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WEST HAMPSTEAD *amenity and transport*



Development Control
London Borough of Camden
22 September 2016

Dear Camden

I am writing on behalf of West Hampstead Amenity and Transport to comment on the revised application 2015/6455/P dated June 2016 to develop the site at 156 West End Lane.

In our comments on the original application of 18 December 2015 we said

“We would like assurance that the social rents will be truly affordable (no greater than 40% of net income). We have pursued this issue with the developer but have been told that rents cannot be finalised so far in advance.”

We are pleased therefore that the revised application now includes the following clarification:

“A2 Dominion and Camden Council have very recently agreed average rents at substantially below the Government’s 80% of market rent levels at the Ballymore West End Lane scheme.

We have indicated to Council officers that we believe we can achieve average rents of less than half market rent levels at 156 West End Lane.”

At Ballymore, there are 33 affordable rent units. The individual affordable rent figures are presently commercially sensitive, but the average will be around 30% of market rates”.

We urge Camden to continue to press A2 Dominion to agree social rents on average no more than 35 % of market rates and for the discounts to be weighed more heavily towards the larger 3 and 4 bedroom flats.

Mark Hutton
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