This was an error on the drawings and was corrected during the course of the application. The amended plans submitted show that the mews building would be set back to widen Tottenham Mews and to create better visual links through to the future Bedford Passage to improve permeability in the local area.
- 5.79 A financial contribution towards public highway works would be required towards the repaving of the footway on Tottenham Street and Tottenham Mews adjacent to the site and for resurfacing the carriageway on Tottenham Mews adjacent to the site. This will help integrate the development into the surrounding area whilst also ensuring that any damage caused during construction is repaired.
- 5.80 The estimate for this work, prepared by the Borough Engineer, is £34,435.21. It is considered that this amount is justified given the size and scale of the development. A copy of the estimate with an accompanying plan is attached as **Appendix Eight**.
- 5.81 The Council maintains that a payment for highways work should be secured through a S106 agreement, which will also combine as an agreement under S278 of the Highways Act 1980. CPG8 states that public highways works on Borough Roads are to be undertaken through a S106 agreement or S278 obligation. The guidance also states that the Council will secure payment for required works by preparing an estimate (including fees) for the scheme that the developer will be required to pay before commencing development (paragraph 5.14).
- 5.82 The most effective way of both securing sufficient payment and ensuring the works are carried out to the Council's procedures and standards is for a financial contribution to be paid by the developer on

commencement of the development and secured by an obligation under S106 agreement. It is not possible to secure a financial contribution for highway works by condition as it relates to land outside the application site and is not under the control of the applicant. The PPG advises that financial contributions cannot be secured by condition (PPG, Using Planning Conditions, paragraph 5).

- 5.83 The appellant is willing to sign a S106 agreement in respect of a public highway works contribution. The Council would then deem reason for refusal 6 to have been resolved.

Public realm and environmental improvements

- 5.84 Policy DP17 states that development should make suitable provisions for pedestrians, cyclists, public transport and wider environmental improvements.

- 5.85 The development would introduce new residents to the area and the Council aims to encourage walking and cycling as the primary mode of transport for short journeys. The Council is committed to improving cycling and pedestrian routes in the area.

- 5.86 Given the scale of the proposed development and in order to ensure it makes suitable provision to address the significant increase in trip rates generated by the occupiers of the development, which would have an impact on the surrounding footways and public transport facilities, a financial contribution of £20,000 is required towards Pedestrian, Cycling and Environmental Improvements in the local area. This would be used to help to mitigate against such impacts while also helping to encourage sustainable transport choices. This could be used towards cycle improvement schemes or other public realm improvements in the local area. Improvements to pedestrian and cycling facilities would be directly related to the proposed

development. Site users would walk and cycle on roads in the near vicinity of the proposed development.

5.87 The Council accepts that the Camden CIL Regulation 123 list identifies that CIL payments will contribute towards borough-wide pedestrian and cycling infrastructure improvements. Accordingly, in accordance with CIL Regulation 123(2), the Council accepts that the contribution towards public realm and environmental improvements identified in RFR 11 cannot in this instance be lawfully secured under a planning obligation as the proposed contribution will be funded by CIL.

5.88 CIL Compliance: The public highway works contribution identified is considered to be CIL compliant and is necessary in planning terms as identified in the development plan to mitigate against the increased impact that will be generated by the development. The contribution has been calculated taking into account the particular characteristics of the development, it is directly related to the development and is fairly and reasonably related in scale and kind to the development.

Reason 6 – Travel Plan

5.89 “*The proposed development, in the absence of a work place Travel Plan, would be likely to give rise to significantly increased car-borne trips, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP16 (Transport implications of development) and DP17 (Walking, cycling and public transport) of the London Borough of Camden Local Development Framework Development Policies*”.

5.90 Policies CS11, CS19, DP16 and DP17 seek to promote sustainable development and ensure that development is properly integrated

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with the transport network and supported by adequate walking, cycling and public transport links with appropriate mitigation measures in place.

5.91 The Planning Inspector is respectfully requested to consider the following references from Camden's LDF already provided when assessing the need for the planning obligation requested:

- Policy CS11 specifically the summary page (page 100) and paragraphs 11.8 to 11.16;
- Policy CS19 specifically paragraphs 19.14 to 19.19;
- Policy DP16 specifically paragraphs 16.18 and 16.19;
- CPG7 specifically section 3 (Travel plans); and
- CPG8 specifically paragraphs 2.19 (Costs and fees), 2.22 to 2.24 (Expenditure of funds) and 10.4 (Travel Plans).

5.92 The Transport Statement submitted with the application includes estimates of the likely number of trips that will be generated by the proposed development. Whilst the overall trip numbers are not disputed, it is considered that the modal splits used are unrealistic. The figures presented suggest that there will be a high number of car trips to and from the site, despite the fact that no parking is to be provided. The vast majority of people travelling to and from this site could, however, in reality travel by public transport or cycle. If this is the case, there are likely to be very few car trips, other than a small number of taxis and deliveries by courier car vans.

5.93 A draft Travel Plan prepared by Crosby Transport Planning was submitted as part of the originally submitted application. The Officer's Committee report acknowledges that the submitted Travel Plan was issued in draft, and that a detailed Work Place Travel Plan would be required to be submitted and approved. Such a Travel Plan should cover the office element of the development and would set out measures to promote the use of sustainable transport by future

occupants. This would be updated by the developer or building management company on a regular basis if the building were built and occupied, with travel surveys of staff being carried out in the first, third and fifth year of occupation. This would be secured along with a monitoring and administration contribution of £6,020.

5.94 A planning obligation is considered the most appropriate mechanism for securing the Travel Plan as it relates to controls that are outside of the development site and the ongoing requirement of monitoring. The level of control is considered to go beyond the remit of a planning condition.

5.95 The appellant is willing to sign a S106 agreement in respect of the travel plan and associated monitoring and administration contribution of £6,020. The Council would then deem RFR 6 to have been resolved.

5.96 CIL Compliance: The securing of a Travel Plan and associated monitoring/administration contribution by S106 agreement complies with the CIL Regulations as it ensures that the development is acceptable in planning terms to mitigate against the transport impacts of the development as identified under the Development Plan for developments of the nature proposed. This supports key principle 4 of the NPPF: Promoting sustainable transport. It is also directly related to the development and fairly and reasonably related in scale and kind as it relates to the impact on the surrounding highway network.

Reasons 7 and 8 - Sustainability

Reason 7

5.97 *“The proposed development, in the absence of a legal agreement securing a design stage and post-construction sustainability review achieving Level 4 in a Code for Sustainable Homes Assessment and*

achieving 'very good' in a BREEAM Assessment, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies”.

Reason 8

- 5.98 *“The proposed development, in the absence of a legal agreement securing an Energy Efficiency Plan including the measures set out in the Energy Strategy, a carbon offsetting contribution and a decentralised energy contribution, would fail to be sustainable in its use of resources, contrary to policies CS13 (Tackling climate change through promoting higher environmental standards) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction) and DP23 (Water) of the London Borough of Camden Local Development Framework Development Policies”.*

Policy background

- 5.99 Paragraph 93 of the NPPF states that planning plays a key role in reducing greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy. Paragraphs 96 and 97 require Councils to expect to meet local requirements to link up to decentralised energy supplies and encourages use and supply of low carbon technologies.

- 5.100 Policy CS13 seeks to minimise the effects of climate change and ensure that development is designed to adapt to the effects of climate change. This includes securing higher environmental standards in design and construction through the use of planning obligations, and other suitable mechanisms, where appropriate.
- 5.101 All developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean and be green) to reduce energy consumption.
- 5.102 Policy DP22 provides further detail on the requirements for sustainable design and construction. The policy expects all new build residential development schemes to meet Code for Sustainable Homes Level 4 and achieve 50% of the un-weighted credits in the fields of Energy, Water and Materials. All new non-residential schemes should achieve BREEAM 'very good' and achieve 60% of the unweighted credits in the fields of Energy, Water and 40% in Materials.
- 5.103 The guidance set out in CPG3 provides further information on ways to achieve carbon dioxide emission reductions through the application of the energy hierarchy and sustainable design and construction methods. It also highlights the Council's requirements and guidelines which support the relevant LDF policies CS13, DP22 and DP23.

Changes resulting from the Housing Standards Review

- 5.104 The Ministerial Statement issued on 25 March 2015 sets out the Government's national planning policy on the setting of technical standards for new homes. The Housing Standards Review sought to rationalise differing standards and set a new system of optional Building Regulations 'technical standards' on water and access as well as a new national space standard. These standards are set out in the PPG.

5.105 The statement is clear that Councils are able to continue to apply policies relating to both energy performance and water efficiency. Councils are still able to set and apply policies for energy performance that exceed Building Regulations until changes to the Planning and Energy Act 2008 are made.

5.106 Following the Housing Standards review, Councils can no longer set technical standards for new homes including requiring developments to meet Code for Sustainable Homes levels. However, all applications are still required to demonstrate that they meet sustainable design principles and climate change adaptation measures as noted in policies CS13 and DP22.

Policy requirements

5.107 In summary, the Council's sustainability policies require the following:

- Sustainable design and construction measures - the submission of a Sustainability Statement with applications for new residential and non-residential development demonstrating how the development mitigates against the causes of climate change and adapts to the effects of climate change in line with policy 5.3 of the London Plan and Camden policies CS13 and DP22. Proposals should demonstrate how sustainable design and construction principles, including the relevant measures as set out in policy DP22 (page 104) have been incorporated into the design and proposed implementation. Acceptable new residential schemes will be required to ensure that the measures stated in the Sustainability Statement are secured and implemented.

A BREEAM pre-assessment submitted with the application confirms that the development would achieve a 'very good' rating and that 62% of the un-weighted credits would be achieved in Energy, 78% in Water and 54% in Materials. The credits achieved

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in Energy, Water would succeed the 60% required and the credits in Materials meet or succeed the 40% required and are welcomed.

- Water - New residential development will be required to demonstrate that the development is capable of achieving a maximum internal water use of 110 litres per person/day.
- Energy - Policy CS13 also requires that all developments (existing and new build) achieve a 20% reduction in on-site carbon dioxide emissions through renewable technologies, unless demonstrated that such provision is not feasible.

London Plan policy 5.2 requires that major developments meet carbon dioxide emissions reduction of 35% against Part L 2013 Building Regulations. Where evidence demonstrates that this target cannot be achieved on-site, the policy allows for any shortfall to be provided off-site or through cash in lieu contribution.

CPG3 states that where the London Plan carbon reduction target cannot be met on-site, the Council may accept the provision of measures elsewhere in the borough or a financial contribution which will be used to secure the delivery of carbon reduction measures elsewhere in the borough.

- 5.108 The proposed scheme has been developed in accordance with the Energy Hierarchy 'Be lean, be clean, be green'. It will result in 24% improvement in carbon emissions, however this falls short of the London Plan target of a 35% improvement over the Part L 2013 notional building. In accordance with CPG3 where the new London Plan carbon reduction target in policy 5.2 (set out in paragraph 2.20) cannot be met on-site, the Council would request a financial contribution which will be used to secure delivery of carbon reduction measures elsewhere.

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- 5.109 The appeal proposal will fall short of the London Plan CO2 reduction requirement (by 15.3 tonnes CO2/yr) and payment into the borough-wide carbon offset fund is therefore required. This amounts to £27,540 and would be secured through a S106 agreement.
- 5.110 'Be lean' measures include use of materials with high thermal performance, solar gain control, high specification glazing with low U-values, and low energy light fittings.
- 5.111 In terms of 'Be clean', the appellant has looked into connecting to an existing district heating network such as UCL district heating network. The nearest connection to the existing UCL district heating network is located approximately 500m from the development, across Tottenham Court Road. A connection to this network would involve extensive trenching and disruption to local roads in order to reach the existing network. Given the small heating requirement for the development (280kW total), this would not be feasible unless the network is extended closer to the project site in the future. The appellant is proposing to include plant provision for future connections to a district heating network should one be extended to nearer the site. This would be secured through a S106 agreement.
- 5.112 As it is not feasible to connect into a district heat network this development will be required to pay into the Borough's Decentralised Energy Fund. The payment calculation (set out on page 40 of CPG3) is dependent on the number of floors, number of residential units and proposed non-residential area. In this case there are 7 storeys, 5075m² non-residential floor area (GIA) and 12 residential units, requiring a payment of $(5075/300 \times £2,800) + (12 \times 2,800) = £80,967$ towards decentralised energy.
- 5.113 'Be Green' measures include Air Source Heat Pumps for the commercial and residential units and PVs which will be located on the pitches of the roof. The carbon emission reductions, the energy

strategy, BREEAM assessment; and the sustainable design principles and climate change adaptation measures identified in the Sustainability submitted would be secured by S106 agreement.

- 5.114 If the appeal were to be allowed the Council would require a BREEAM post construction review to be carried out by an impartial assessment body. The S106 agreement would also secure the ongoing maintenance and retention of the sustainability measures. This would involve ongoing maintenance of a range of measures which may be updated or varied as agreed with the Council from time to time. This would not only be the responsibility of the developer, but that of subsequent owners and occupiers.
- 5.115 The Council consider a planning obligation would be the most appropriate tool to ensure on-going compliance with the above sustainability policy requirements identified. In addition, the Council's standard procedure is to not permit occupation of the development until a satisfactory post-construction review has been provided and any issues identified in that review have been satisfactorily addressed. Given the complexity of the requirement a S106 rather than a condition is considered the most appropriate measure to secure this.
- 5.116 CIL compliance: This obligation complies with the CIL Regulations as it ensures that the development is acceptable in planning terms to facilitate sustainable development. This supports the NPPF key principle to achieve sustainable development. It is also directly related to the development and fairly and reasonably related in scale and kind as it ensures that the development itself is sustainable.

Reason 9 - Local Employment

- 5.117 *"The proposed development, in the absence of a local employment and apprenticeships agreement and an associated training and employment contribution, would be likely to lead to the exacerbation*

of local skill shortages and lack of training opportunities and would fail to contribute to the regeneration of the area, contrary to policies CS5 (Managing the impact of growth and development), CS8 (Promoting a successful and inclusive Camden economy) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 (Employment sites and premises) of the London Borough of Camden Local Development Framework Development Policies”.

- 5.118 The proposed development is large enough to generate significant local economic benefits. Policy CS19 and Camden Planning Guidance state that in the case of such developments the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services.
- 5.119 CPG8 sets out in section 8 that the Council may require developers to assist with training and employment initiatives via the S106 Agreement where the development impacts on the availability of jobs for Camden residents. Included in the list is when the development is a major infrastructure or development projects involving significant construction contracts (e.g. over £3 million), which would apply to this scheme. This achieves the strategic requirements of policy CS8.
- 5.120 In line with CPG8, a range of training and employment benefits are required to be secured in order to provide opportunities during and after the construction phase for local residents and businesses. This package of recruitment, apprenticeship and procurement measures were agreed with the appellant at the time of the application and would be secured via a S106 agreement. Such measures included:
- A financial contribution of £31,500 (as calculated by the Council’s Economic Development in accordance with CPG8 at the time of the application) to support the provision of training and

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employment advice to local residents and to support local procurement initiatives in Camden;

- That the contractor be required to work to a target of 20% local recruitment;
- That the contractor advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre (KXCSC) for a period of 1 week before marketing more widely;
- That the contractor recruits a minimum of 4 construction apprentices and pay the council a support fee of £1,700 per apprentice (as set out in paragraph 8.26 of CPG8 at the time of the application). Recruitment of construction apprentices should be conducted through the Council's KXCSC;
- That the contractor sign up to the Camden Local Procurement Code, which includes a local supply chain target of 10%; and
- That the contractor provides a local employment, skills and local supply plan setting out their plan for delivering the above requirements.

5.121 There is an identified skills gap between Camden residents and the jobs on offer in the Borough. Currently, only 23% of the workforce in Camden is resident in the Borough. Local employment and training initiatives can open up job opportunities for people from many sectors of the community, who may otherwise find it difficult to access employment offered by existing and new businesses, helping to bridge the identified skills gap. Such benefits can help to alleviate the recognised impacts that major development and construction works can bring.

5.122 The appellant is willing to sign a S106 agreement in relation to the above training and employment benefits identified. The Council would then deem RFR 9 to have been resolved.

5.123 CIL Compliance: The securing of the above training and employment benefits would comply with the CIL Regulations as it ensures that the development is acceptable in planning terms to facilitate the inclusion of local training opportunities during the construction of the development. The creation of local employment and business opportunities will reinforce neighbourhood renewal objectives and improve the sustainability of the local economy. This supports key principle 1 of the NPPF: Building a strong competitive economy.

Reason 10 – Public open space

5.124 *“The proposed development, in the absence of a legal agreement securing a Public open space contribution, would be likely to contribute to pressure and demand on existing open space in this area, contrary to policies CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP31 (Provision of, and improvements to, public open space and outdoor sport and recreation facilities) of the London Borough of Camden LDF Development Policies”.*

5.125 The NPPF seeks to secure the provision of adequate open space to meet local needs for open space. Paragraph 58 states that provision of green space and public open space should be incorporated in developments. Paragraph 73 states that high quality open spaces and opportunities for sports and recreation can make an important contribution to the health and well-being of communities.

5.126 Policies CS15 and DP31 and CPG 6 require development to mitigate against an increase in demand for and use of public open spaces.

Guidance requires the provision of 9sqm of open space per occupier for residential developments providing 5 or more additional dwellings and this will initially be expected to be provided on site. This equates to 234sqm for the development (26 occupiers x 9sqm). Where it is not possible to provide this open space provision on site the preferred option would be to provide suitable open space off-site. If either of the above are not practical, a financial contribution to open space will be acceptable.

- 5.127 The appeal proposal does not include any on-site open space. In circumstances such as this a financial contribution is required toward the provision, maintenance and improvement of open space. The financial contribution is based on the capital cost of providing new open space, the cost of maintenance for the first five years and the cost for the open space team to administer the contribution and design schemes.
- 5.128 In accordance with the formula set out in CPG8, a public open space contribution of £18,200 would be required for this development. Such a contribution would need to be secured by S106 obligation. This contribution would be in accordance with chapters 7 and 8 of the NPPF: Promoting healthy communities. The PPG advises that financial contributions cannot be secured by condition (paragraph 5).
- 5.129 The appellant is willing to sign a S106 agreement in relation to public open space. The Council would then deem RFR 10 to have been resolved.
- 5.130 CIL Compliance: The public open space contribution is considered to be CIL compliant is necessary in planning terms as identified in the development plan to mitigate against the increased pressure on open spaces as a direct result of the extra demand created by the occupation of the development. The contribution has been calculated taking into account the particular characteristics of the development, it

is directly related to the development and is fairly and reasonably related in scale and kind to the development. This supports key principle 8 of the NPPF: Promoting healthy communities.

Reason 11 – GP Surgery.

5.131 *“The proposed development, in the absence of a legal agreement securing the applicant to use reasonable endeavours to negotiate with NHS England with a view to leasing floorspace within the development for use as a GP Surgery at a rent commensurate with community use in the area would be likely to contribute unacceptably to pressure on the Borough's healthcare infrastructure, contrary to policies CS10 (Supporting community facilities and services) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Core Strategy and DP15 (Community and leisure uses) of the London Borough of Camden LDF Development Policies”.*

5.132 Paragraph 70 of the NPPF advises that in order to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; ensure that established facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and ensure an integrated approach to considering the location of community facilities and services.

5.133 Policy DP15 further requires schemes which create additional demand for community facilities should make an appropriate contribution towards community (including healthcare) infrastructure either on site or in the immediate area.

- 5.134 During the course of the original application, the Appellant introduced flexible Class B1/D1 floorspace at ground floor level on the basis that the ground floor commercial unit is of an appropriate size and location for a GP Surgery. At the time, the Appellant agreed to use reasonable endeavours to negotiate opportunities with NHS England in order to lease the floorspace for use as a GP surgery at a rent to be agreed that is commensurate with community use in the area.
- 5.135 The provision of floorspace to accommodate a GP surgery is a planning policy requirement. While housing is the priority land use it does not override other considerations such as the need for healthcare (policies CS6 and DP1). Policy CS10 clearly states that the Council will work with its partners to ensure that community facilities and services are provided for Camden's communities. Policy CS16 seeks to improve health and wellbeing in Camden through supporting the provision of new or improved health facilities. The Council has been informed by NHS England that a GP facility is needed in the local area.
- 5.136 The provision of floorspace to accommodate a GP practice at the development site would therefore be required in accordance with policies CS10 and DP15.
- 5.137 The appellant has confirmed that they are willing to consider signing a S106 agreement in relation to provision of floorspace to accommodate a GP surgery if the Council produce evidence that a GP facility is needed and that such a requirement would satisfy each of the tests set out in regulation 122(2). The Council intends to provide such written evidence from NHS England. If such an agreement were agreed, the Council would then deem RFR 11 to have been resolved.
- 5.138 CIL compliance - The above provision is considered to be CIL compliant and is directly related to the development being fairly and

reasonably related in scale and kind to the development. This supports key principle 8 of the NPPF: Promoting healthy communities.

6. CONCLUSION AND SUMMARY

6.1 The appeal is against London Borough of Camden's refusal of an application for planning permission dated 2nd July 2015 for:

'Refurbishment of the existing eight storey Arthur Stanley House and new build element to the rear facing Tottenham Mews to enable a change of use from health care (Class D1) to a mixed use development comprising office floor space (Class B1), flexible office (Class B1)/ health care (Class D1) floorspace at ground floor level and 12 residential units (Class C3) (market units: 1 x 1 bed, 8 x 2 bed, 1 x 3 bed, affordable units: 2 x 3 beds) and associated landscaping fronting Tottenham Mews'.

6.2 The application was refused on 11 grounds. This submission sets out the Council's Case in respect of RFR 1-11.

6.3 **Reason 1 - Contribution to the supply of homes in the Borough** – the FAAP identifies housing as the priority land use of the LDF and allocates the appeal site for housing use with an element of commercial use likely to be acceptable. Within the appeal proposal, only 12 new homes would be provided as part of a mixed use development comprising office (Class B1) and residential (Class C3) uses. Office would be the predominant use providing approximately 5,475sqm GEA of the total floorspace of 7,496sqm GEA proposed. This would equate to 73% of the total floorspace being provided for office use.

6.4 Whilst no objection is raised to the principle of providing an element of office use as part of a mixed use scheme on the site, the proposed development, on a site which is identified in the FAAP as an opportunity site for the provision of permanent self-contained homes

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(including affordable homes), would fail to maximise the site's contribution to the supply of homes in the Borough which is the Council's preferred replacement use for the existing healthcare uses.

6.5 As such, the appeal proposal is therefore considered to be contrary to policies CS6 and CS10 of the LDF Core Strategy, policies DP2, DP3 and DP15 of the LDF Development Policies and the FAAP which identifies Arthur Stanley House as an opportunity site for permanent self-contained homes.

6.6 **Reasons 2-11 S106 obligation** - RFR 2-11 could be addressed by an appropriate S106 agreement. The Council is working with the appellant to prepare a legal agreement which addresses RfR nos. 2-11 in respect of the planning appeal. However, in the event that some/all matters cannot be agreed in this way then the Council has provided evidence to demonstrate that the requirements are justified against relevant planning policy and meet the tests laid out in the Community Infrastructure Levy (CIL) Regulations 2010 in particular Regulation 122(2) which require that for a planning obligation to constitute a reason for granting planning permission it must be (a) necessary to make the development acceptable in planning terms, (b) directly related to the development, and (c) fairly and reasonably related in scale and kind to the development, and the National Planning Policy Framework (particularly paragraphs 203-206).

6.7 Considering the above, it is requested that the Inspector dismisses this appeal.

7. **LIST OF APPENDICES** (attached as a separate document)

Appendix 1	Officers Committee report
Appendix 2	Decision Notice
Appendix 3	Minutes of Committee meeting
Appendix 4	Emerging Camden Local Plan Submission Draft, 2016
Appendix 5	Camden Strategic Housing Market Assessment 2016
Appendix 6	Fitzrovia Area Action Plan
Appendix 7	FAAP, the Inspector's Report
Appendix 8	Highways Estimate
Appendix 9	Suggested Conditions