

Address:	Highgate Newtown Community Centre Unit A, B, C, D & E 25 Bertram Street London N19 5DQ		1
Application Number(s):	2016/6088/P	Officer: David Fowler	
Ward:	Highgate		
Date Received:	03/11/2016		
Proposal:			
<p>Redevelopment of the existing Highgate Newtown Community Centre and Fresh Youth Academy and the change of use of the People's Mission Gospel Hall to provide replacement community facilities (Use Class D1) and 31 residential units (Use Class C3) with associated public open space, landscaping, cycle storage, plant and disabled parking.</p>			
Background Papers, Supporting Documents and Drawing Numbers:			
<p>Existing: 1415-PL-GA-000 B, 1415-PL-GA-001 B, 1415-PL-GA-002 A, 1415-PL-GA-100 D, 1415-PL-GA-101 D, 1415-PL-GA-103 C, 1415-PL-GA-106 D, 1415-PL-GA-107 C, 1415-PL-GA-109 C, 1415-PL-GA-110 B, 1415-PL-GA-111 C, 1415-PL-GA-300 A.</p>			
<p>Proposed: 1415-PL-ST-100 A, 1415-PL-GA-700 N, 1415-PL-GA-701 N, 1415-PL-GA-703 K, 1415-PL-GA-706 L, 1415-PL-GA-707 J, 1415-PL-GA-712 J, 1415-PL-GA-713 B, 1415-PL-GA-714 C, 1415-PL-GA-715 C, 1415-PL-GA-A-599 U, 1415-PL-GA-A-600 X, 1415-PL-GA-A-601 Q, 1415-PL-GA-A-602 U, 1415-PL-GA-A-603 U, 1415-PL-GA-A-604 P, 1415-PL-GA-A-605 M, 1415-PL-GA-B-599 W, 1415-PL-GA-B-600 X, 1415-PL-GA-B-601 R, 1415-PL-GA-B-602 U, 1415-PL-GA-B-603 R, 1415-PL-GA-B-604 S, 1415-PL-GA-C-600 E, 1415-PL-ST-001 B, 1415-PL-GA-ST-800 N, 1415-PL-ST-801 K, 1415-PL-ST-802 O, 1415-PL-ST-803 Q, 1415-PL-ST-804 L, 1415-PL-ST-805 G, 1415-PL-ST-899 E, 1415 SK-E-100 C, 1415 SK-E-101 E, 1415 SK-E-102 C, 1415 SK-E-103 C.</p>			
<p>Documents: Flood Risk Assessment and Sustainable Drainage Strategy (Conisbee) November 2016, Ground Investigation and Basement Impact Assessment (GEA) November 2016, Heritage Statement (Iceni) November 2016, Sustainability Statement (Iceni) November 2016, Design & Access Statement (rcka) November 2016, Energy Strategy (Van Zyl & de Villiers Ltd Consulting Engineers) November 2016, Air Quality Assessment 01.0050.002/AQ v2 (Isopleth) November 2016, Acoustic Report (ion acoustics) November 2016, Planning Statement (Iceni) November 2016, Daylight and Sunlight Study (Within Development) (Right of Light Consulting) November 2016, Daylight and Sunlight Study (Neighbouring Properties) (Right of Light Consulting) November 2016 and 10 January 2017, Viability Assessment and Affordable Housing Report - November 2016, BREEAM Assessment (Land Use and Ecology) (Syntegra Consulting) November 2016, Habitat Survey (Syntegra Consulting) November 2016, Transport Statement (JMP) November 2016, Draft Framework Travel Plan (JMP) November 2016, Draft Servicing Management Plan(JMP) November 2016, Draft Construction Management Plan, (JMP) November 2016, Statement of Community Involvement (rcka) November 2016, Arboricultural Impact Assessment (Greenman)</p>			

November 2016, Sustainability Statement (Iceni) December 2016, Energy Strategy Additional Information (Van Zyl & de Villiers Ltd Consulting Engineers) 16/12/2016, Car Park Management Plan (Systra) 24/02/2017, Revised BIA Information (Conisbee) 27 Mar 2017.

RECOMMENDATION SUMMARY:

Grant conditional planning permission subject to Section 106 Legal Agreement

Applicant:	Agent:
London Borough of Camden (Property Services)	Ms Anna Snow Iceni Projects Ltd Flitcroft House 114-116 Charing Cross Road London WC2H 0JR

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace (GIA sqm)
Existing	Class D1 Community Centre (including vacant caretaker's house 60sqm)		1,761
	Class C3 Residential		154
	TOTAL		1,855
Proposed	Class D1 Community Centre		2,161
	Class C3 Residential		3,258
	TOTAL		5,419

Residential Use Details:						
	Residential Type	No. of Bedrooms per Unit				Total
		1	2	3	4	
Market	Flat	8	13	6	2	29
	House	0	0	2	0	2
	TOTAL	8	13	8	2	31
Intermediate	Flat	-	-	-	-	0
Affordable (rented)	Flat	-	-	-	-	0
TOTAL - All	Flats & Houses	8	13	8	2	31

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	c. 12 spaces	1

Proposed	0	1
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OFFICERS' REPORT

Reason for Referral to Committee:

(i) major development where this involves the construction, extension or conversion of floorspace for 10 or more new dwellings or more than 1000 sq. mtrs of non-residential floorspace;

Environmental Impact Assessment (EIA)

A screening opinion for the proposal was provided by the Council in 2015 whereby that development did not constitute an EIA development under the EIA Regulations 2011/2015 Regulations.). An EIA is therefore not applicable to the development.

1 BACKGROUND

- 1.1 The aim of the project is to secure the future of the Highgate Newtown Community Centre (HNCC) and Fresh Youth Academy (FYA) by demolishing their existing premises which are in a poor state of repair and to provide modern fit-for-purpose facilities. Private residential units would be built to fund these works.
- 1.2 HNCC is a registered charity that has been in operation since 1984. It delivers a wide range of services for the local community for all ages from the very young to older people. Activities include sports clubs, a sports hall, art classes, ceramics, disability rehabilitation groups, therapeutic and counselling services, under 5s playgroups, food bank collection, low cost laundrette and a subsidised community café where people can receive affordable hot meals. The HNCC site currently houses a community centre, a large high ceiling sports hall and a dedicated youth centre, run by the Council, known as the Fresh Youth Academy (FYA). The FYA delivers Camden's Integrated Youth Support Services and offers services for young people between 13 and 25 years old. The FYA has computer, counselling, sporting, music, dance and arts facilities and operations. There are currently 31 organisations utilising the centre.
- 1.3 The buildings on the site are all in a poor state of repair and require circa £3M of investment to bring them up to standard for future use. Without investment in new buildings, the Community Centre would find it difficult to attract funding for services to make it more self-sustaining.
- 1.4 There have been significant reductions in grant, with funding reduced by 80% since 2005.
- 1.5 The proposals were reported to Cabinet on the 24th of February 2016.
- 1.6 A Statement of Community Involvement (SCI) has been submitted as part of the application which details the consultation that the applicant undertook prior to submitting their application. Officers consider this consultation was

sufficient, with numerous events over a period of time. The proposal was amended in response to comments received through consultation.

- 1.7 This application has been treated as any other planning application and is assessed against local, regional and national policies as would any application. The final decision will rest with the Members on the Planning Committee.

1 SITE

- 1.1 The application site covers an area of approximately 0.26 hectares (2,600qm).



Figure 1 – The existing site

- 1.2 The site is currently occupied by a group of buildings organised around a courtyard which is accessed from Bertram Street to the north, and also includes the People's Mission Gospel Hall which does not face on to the courtyard but is located at the end of Winscombe Street. The buildings around the courtyard vary from single storey to three storeys with a pitched roof and accommodate the Highgate Newtown Community Centre (HNCC), Fresh Youth Academy (FYA), 2 leasehold flats and a vacant caretaker's cottage. The HNCC and FYA provide a range of community services for the area. The People's Mission Gospel Hall comprises two storeys and is currently used by the FYA. The buildings around the courtyard were constructed in the 1950s and the Mission

Gospel Hall was constructed around the 1890s. The courtyard is used informally as a parking area and a community garden.

- 1.3 There are no listed buildings on the site, but the Mission Gospel Hall is noted as a positive contributor to the Dartmouth Park Conservation Area. The site lies within sub-area 5 of this conservation area.
- 1.4 There is a terrace of 5 houses at the end of Winscombe Street, to the east of the site, which are grade II listed.
- 1.5 The area is predominantly residential. Bertram Street and Winscombe Street to the north are made up predominantly of three-storey late Georgian/early Victorian terraces. At the end of Winscombe Street (to the east of the site) is the grade II listed terrace which is also three-storey however, this building is lower due to featuring lower ground and upper ground floor levels. To the west of the site there is a slope up to early twentieth-century mansion blocks which comprise four storeys including a storey within the roof. Between these properties and the site is an ancient pedestrian right of way which connects Croftdown Road to the bottom of Bertram Street and up to Chester Road. To the south of the site are two-storey residential blocks which also face Croftdown road, and the rear gardens of these properties. To the east of the site are the rear gardens of properties on Winscombe Street and Bramshall Gardens.
- 1.6 In terms of topography on the site, the site slopes approximately 2m from north-west to south-east.
- 1.7 The site has a Public Transport Accessibility Level (PTAL) rating of 3 (Moderate). The site is located close to Archway Underground Station which is approximately 800m to the north-east.

2 THE PROPOSAL

- 2.1 The proposal is for the demolition of all the buildings around the courtyard and the erection of new buildings for the HNCC, FYA and for 29 flats. The Mission Gospel Hall would be retained and converted to residential use – accommodating 2 houses. There would therefore be 31 new residential units in total. The new buildings around the courtyard would vary from 1 to 5 storeys.
- 2.2 The western part of the site would be occupied by 24 apartments in 2 linked apartment blocks (A1 and A2). In their scale and use of materials these echo the neighbouring mansion blocks on Croftdown Road. The eastern portion of the site is the location of the community facilities and a further 5 apartments over 3 floors in Block B2 above the dedicated FYA facilities in the south eastern corner of the site. The refurbished People's Mission Gospel Hall on Winscombe Street provides 2 additional new homes.
- 2.3 The courtyard would be landscaped and a new route through from the courtyard to link to the path to Croftdown Road would be created.

- 2.4 A substation would be erected on the south-western side of the site, which is currently a communal garden area. This substation would serve the proposed development.

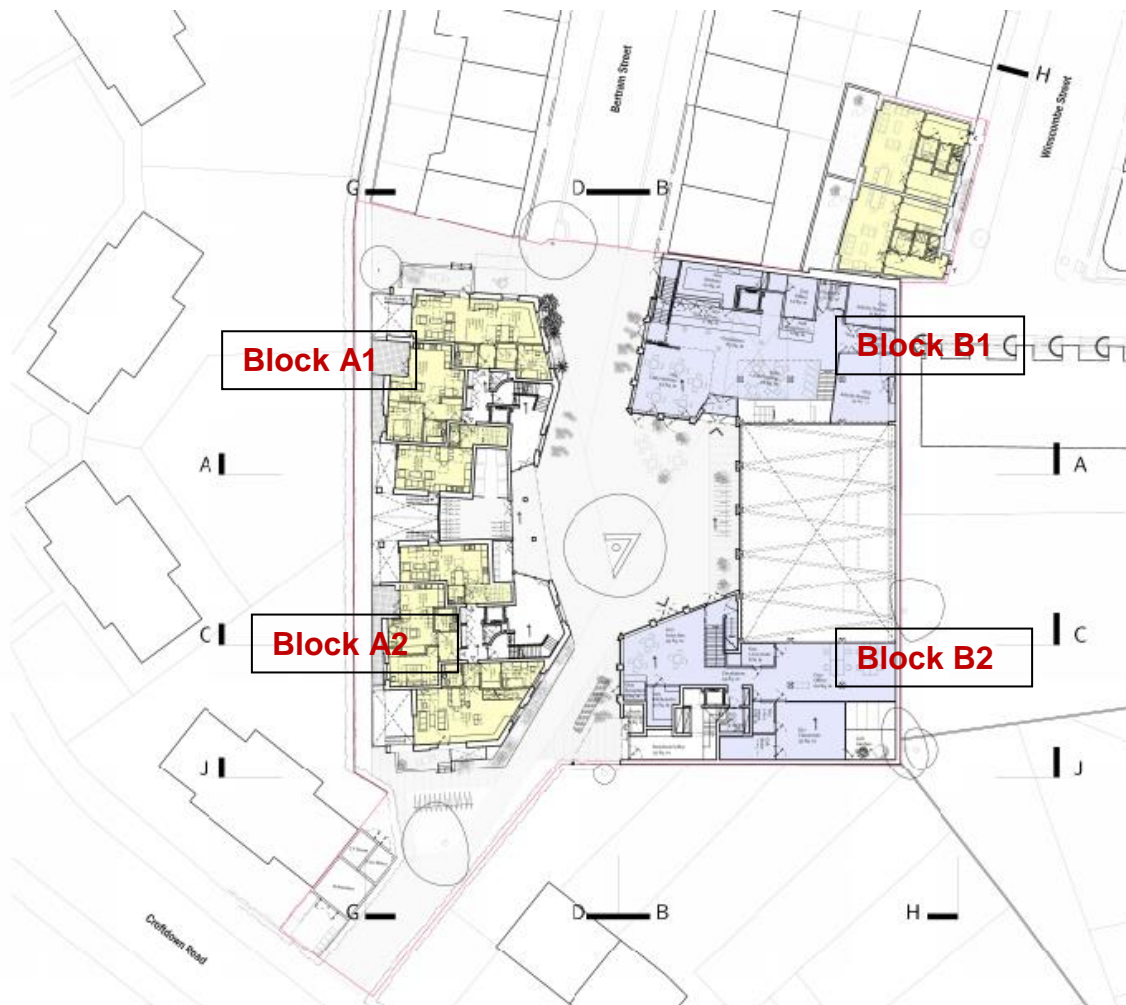


Figure 2 – The proposed site

3 SHADOW SECTION 106 AGREEMENT

- 3.1 The recommendations are based on certain planning requirements (“Heads of Terms”) being secured in the event of approval. These Heads of Terms would usually be incorporated in a Section 106 Agreement. However in this case the applicant is the Council and as a matter of law the Council cannot enter into a Section 106 Agreement with itself.
- 3.2 Nevertheless it is still imperative that this application is dealt with in a way that is consistent with the way the Council would deal with non-Council applications. Therefore the Heads of Term will be embodied in a “Shadow Section 106 Agreement”. This will be in the same form as a “standard” Section 106 agreement, incorporating the “usual” legal clauses and negotiated by separate lawyers within the Borough Solicitors Department representing the interests of the Council as landowner/applicant and the Council as regulatory planning authority.

- 3.3 The Shadow Section 106 will include inter alia a provision requiring (i) that in the event of any disposal of the relevant land the Shadow Section 106 Terms will be included in the terms of the sale transfer and (ii) the purchaser will be formally required to enter into a Section 106 agreement as owner of the land at the point of acquisition (and hence its terms will thereafter bind the site).
- 3.4 Once the Shadow Section 106 Agreement has been finalised the Director of CIP and Major Projects (the applicant department) will sign a letter formally undertaking on behalf of the department that its provisions will be complied with in the build out of the development and its subsequent operation.
- 3.5 The Shadow Section 106 Agreement and the Executive Director/Director's Undertaking of Compliance will be noted on the Planning Register (so the agreement is put on the record in the same way as a "standard" Section 106 Agreement) and compliance with the Shadow Section 106 will be tracked and monitored by the Planning Obligations Monitoring Officers in Development Management in the same way as a "standard" Section 106.

4 RELEVANT HISTORY

- 4.1 11/04/2011 – Permission granted for '*Extension to existing community centre (Class D1) at ground floor level to building adjoining 26 Bertram Street, including alterations to doors and windows*' (2011/0303/P).
- 4.2 29/02/1996 – Permission granted for '*The construction of porch outside the main entrance and a covered walkway with ramped access to the entrance, together with associated external alterations*' (9501813R4).
- 4.3 16/10/1985 – Permission granted for '*Change of use of existing single storey tank garages for youth club facilities as an extension to the existing community facilities at Winscombe St. Hall including external alterations*' (8501509).

5 CONSULTATION SUMMARY

Local groups/stakeholders

- 5.1 Highgate Newtown Community Centre (Director) **support** application
- Proposal has full support of trustees
 - New community centre is critical for funders
 - Proposals provide a long-term future
 - Building is in a state of decay
 - Council has done an outstanding job securing funding
- 5.2 Kingsley Organisation/Chainreaction in Town (personal development group for disabled people based in HNCC) **support** application
- Accessibility is high priority, a fully accessible and fit for purpose environment is vitally important
 - Refurbishment of buildings is invariably tokenism

- Fully support new build, will deliver fit for purpose building; wide doors and corridors to accommodate wheelchairs, accessible lifts, fully accessible kitchen to provide opportunities for developing/retaining independent skills
- A new build would demonstrate a community and local authority that is dedicated to a social model of disability

5.3 Dartmouth Park CAAC

- Scale and mass would disrupt area, particularly in context of low-rise terraces to north and east, area at present is characterised by small scale development, with good spaces and distances between developments.
- Overdevelopment, buildings right up to the boundaries of the site, crowding the existing buildings.
- Impact on listed and important buildings, 22-32 Winscombe Street, which would be dominated, over-shadowed and over-looked by the proposed development. These listed buildings are important components of the Conservation Area.
- Inadequate access, insufficient space for vehicles to turn.
- The Plane Tree at the Croftdown Road end of the site should be preserved.
- The colour of any brickwork should blend with the orange of the Croftdown Road blocks and 'Homes for Heroes', the cobble stones in Bertram Street be preserved during any building works.

Officer's response: See Land-use principles, Density and infrastructure, Conservation, Design; the Plane Tree will be maintained and there is a condition on tree protection.

5.4 Dartmouth Park Neighbourhood Forum

Community facilities

- Would welcome significant improvements in local community facilities
- Needs reassurance before can support – therefore raises concerns
- The site would change from being primarily community use to primarily residential, community facilities would need to 'bow' to residential properties, proposal should ensure that community facilities are not compromised by residential – not focus on whether residential amenity compromised by community facilities
- Floor area for community facilities does not appear as extensive or suitable as existing- perhaps acceptable if quality of facilities is improved
- Unclear what alternative provisions for community facilities would be during works – important organisations could be lost in this time
- A shame that the proposal does not include a nursery (there was previously a good nursery on the site)

Design and character

- Scale and mass of proposed development would disrupt area which is predominantly low-rise terraces
- Impact on listed an important buildings; 22-32 Winscombe Street would be dominated,

Amenity

- 22-32 Winscombe Street would be dominated, overshadowed and overlooked

Housing

- The proposal does not include affordable housing

Transport

- Development would not provide adequate vehicle access or turning space
- Pedestrian route through to Croftdown Road welcomed provided it is an established public right of way and impacts on communal and private gardens can be mitigated

Officer's response: See sections on Community uses, Residential use, Tenure mix, Conservation, Design, Impact on neighbouring amenity, Transport.

Councillors

5.5 Councillor Sian Berry

- Commends consultation process
- Final option is not right choice
- Gains for community are not clear except in public space terms
- None of the new homes will be affordable, while 3 formerly affordable homes will be lost, applicants have potentially deprived the local area of 15 new affordable homes
- Buildings will be bigger and imposing than what is there now; bulk and size of the new buildings is out of scale with the surrounding area
- Layout of flats compromised in terms of space and light
- Loss of garden space
- Risks of project
- There will be no community centre while the works take place
- Can a 'fit for purpose community centre' be provided without large scale redevelopment?
- Some positive aspects; opening up a way through that is an alternative to the tiny alley, permeability
- Lack of a significant gain in community centre space and facilities
- Improvements brought by the re-provided community centre will be mainly qualitative rather than quantitative
- Refurbishment over time or a return to less disruptive options would be preferable and more acceptable to the local community
- Refurbishment could be funded by other means with sale of Caretaker's Cottage, funding from e.g. lottery, crowdfunding, section 106
- Loss of light and views, overlooking to Croftdown Road and Winscombe Street
- Should be more active rooms overlooking courtyard, 'active' rooms (aka habitable rooms) should not be located away from courtyard where they create overlooking problems
- Local people will suffer a long period for demolition and rebuilding, loud and disruptive building work
- Irrational layout of Block A; long rooms, bedrooms only accessible via other bedrooms, large and oddly-shaped windows, kitchen units placed across windows, stacking, Design Review Panel should undertake a review of internal layouts
- Risk of flooding to basement

- Should permission be granted conditions should be attached on construction management, affordable housing, review of internal layouts, HNCC management to return to site after works
Officer's response: See sections on Land use, Design and layout, Tenure mix, Impact on neighbouring amenity, Flood risk and drainage.

Camden Design Review Panel

5.6 The Design Review Panel meeting took place on the 4th of November 2016. Comments from the panel are as follows:

Design principles

- Applaud ambition of scheme and level of care and consideration given to design
- Forms have been well-designed to integrate relatively large volume on constrained site
- Scheme appears successful in context
- The buildings have been well-designed to allow views through the site and to create a welcoming central public courtyard and new pedestrian thoroughfare.

Design details

- The panel is intrigued by the material concept of the buildings, inspired by a log cut into blocks, with differing colour and texture to the exterior and interior (bark and wood). Whilst thinking this could be successful, the panel also highlighted a risk that the complexity of the current proposal could be compromised at the construction stage.
- The panel would encourage the architect to consider how the complexity of the facades could relax slightly, to realise the design concept in a slightly simpler, more robust way.
- The southern façade and setback upper storey of this element also appears potentially unwelcoming from the south and should be carefully considered in terms of design and detailing.
- The change in surface material at the threshold with Bertram Street should be carefully designed so that it does not feel too abrupt.
- The exterior of the new substation to the south of the site should be carefully designed to ensure a high-quality appearance.
- Wayfinding should be designed into the wall at the entrance to the south of the site to ensure the scheme feels welcoming.
- Concerns regarding procurement; architect should be retained if possible for build stage.

Land use

- Much-improved community facilities
- The panel supports the proposal for a high-quality mixed-use development of residential accommodation and new community facilities.

Amenity

- The southern-most element of the residential building should be carefully considered in relation to the residential building on Croftdown Road to ensure that the amenity of the neighbouring flats is not compromised.
- The levels of daylight and sunlight entering the basement level habitable rooms of the residential accommodation appear to be limited and should be carefully reviewed to ensure they are adequate.
- The close relationship between the residential accommodation and the community hall should be carefully considered to ensure that the residential amenity is not compromised.
- A management plan may be considered to control the timing of public uses on the site.
- External lighting within the scheme should be kept to relatively low illumination levels in order to protect the residential amenity and to set an appropriate tone for the space, whilst ensuring adequate visibility.
- The relationship of the lower-ground sports hall and the glazing onto the main courtyard space should be carefully considered to enable privacy to be controlled.

Pathway to west

- Support aspiration to close pathway to the west of the site
- The historic pathway running along the western perimeter of the site will become redundant with the opening of the new route and its relationship with the proposed basement and ground floor residential rooms that overlook it is uncomfortable.
- The panel feels that the historic pathway should be diverted via the new thoroughfare if possible and that the scheme should be designed to enable this, including the potential to improve the residential amenity in that location.

Officer's response: See sections on Design and Impact on neighbouring amenity.

Adjoining Occupiers

<i>Total number of responses received</i>	281
<i>Number in support</i>	14
<i>Number of objections</i>	267

- 5.7 A site notice was displayed from the 11th of November until the 8th of December 2016. A press advert was placed on the 11th January 2016 in the Ham and High.

Representations summary

Letters and petitions of objection

- 5.8 267 letters of objection were received raising the issues outlined below. These issues raised are considered in the relevant section of this report. It should be noted that many of these letters have been photocopied with different signatories.

Principle of development

- The rehabilitation/upgrade of existing buildings has not been properly assessed, would be far lower risk, cause less disruption and less impact, existing building should be saved
- Not been proven the existing buildings could be reused, inadequate evidence, a number of assertions have been made
- FYA had £300-£400k recent investment which would be wasted, Cabinet report failed to inform members of these works/costs
- A smaller project should be proposed, refurbishment is viable option
- The figure provided by the Council for the costs can now 'no longer be relied on', the Council used these costs to justify the scale of development
- figures presented to Cabinet did not reflect condition survey, required expenditure for Caretaker's House should also have been reported, imaginative scheme to repair or rebuild on the site of the Caretaker's House could bring in a significant initial cash injection
- Fundraising, such as Big Lottery Building Communities Fund should have been considered
- Consideration should also have suitable adjustment made for works that have since been completed including; replacement of heating/lighting units in main hall, installation of new boiler and associated works, repairs to rear roof area behind main hall, upgrading the cafe and kitchen area to meet current standards involving redecoration and catering equipment, improvements to toilet facilities and general redecoration of common parts.
- Alternative options such as retro-fitting have not been fully considered
- Camden Council plan to save £350k/year in revenue and get cash windfall of around £2M
- Camden Council have poor track record of delivering development; over-time, over-budget and sub-standard
- Repairs and improvements have been undertaken since condition report was undertaken but these were not taken into account in calculating the cost of refurbishment and the cost of these were included, building is not at the end of its life as claimed, questioning of costs of refurbishment
- Business Plan for HNCC 2020-2024 sets out how HNCC can survive financially under 2 scenarios; with minimal staffing or enhanced staffing to allow maximum income from lettings
- Proposal is high-risk strategy, basement increases risk of problems arising
- Bertram Street is not in an area designated for major housing development
- Density inappropriate, contrary to national, London, local and community plan policy, site is highly-sensitive backland site, proposal is more suited to a primary location rather than a tertiary location, overdevelopment, insufficient space for development
- Other schemes have had to reduce to fit context
- Will set a precedent for inappropriate development close to homes
- No benefit to neighbourhood
- Caretaker's Cottage could be sold off to raise funds, this was not taken into account in refurbishment option calculations

Officer's response: See sections on Principle of scale of development, Density and infrastructure.

Design and conservation

- Impact on character of conservation area due to excessive height and bulk, does not enhance conservation area, inappropriate architectural style within conservation area, impact on morphology of conservation area
- Listed terrace at 22-32 Winscombe Street is rare, quasi brutalist style by architect Neave Brown, impact on character of listed terrace due to excessive height and bulk, would dwarf terrace, does not enhance listed terrace at end of Winscombe Street, irreparable harm to listed terrace and setting of listed terrace
- Impact on Mission Hall from inappropriate rooflights, Dartmouth Park Conservation Area Appraisal Management Statement states that alterations to roofscapes such as rooflights on prominent slopes is of particular concern, especially front-roof slope, unaltered roofslopes
- Conservation Area Statement also states '*proposals for additional storeys will generally be resisted except on the south side of Spencer Rise*', also states roof terraces inappropriate
- Juxtaposition between architecturally simple three-storey Victorian terraces on Bertram Road and four-five storey proposal is visually awkward, impact on Croftdown Road mansion blocks, should not be higher than mansion blocks, impact on Bertram Street terrace, form of proposals should follow existing terrace
- Proposed buildings on west side (when viewed from Bertram Street) protrude forward with unattractive and irregular site lines
- 'Whimsical architecture', insufficient quality, the design does not respond to context in terms of language and scale, architecture is 'fortress-like', alien architecture, pastiche features
- Proposal will be out of place and alien in character with the area, inappropriate, does not respect grain
- There is a large and tall expanse of 'dead façade' on the southern façade of Block A2
- Loss of usable frontage with cores at front
- Impact on views
- Proposal is over-scaled, much too large for site, site is a backland site, too close to site boundaries
- Overdevelopment – will set precedent for development in Camden
- Pedestrian route to the rear would be overwhelmed, buildings will be oppressive to this route

Officer's response: See sections on Conservation, Design.

Affordable housing and viability

- No affordable housing proposed, conflict with policy
- The scheme is not viable, as demonstrated by the Council's consultants. The scheme is not deliverable under normal conditions and should therefore not be progressed.
- Scheme is highly vulnerable to changes in market conditions such as increases in bank interest rates, reductions in sales receipts, fall in

exchange rates, inflation in supply costs and manpower shortages. All of these risks have been increased by recent political events, and are now widely predicted to happen. Stalling/failure to complete could blight area and risk provision of community centre. Scheme may lose money. Impact on other Council schemes if loss of money – reckless and irresponsible

- Viability report should be independently verified
- Proposal does not generate a profit, loss of £7M
- Proposed development likely to take more than the predicted 2 years to complete which increases the financial risks

Officer's response: See section on Tenure mix, Mix of unit sizes, Viability and affordable housing.

Loss of existing homes/proposed housing

- The rights of the families within the 2 existing flats on site have been disregarded, lack of communication with the occupants, do not want to have to leave the area
- The caretaker's house (vacant) on the site is affordable housing and would be lost
- Proposed housing not designed in accordance with contemporary standards for daylight, sunlight and outlook, insufficient privacy for proposed flats, bedrooms with no natural daylight, lack of light to kitchens, outlook of basement rooms
- Poor layouts; bedrooms accessed only through other bedrooms, bedrooms without windows, beds shown in front of full height glazing, not in accordance with London Plan or London Housing Design Guide, room sizes vary wildly, northernmost dwelling on western side (building A1) has 2 entrances which could encourage anti-social behaviour, overshadowing of main windows to living spaces by recessed balconies above, depth of plan of some rooms and subsequent light issues, escape routes from bedrooms past kitchens
- Inefficient use of space with proposed homes
- Interior layout of homes within Mission Hall; first floor bedrooms rely on large roof lights, bathrooms placed across large windows, staircases across openings
- Poor gardens proposed with poor light
- Proposed flats are too dark, too small too stuffy (single aspect)
- Poor outlook of proposed flats due to proximity to adjacent buildings (8m between habitable rooms in Blocks A and B)
- Proximity to path to rear; noise, outlook overlooking issues
- Proposed homes should not be for sale to non-residents or offshore entities (e.g. Airbnb)
- Insufficient privacy due to configuration
- Lack of playspace, does not accord with London Plan standards, vehicles would use central courtyard making it unsafe for play
- Flats will not be attractive to buyers given distance to tube stations
- Proposed private housing clashes ideologically with historically significant Brookfield Estate
- Insufficient playspace

Officer's response: See section Residential use, Design and layout, Conservation, Design, there are no specific provisions in Camden for limiting the purchaser or occupant of a dwelling with Class C3 use, the Caretaker's House is not formal affordable housing but is ancillary to the community centre – it is also vacant.

Amenity impact

- Loss of privacy to homes and gardens from windows, balconies and terraces, loss of privacy to gardens of Croftdown Mansions with direct overlooking from balconies, loss of privacy to 22-32 Winscombe Street and their gardens, Blocks A1 and A2 are located just 2.5m from the rear gardens of the Croftdown Mansions, at south-western edge of development distance is only 6-8m and development rises to 5 storeys, loss of privacy to buildings on Croftdown Road from southern edge of Block A2, loss of privacy, outlook and light to 23 Bertram Street, loss of privacy from rooflights of Mission Hall to 22-32 Winscombe Street, homes at the bottom of Bertram Street will be the most severely affected
- Loss of daylight and sunlight, loss of light to gardens and patios, loss of daylight to Winscombe Street of up to 9.6% and loss of sunlight up to 21%, overshadowing, loss of afternoon and evening sun to 22-32 Winscombe Street
- Development is too close to edge of site, with windows on edges
- Noise due to proximity to existing flats, noise from community facilities to flats above, disruption to residents, bedrooms are often proposed beside open space
- Overlooking and noise from terrace proposed on Building B, less than 10m from flank of 22-32 Winscombe Street and their private garden, terrace is at same level as living rooms
- Light pollution from basements into gardens on Croftdown Road, light nuisance from rooflights of Mission Hall to 22-32 Winscombe Street
- Anti-social behaviour on pathway
- Venting positions are indicated showing extract on to boundary with 32 Winscombe Street – risk of fire, noise, air quality, amenity
- Proposed CHP produces pollution – equivalent of one car engine permanently running
- Health impact from substation, electromagnetic radiation, risk of fire, noise

Officer's response: See section on Impact on neighbouring amenity, Sustainable design and construction.

Community facilities

- Proposed community hall is at basement level and not connected to the outdoor space
- Fresh Youth Academy spaces are mainly below ground and have poor access to open space
- HNCC will need to run some services elsewhere for around 2 years
- HNCC doesn't pay rent at the moment and already raises over £150,000 per year for the benefit of the community. They can only meet the new £100,000 rent requested by Camden by renting out space, which could compromise the purpose of having a Community Centre

- Loss of community garden
- The scheme proposes incompatible mix of uses – e.g. offender services alongside children's services
- Existing services will be disrupted
- Community facilities will be relegated to secondary with regards architectural treatment
- Community facilities should be viable, sustainable and manageable
- Over £300k was spent on refurbishment of community centre just a couple of years ago
- There is no robust and comprehensive study justifying why facilities are not fit-for purpose
- Services will need to be relocated for 2-3 years which will cause disruption
- Whilst lettable floor area has increased, the area of circulation and internal walls has increased by 48%, inefficient design

Officer's response: See section on Land use principles, the design of the community facilities was worked out with the HNCC and FYA.

Landscape/courtyard/open space

- The courtyard area will receive very little daylight/sunlight, will feel gloomy
- There should be less flats and more open space
- Open space will not be usable
- Open space does not have active frontages
- Ability of new space to function is doubtful, bedrooms on to open space will impact on its ability to be active, space will feel private/semi-private, will deter usage,
- Space is bordered by bedrooms, bin stores and cycles stores and not active frontages, little passive surveillance of courtyard
- Loss of communal open space due to substation at 118 Croftdown Road
- No space for childrens' play
- Safety of courtyard will be compromised by vehicles

Officer's response: See section on Design, Transport.

Loss of neighbouring garden/loss of community garden

- Loss of communal open space due to substation at 118 Croftdown Road
- Loss of garden at 116 Croftdown Road including 2 large workshops
- Gardens are well-used, including by disabled and less able tenants
- Substation should be relocated to 'dead area' by the side of 55 Chester Road
- Community garden allotments at rear of site will be lost and the replacement on the terrace is not adequate replacement

Officer's response: See section Impact on neighbouring amenity, Proposed landscaping and playspace.

Transport

- 31 new flats will increase traffic in area, impact on pedestrian safety
- Bertram Street is not wide enough to cope with refuse or emergency vehicles and is a cul-de-sac

- Using the courtyard for vehicles turning will be dangerous, HNCC is currently used as turning area for vehicle and, removing this will lead to vehicles reversing in to Chester Road
- Loss of 12 parking spaces on site – parking pressure on area, inadequate analysis of current vehicle use, at weekend car park is full and there are queues of cars/congestion – mainly with child drop-off and disabled visitors, no spare parking space
- Trip generation in the Transport Assessment is unrealistic, assumes people will use public transport, inadequate vehicle analysis undertaken – undertaken not at busiest times (such as times parents drop off children)
- Traffic underestimated, more intensive use of centre will generate more traffic
- Lack of transport facilities for people using centre
- Logistical issues with regards barriers – who will be responsible for them?
- The amenity impact from the significant increase in users (30% increase) has not been assessed – traffic and air quality amenity impact, increase in deliveries not taken into account
- Parking Demand Analysis was undertaken on weekdays, report analyses the use of the car park only and takes no account of the impact of centre visitors on Bertram Street and the surrounding streets, particularly when the car park is full
- The vehicle movement analysis assumes no change in current community centre usage, however, the HNCC Business Plan sets out a proposed 30% increase in centre usage in order for the community centre to remain viable
- Car Park Management Plan makes a number of sweeping assumptions about the management of deliveries to the site and takes no account of the potential knock-on impact onto Bertram Street and surrounding streets, does not take account of deliveries or visitors
- Monitoring the barrier and parking would put demands on HNCC

Officer's response: See section on Transport.

Building works

- Noise and disturbance from building works
- Air pollution, traffic, noise, dust, hazardous substances such as asbestos
- Impact on health
- Access issues; Bertram Street is only access
- Due to form, structural and servicing complexity, likely that concrete frame will be required which increases disruption
- Should be studies undertaken on the impact on the health of schoolchildren

Officer's response: See sections on Air quality, Transport.

Basement

- Basement is overlarge and does not comply with article 4 direction to limit basement construction in the area
- Risk of problems arising from basement
- Disruption through excavation works

Officer's response: See section on Basement.

Procedural concerns

- The criticisms made by the public were not taken on board
- Design Review Panel were not given sufficient time or independence to thoroughly review proposals
- Business model should be shared
- Tenants views not taken fully into consideration because they are not leaseholders
- The scheme put to Cabinet had been significantly revised and did not have community support
- The Cabinet agreed 26 flats but this has risen to 32

Officer's response: See section on Consultation and procedure, all objections are treated equally regardless of whether objector is renting or a property owner.

Density/Infrastructure

- Impact on health services and schools

Officer's response: See section on Density and infrastructure.

Accessibility

- Some dwellings do not have level access to private amenity space from their space – stepped access
- The design of the HNCC and FYA premises are over-complicated with building that have within them two or more staircases. Apart from adding to the building costs and being extremely inefficiently designed this also provides the challenges of split levels throughout with landings not meeting at the same point so as to make wheelchair access extremely difficult, if at all possible

Officer's response: See section on Accessibility.

Safety and security/anti-social behaviour

- New through route will be used by mopeds and scooters
- New through route will undermine existing right of way and make it more prone to anti-social behaviour

Officer's response: See section on Safety and security.

Petitions submitted in response to the planning application

5.9 A petition was received with 474 signatures objecting on the grounds of:

- A smaller, better development should be built instead
- It has not been proven that the existing facilities cannot be upgraded
- Disruption from building works
- Camden Council have not taken local residents views seriously
- Camden Council have poor track record of delivering development; over-time, over-budget and sub-standard
- FYA had £300-£400k recent investment which would be wasted
- Camden Council have poor track record of delivering development; over-time, over-budget and sub-standard
- Camden Council plan to save £350k/year in revenue and get cash windfall of around £2M

- HNCC will need to run some services elsewhere for around 2 years
- Loss of light and privacy
- New buildings will tower over existing buildings
- Pressure on local services
- Traffic
- 2 families will lose their homes
- HNCC should be given long lease instead so funds can be raised without having to move off-site

Officer's response: See sections/sub-sections on Principle of the scale of development, Impact on neighbouring amenity, Conservation, Design, Transport.

Petitions submitted in response to the planning application

5.10 A petition was received with 320 signatures objecting on the grounds that a smaller, better project which improves the existing community centre and youth academy and reduced the negative impact on the community should be built

Officer's response: See sub-sections on Principle of the scale of development.

Letters of support

5.11 14 letters of support were received making the points laid out below.

- The centre is in desperate need for investment, shabby, blistered paintwork, roof is leaking, doors too heavy to open for elderly, disabled or weak, mould spores can cause asthma, does not meet current needs, fabric crumbling, total state of decay
- Will ensure future of community centre, ensures funding stream
- Community centre requires a building which is fit for purpose
- Proposals will ensure continued delivery of services to children, sports activities, community events, business start-ups,
- Services will need to relocate if works do not go ahead, impact on poorer residents, someone has already relocated due to state of building, new centre is critical for funders
- The community centre is a centre of the community and a symbol of cohesion and stability and requires improvement, supports arts, sports, entrepreneurialism, provides friendship and care, centre provides amazing range of activities
- Investment will create better environment, including for children and will promote higher standards
- Impact on health of users of centre from poor state of centre
- The state of the building is not appropriate for mental health services
- The centre supports vulnerable people in the community
- Difficult to find funding – Council has done an outstanding job coming up with funding model, residential element necessary to fund community centre redevelopment
- Scale of buildings proposed is not disproportionate
- Proposal makes better use of the site, provides flexibility and opportunity
- Existing buildings have poor accessibility
- Very imaginative project

6 Statutory provisions

- 6.1 The statutory provisions principally relevant to the determination of these applications are:
- Section 38(6) of the Planning and Compulsory Purchase Act 2004
 - Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Listed Buildings Act”).
- 6.2 Section 66(1) provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.3 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.
- 6.4 The effects of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to such harm and in what circumstances such harm might be justified (paras126-141).

7 Policies & Guidance

7.1 National Planning Policy Framework 2012

7.2 NPPG

7.3 The London Plan 2016

7.4 Mayor’s Supplementary Planning Guidance

7.5 LDF Core Strategy and Development Policies 2010

LDF Core Strategy

CS1 Distribution of growth

CS4 Areas of more limited change

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS8 Promoting a successful and inclusive Camden economy

CS10 Supporting community facilities and services

CS11 Promoting sustainable and efficient travel

CS12 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 & encouraging biodiversity
CS16 Improving Camden's health and wellbeing
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
DP4 Minimising the loss of affordable housing
DP5 Homes of different sizes
DP6 Lifetimes homes and wheelchair housing
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
DP19 Managing the impact of 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
DP27 Basements and lightwells
DP28 Noise and vibration
DP29 Improving access
DP31 Provision of, and improvements to, open space and outdoor sport and recreation facilities
DP32 Air quality and Camden's Clear Zone

7.6 Supplementary Planning Policies

Camden Planning Guidance (2013)

CPG 1 Design
CPG 2 Housing
CPG 3 Sustainability
CPG 4 Basements and lightwells
CPG 6 Amenity
CPG 7 Transport
CPG 8 Planning obligations

7.7 Camden Local Plan

The emerging Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ends on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

- Policy G1 Delivery and location of growth
- Policy H1 Maximising housing supply
- Policy H2 Maximising the supply of self-contained housing from mixed-use schemes
- Policy H3 Protecting existing homes
- Policy H4 Maximising the supply of affordable housing
- Policy H5 Protecting and improving affordable housing
- Policy H6 Housing choice and mix
- Policy H7 Large and small homes
- Policy H8 Housing for older people, homeless people and vulnerable people
- Policy H9 Student housing
- Policy H10 Housing with shared facilities ('houses in multiple occupation')
- Policy H11 Accommodation for travellers
- Policy C1 Improving and promoting Camden's health and well-being
- Policy C2 Community facilities, culture and leisure
- Policy C4 Safety and security
- Policy C5 Access for all
- Policy A1 Managing the impact of development
- Policy A2 Provision and enhancement of open space
- Policy A3 Protection, enhancement and management of biodiversity
- Policy A4 Noise and vibration
- Policy A5 Basements and lightwells
- Policy D1 Design
- Policy D2 Heritage
- Policy E1 Promoting a successful and inclusive Camden economy
- Policy E2 Employment premises and sites
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change
- Policy CC3 Water and flooding
- Policy CC4 Air quality
- Policy CC5 Waste
- Policy TC1 Quantity and location of retail development
- Policy TC2 Protecting and enhancing Camden's centres and other shopping areas
- Policy TC4 Food, drink, entertainment and other town centres use
- Policy T1 Prioritising walking, cycling and public transport
- Policy T2 Car-free development and limiting the availability of parking.
- Policy T3 Improving strategic transport infrastructure
- Policy T4 Promoting the sustainable movement of goods and materials

7.8 Other documents

The site is located within the Dartmouth Park Neighbourhood Area and a neighbourhood plan is being prepared by the Dartmouth Park Neighbourhood Forum. This plan however is still in the early stages of development and has not been published for consultation under Regulation 14 of the Neighbourhood Planning Regulations (2012). It therefore has no status at this present time.

ASSESSMENT

The principal considerations material to the determination of this application are considered in the following sections of this report:

9	<p>Land use principles</p> <ul style="list-style-type: none"> - Principle of the scale of development - Community uses - Residential use - Conclusion; land use principles
10	<p>Tenure and unit size mix of the proposed housing</p> <ul style="list-style-type: none"> - Policy review - Mix of unit sizes - Tenure mix - Design and layout - Viability and affordable housing - Conclusion
11	<p>Density and infrastructure</p>
12	<p>Conservation</p> <ul style="list-style-type: none"> - Statutory framework and implications - Policy review - Heritage context - Effect on the settings of listed buildings - Effects on the character and appearance of conservation areas - Conclusion
13	<p>Design</p> <ul style="list-style-type: none"> - Policy review - Layout, form, scale, massing and public realm - Elevations, detailed design and materials - Conclusion
14	<p>Landscaping and trees</p> <ul style="list-style-type: none"> - Policy review - Proposed landscaping and playspace - Trees - Conclusion

15	Impact on neighbouring amenity <ul style="list-style-type: none"> - Policy review - Daylight and sunlight - Overlooking - Loss of garden space - Noise and disturbance - Conclusion
16	Land contamination
17	Basement
18	Air quality
19	Sustainable design and construction <ul style="list-style-type: none"> - Policy review - The site and the proposal - Energy - Sustainability
20	Flood risk and drainage
21	Nature conservation and biodiversity
22	Accessibility
23	Transport <ul style="list-style-type: none"> - Policy review - Accessibility by public transport - Trip generation - Car parking - Cycle parking - Deliveries and servicing - Travel planning - Highway works - Access arrangements - Pedestrian, cycling and environmental improvements - Internal public realm improvements - Basement excavations adjacent to the public highway - Construction management - Conclusion
24	Safety and security
25	Refuse and recycling
26	Employment and training opportunities
27	Planning obligations

28	Mayor of London's Crossrail CIL
29	Camden CIL
30	Conclusion
31	Recommendations
32	Legal comments
33	Conditions
34	Informatives

8 Land use principles

8.1 The principal land use considerations are as follows;

- Principle of the scale of development
- Community uses
- Residential use
- Conclusion; land use principles

Principle of the scale of development

8.2 The site is not located within a 'growth area' or 'other highly accessible area'. Policy CS4 is therefore relevant as the site is in an area of 'more limited change'. It requires the Council to ensure that development in areas of more limited change respects the character of its surroundings, conserves heritage and other important features and provides environmental improvements and other local benefits where appropriate. The acceptability of the development in this location is assessed in this report. For the proposed scale of development to be considered acceptable overall, it must be considered acceptable in terms of conservation, design, amenity and density. These factors will determine the acceptability of the scale of the development.

8.3 Objections have been received on the grounds that the existing facilities should be refurbished and retained instead of a complete redevelopment of the site. The Local Planning Authority must assess the application that has been submitted rather than assess alternative proposals although the issue of whether the benefits of the development could be achieved by alternative means is relevant to the issue of the need for the development and the weight to be accorded to that need. It is accepted that the existing facilities require significant investment. It is also acknowledged that the proposed facilities would be modern, flexible and accessible.

Community uses

8.4 Policies CS10 and DP15 seek to provide a range of community facilities, especially for local groups. DP15 also seeks to protect existing community uses. These facilities should be easily accessible.

- 8.5 There are currently 1,701sqm of Class D1 community centre use on site. These are occupied by Highgate Newtown Community Centre (HNCC) and the Fresh Youth Academy (FYA). This floorspace figure includes the Mission Hall which is used by the FYA (and has a floorspace of 111sqm). Under the proposals, the community use floorspace would be increased to 2,161sqm, with both of these occupiers being retained on site. The Mission Hall would be converted to residential use.
- 8.6 The HNCC would occupy the northern part of the basement of Block B (see Figure 2) and the 4 upper storeys of Block B1. The FYA would occupy the southern part of the basement of Block B and the ground floor of Block B2.
- 8.7 The proposed community floorspace would be 460sqm larger and would be more flexible than the existing floorspace, providing multi-functional space. These spaces would permit a broader range of activities than at present. The proposed facilities would allow the HNCC and FYA to rent out space to provide revenue and ensure a lasting source of income. The director of the HNCC has written in support of the proposals, as well as other users of the facilities. The proposed increase and improvement in the community facilities is welcomed in policy terms.

Residential use

- 8.8 There are currently 2 flats on the site which are located above the community centre. There is also a vacant caretaker's house which was ancillary to the community centre. 31 residential units are proposed altogether as part of the application. These would be located in 4 blocks around the courtyard and also in the Mission Hall. There would therefore be an increase of 28 units on site. The principle of additional residential floor space is strongly supported as a priority land use under policies CS6 and DP2. Housing is the priority land use for Camden and the Council seeks to maximise the supply of new housing. The principle of housing on the site therefore complies with policy.
- 8.9 The proposed tenure (100% private) is discussed in the 'Viability and affordable housing' section below.
- 8.10 The 2 existing leasehold flats on the site (above the community centre) would be lost under the proposals, but there would be a net increase of 29 units. Whilst there would be a loss of 2 of the existing units, this is far outweighed by the benefit of the overall gain in units. The Council as applicant has worked with the tenants to provide support in finding other accommodation. Contrary to a claim made by objectors, the 2 units which would be lost are not affordable C3 units.

Conclusion; land use principles

- 8.11 The main purpose the development is to fund the re-provision of the community facilities. The proposals would provide modern, flexible, purpose-built accessible community facilities and ensure the longevity of the HNCC and FYA.
- 8.12 The provision of 31 flats is welcomed.

9 Tenure and unit size mix of the proposed housing

9.1 The considerations with regards to tenure and unit size and mix are as follows:

- Policy review
- Mix of unit sizes
- Tenure mix
- Design and layout
- Viability and affordable housing
- Conclusion

Policy review

9.2 Policies CS6, DP2, DP3, DP5, DP6 and CPG2 (Housing) are relevant with regards to new housing, including to tenure and unit size.

Mix of unit sizes

9.3 Policy DP5 requires homes of different sizes. The proposed unit mix should broadly accord with the Dwelling Size Priorities Table in this policy, although the Council will be flexible when assessing development.

9.4 The proposed unit mix across the whole site is as follows:

Unit size	Social rented	Private	Total
One-bed units	0	8	8 (25.5%)
Two-bed units	0	13	13 (41.9%)
Three-bed units	0	8	8 (25.8%)
Four-bed units	0	2	2 (6.5%)
Total	0	31	31

9.5 With regard to unit mix, Policy DP5 sets out the targets. Policy DP5 seeks a target of 40% of units in the private tenure to be two-bedroom. In this case, 8 out of 31 of the units would be two-bedroom which, which calculates to 41.9% which complies with the policy requirement. The unit mix proposed also includes a range of one, three and four-bedroom units. The proposed residential units meet National Space Standards. Given the above the proposed unit mix is considered acceptable.

Tenure mix

9.6 Under London Plan policies 3.10, 3.11 and 3.12, Camden policies CS6 and DP3 and CPG2 (Housing), 50% of housing provision should be affordable. The split of the affordable housing provided should be 60% social rented and 40% intermediate.

9.7 There are currently 2 flats on site which were bought under the right to buy scheme and are therefore private housing, not affordable housing. The caretaker's cottage has been vacant since the caretaker for the community centre was made redundant. It is not considered Class C3 housing as it operated ancillary to the community centre.

9.8 31 units are proposed in total with a floorspace of 2,943sqm (GIA). 100% of the proposed units would be market units for sale, with the money from the sale of these units being used to fund the provision of new community facilities.

9.9 Objections have been raised with regards to the lack of affordable housing proposed. Please see the section below on 'Viability and affordable housing' with regards to the level of affordable housing proposed.

Design and layout

9.10 New development should conform with the minimum space standards set out in Table 3.3 of the London Plan (see below) and Camden Planning Guidance 2 - Housing. Policy 3.8 of the London Plan further recognises that a genuine choice of homes should be provided in terms of both tenure and size and provision should also be made for affordable family housing, wheelchair accessible housing and ensuring all new housing is built to Building Regulations Part M.

Table 3.3 Minimum space standards for new dwellings⁵⁷

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

9.11 All of the proposed units meet the National Space standards.

9.12 Standard 26 of the London Plan Housing SPG 2016 requires a minimum of 5sqm of private outdoor space for 1-2 person dwellings and an extra 1sqm for each additional occupant. Standard 27 states that the minimum depth and width for all balconies and other private external spaces should be 1500mm. All of the proposed units would have external amenity space that meets the requirements of the London Plan Housing SPG 2016.

9.13 Both of the two-bedroom and larger flats are dual-aspect. The proposals do feature some single-aspect flats (one-bedroom), however none of these are north facing; they would face westwards.

9.14 Objections have been received with regards to the internal layouts of the flats. Given that the flats would provide acceptable amenity to the occupants, in terms of size, light, aspect and outlook, the internal layout is considered acceptable.

Viability and affordable housing

9.15 31 residential units are proposed. No affordable housing is proposed as part of this application, as the market housing is funding the provision of community facilities. The applicant has submitted a viability report (by Savills) to justify not providing a policy-compliant level of affordable housing (50%). This report has been independently assessed by a viability expert (BPS) for the Council.

9.16 It should be noted that the Council (Camden Property Services) would be the developer and therefore no profit is required in the scheme. Private developers would normally require a minimum 20-25% profit. The development is instead planned to break even, only generating enough funds to pay for the redevelopment of the community facilities. Any surplus would be invested into the Council's CIP programme. The submitted viability appraisal shows the scheme in deficit (assuming a 20-25% profit) even without affordable housing.

9.17 The applicant's viability assessment has been reviewed by the Council's independent viability assessor (BPS). BPS concluded that '*Based on our analysis we are of the view that the scheme cannot viably deliver affordable housing and re-provide the community facilities.*' Given the above, officers consider that it is acceptable in this instance to not provide affordable housing. A Deferred Affordable Housing Contribution (DAHC) review mechanism would be secured via section 106, as is standard for schemes providing less than 50% affordable housing. The DAHC would be capped at 50%, in line with policy. Notwithstanding the above, it is unlikely that a DAHC would be required given that the scheme is currently in deficit.

9.18 Objections have been raised regarding the risks to delivering the scheme should costs increase or profits decrease, given that it is designed to break even. BPS, the Council's independent assessor has been consulted on this concern. The Council is in a position to borrow at very low fixed cost rates and as such is well insulated from market forces. Furthermore, given that this is a CIP funded scheme, the council will have funds available should this issue arise. Given this is a funded scheme the independent assessor cannot conceive that if consent is secured and a fixed price build contract secured there would be any reason for this scheme to not be completed. Whilst there will be some continuing volatility in the housing market there are good reasons for saying this should not affect delivery.

10 Density and infrastructure

10.1 In order to make the most efficient use of land and meet the objectives of policies CS1 and CS6, higher density development is encouraged in appropriately accessible locations and there is an expectation that densities will be towards the

higher end of the density ranges set out in the London Plan. The emphasis on higher density development is reinforced by policy DP2 (Making full use of Camden's capacity for housing) of the LDF Development Policies, but should at all times be subject to other policies such as those protecting resident and neighbour amenity and securing the height, bulk and massing appropriate to an area in terms of good design.

- 10.2 Policy 3.4 of the London Plan requires development to optimise housing output for different types of locations taking into account local context, design and transport capacity as well as social infrastructure and open space. Table 3.2 of the policy sets out various density ranges as a guide according to the urban setting and accessibility criteria. The application site has a PTAL rating of 3 (Moderate).
- 10.3 The proposal features 32 habitable rooms (hr) on an area of 0.26 hectares (ha). The site density of the proposal is therefore 123 hr/ha. The London Plan Density Matrix for a site in a 'suburban' setting within PTAL 3 is 150-250 hr/ha.
- 10.4 The proposed density is slightly below the Density Matrix. However, the proposals contain community uses and a courtyard which affect the results and the proposed development is not considered low-density. The Density Matrix is just a guide and what is acceptable on a given site will turn on a variety of considerations rather than rigid application of the matrix. The density matrix's density ranges for particular types of location are broad, enabling account to be taken of other factors relevant to optimising potential – local context, design and transport capacity are particularly important, as well as social infrastructure, open space and play.

11 Conservation

11.1 The conservation considerations are follows:

- Statutory framework and implications
- Policy review
- Heritage context
- Effect on the settings of listed buildings
- Effects on the character and appearance of conservation areas
- Conclusion

Statutory Framework and Implications

- 11.2 Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") are relevant.
- 11.3 Section 16(2) provides that in considering whether to grant listed building consent for any works to a Listed Building special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 11.4 Section 66(1) provides that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

11.5 Section 72(1) requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering applications relating to land or buildings within that Area.

11.6 The effect of these sections of the Listed Buildings Act is that there is a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption. The NPPF provides guidance on the weight that should be accorded to harm to heritage assets and in what circumstances such harm might be justified (section 12). This section of the report assesses the harm to heritage assets from the proposal. The balance of the harm and the benefits from the proposed scheme is discussed in the conclusion.

Policy review

11.7 NPPF section 12 paras. 126 to 137 in particular, NPPG section 18a, London Plan policies 7.1, 7.2, 7.3, 7.4, 7.5, 7.6 and 7.7, policies CS14, DP24, DP25 and CPG1 (Design) are relevant with regards to conservation.

Heritage context

11.8 There are no listed buildings on the site, but the Mission Gospel Hall is noted as a positive contributor to the Dartmouth Park Conservation Area. The site lies within sub-area 5 of this conservation area. 22-32 Winscombe Street to the east of the site is grade II listed.

Effect on the settings of listed buildings

11.9 There are no listed buildings on the application site and only one listed building will have its setting directly affected by the proposed development: the grade-II listed terrace, 22-32 Winscombe Street. These are 5 houses which were designed in 1963 and built 1964-5 by Neave Brown architects for the Pentad Housing Society.

11.10 No views of the proposed development will be available from Holly Village, nor from Highgate Cemetery and its listed monuments. It is possible that parts of the development may be glimpsed beyond Croftdown Road from near the Grade-II listed Highgate Branch Library, but the available views will be so partial and sufficiently integrated into the townscape – as analysed below – that the library's architectural and townscape setting will not be altered.

11.11 Views of the terrace from up Winscombe Street will be moderately altered by the development, with Block B2 likely to appear in the background to the right of the terrace. The existing sports hall gable is visible in these views; the proposed block B2 would stand about 5m higher than the ridge of the existing. This additional bulk in the view is mitigated and broken-down by careful design and the canted articulation of the north elevation. Most of the listed terrace's characteristic flat roofline would remain visible against only sky as existing. Closer to their front elevations, the larger B blocks of the proposed development would be peripherally visible, but would essentially be consistent with a sense of containment which

already characterises the bottom of this cul-de-sac. The risk of the development creating an overbearing enclosure has been mitigated by the articulation, arrangement and set-backs incorporated into these blocks.

11.12 Set-backs from the eastern boundary also specifically mitigate impacts on the privacy, quality and character of Brown's carefully designed and managed communal gardens to the terrace. This set-back was agreed in response to terrace residents' concerns expressed in consultation. The proposed sports hall will rise no higher than the existing boundary wall, helping to preserve the light, outlook and amenity of the rear terraces to the listed building (as demonstrated in the Daylight and Sunlight Study) and particularly minimising any alteration to setting of the original part of the shared garden, closest to the rear of the terrace.

Effects on the character and appearance of conservation areas

11.13 The proposed development will not be visible, or will at most be barely visible in wide views, from the Holly Lodge Estate and Highgate Village Conservation Areas.

11.14 The site is within the Dartmouth Park Conservation Area and has been carefully considered in its response to this context, having regard to the conservation area statement. The CA and the immediate area of the site are characterised by varied typologies of domestic architecture dating from the late-eighteenth century to the present day. Most proximate are: Highgate New Town to the north and east, the estate of stock-brick mid- to late-nineteenth-century workers terraces around Chester Road, including landmarks the Star pub and the Italianate red-brick and terracotta public library (1906) – St Pancras Borough's first; stretching down Croftdown Road along the west of the site and also in red-brick, the Interwar four-and-a-half-storey 'Homes For Heroes' symmetrical mansion blocks of the Brookfield Estate; continuing Croftdown Road as it wraps around the site to the south, two-storey red brick Arts-and-Crafts cottages with steep roofs and powerful chimneys like the mansion blocks; and back on Chester Road, the new brick-faced Chester Balmore development opposite the library which picks up on the grey palette of the concrete brutalist terracing of the early 1970s Whittington Estate. The proposed development converses in aspects of its design and articulation with each of these different local styles, but also aims to add, as each before it has, a residential area of distinct and coherent character which sits comfortably in its surroundings.

11.15 The clearest views of the site are: those framed by modest mid-Victorian terraces along Bertram and, to a lesser extent, Winscombe Streets; views over and between the low Arts-and-Crafts cottages of Croftdown Road from the south; and glimpses between the dominating mansion blocks of northern Croftdown Road.

11.16 The height and bulk of the proposed development is principally presented by blocks A1 and A2 in views down Bertram Street and in glimpsed views between the mansion blocks on Croftdown Road between Chester Road and the southern entrance to the site. Blocks A and B generally have shoulder heights which sit comfortably at or below the eaves line of the mansion blocks in glimpsed views, benefitting from topography to accommodate up to (a set-back) five storeys this

way. In the view into the site from the south, the south-western corner of block A2 steps down to two storeys, a set-back lowers the shoulder on the south-eastern corner, and the wrapping device of the soft pale-brick outer 'skin' softens the whole elevation, all serving to mediate successfully between the proposed development and the two-storey and solid four-and-a-half-storey Interwar buildings of Croftdown Road. In the view down Bertram Street, Blocks A1 and A2 will rise substantially higher than the low roof of the current HNCC building; however, their presence in the view is softened by the grey outer skin applied to the north elevation of Block A1 which provides a clean backdrop to the Bertram Street terrace. Their stepped and angled articulation appear to continue the street with a gentle curve and the site layout allows a deeper view into the site and a corresponding sense of openness along the street.

11.17 Blocks B1 and B2 also appear in views on Bertram Street and Winscombe Street, and in certain views from Croftdown Road from the south. They each have four storeys, with 2m greater height on Block B1. Block B1 aims to reflect the Star pub at the north end of Bertram Street in the way that it relates to the neighbouring terrace: with a rich and elevated ground storey and borrowing but enlarging the proportions of the houses across the rest of the elevation, to signal a spatial transition, identify a community function and to 'bookend' the street. A larger window and a deep recess at the height of the terrace's cornice in the bay which adjoins it allows a gap in the massing along the street which adds relief from enclosure and helps the transition in height and to soften the relative bulk of the block.

11.18 In views from the south, Blocks B1 and B2 will appear in-scale with the Croftdown Road mansion blocks, and are orientated to frame an open, central landscaped space, the appearance of which extends the irregular arrangement and softening greenery which characterises the streets to the south of the site. Recessed balconies, rich detailing and layered elevations avoid clustered elevations presenting unrelieved bulk. The generosity of the central space and the careful articulation of rooflines in the larger proposed buildings to allow broad sky views between their upper storeys means that the two deepest views into the site at present, and in other oblique glimpses, the development will signal its extension of the existing local morphology and knit into the townscape. Its flat but stepped and articulated rooflines both defer to the steeply hipped roofs and dominant chimneys of the Homes for Heroes mansions, and pick-up the strong, flat cornices and rooflines of the Victorian Highgate Newtown streets.

11.19 Finally, the proposed materiality and palette of the development. High quality paving is very carefully chosen to complement and extend the cobbled sets which give so much character to Bertram Street, and to create an appealing habitable community space. The combination of 'inner' and 'outer' brick tones not only helps to break-down massing and deepen elevations, but bridges the shift in predominant palette between the north and south surrounds of the site. The two tones also lend a simplicity appropriate to a backland site and a sobriety suitable for the background to the richer red brick and detailing of historic neighbouring buildings, and at the same time a warm and rich domestic interior which promises to equal the quality and character of both the Victorian terraces and Arts-and-Crafts cottages.

11.20 The People's Gospel Mission Hall at the end of Winscombe Street deserves special consideration as part of the site and a specially characterful positive contributor to the CA. The addition of conservation-grade rooflights to its slated front roof slope would do some small harm to its historic character, but will be justified by the heritage benefits to its appearance arising from a general high-quality refurbishment, and is a modest cost to secure the successful conversion of the building to a sustainable residential use, without further extension. The detail of its conversion will be secured by a special condition.

Conclusion

11.21 The proposed development's only direct effect on the setting of a listed building is by its appearance in the vicinity of the Winscombe Street terrace (grade II listed). The potential impact of more height and massing on the architectural quality of and views from and around these houses has been mitigated by careful articulation, and the design has been prepared with careful consideration of its relationship with the terrace, which would remain unaltered in key views of the listed building, causing no harm to the significance/special interest. Only the Dartmouth Park Conservation Area would be directly affected in its character and appearance by the proposed development: the positive contributor which is part of the site would be carefully adapted to its local contribution, and the scale, arrangement, and detailed design of the development conserves the setting and surroundings of its neighbours, while extending the local morphology with buildings and spaces promising real architectural interest and quality, complementary in character. Given the above, officers consider that the proposal would preserve and enhance the character of the Dartmouth Park Conservation Area.

12 Design

12.1 The Design considerations are follows:

- Policy review
- Layout, form, scale, massing and public realm
- Elevations, detailed design and materials
- Conclusion

Policy review

12.2 The key issues in the assessment of the design of the proposed housing and community facilities in relation to London Plan policies 7.3, 7.4 and 7.6, Core Strategy policy 14 and Development Plan policy 24 are:

- how the proposed design has considered and responds to site constraints and the character of its context and its setting, including the form and scale of neighbouring buildings;
- how the proposed building optimises the potential of the site;
- the provision of appropriate communal and private amenity space;
- the provision of visually interesting ground floor frontages and its contribution to the public realm;
- how the design incorporates a mix of uses, to maximize activity throughout the day and night, creating a reduced risk of crime and a sense of safety at all times;
- the quality and contextual appropriateness of materials and detailing.

- the provision of appropriate hard and soft landscaping; and
- the suitability of the proposed design to its intended use.

12.3 The observations of the Conservation Officer address the assessment of the proposal in relation to the character and appearance of the Conservation Area and the setting of the Grade II listed Winscombe Street terrace.

Layout, form, scale, massing and public realm

12.4 The proposal requires the demolition of all existing buildings on the proposal site with the exception of the Gospel Hall. The proposals seek to for the existing functions of the HNCC and FYA to be re-provided on site along with the 31 proposed dwellings that fund the development. It also includes re-provision of the outdoor space that supports the informal and organised outdoor activities of the HNCC and FYA.

12.5 This is a relatively large volume of development to accommodate on a constrained site and it has been a considerable design challenge to establish a height and massing that is appropriate to the surrounding context. The brief also introduces a larger proportion of residential use to the existing predominantly community use of the site so the design must address the need to establish a positive relationship between this mix of uses.

12.6 The key move in the layout for the replacement buildings is to arrange them along the western and eastern flanks of the site defining a new north-south pedestrian route that runs through the centre of the site. Along this route, the building forms carve out a new public space at the centre of the site.

12.7 Block A1 is a 4 storey building on the western side of the site, with raised ground floor and basement. Its mass is broken down by inset 'loggia' terraces to lower floors which on the top floor are open terraces. Block A2 similarly has inset loggias, a raised ground and basement floors, but ranges from 3 to 5 storeys in height with the tallest element closest to the centre of the site and a stepped form lowering to three storeys towards the western edge of the site. This variation in scale and massing was developed through detailed modelling and assessment of the building form to reduce the perception of bulk in relation to the existing footpath and neighbouring buildings in close proximity to the south and west.

12.8 The western face of blocks A1 and A2 has a flat building line that aligns with the existing footpath. On the principal eastern frontage the building line of each block is angled outwards to direct movement into the heart of the site and then inwards to create a slightly concave space that encloses the courtyard. In combination with the staggered heights this gives rise to a complex, faceted building form that is the basis for the bold and distinctive architectural character of the proposal.

12.9 Blocks B1 and B2 in the north east and south east corners of the site are also 4 storey irregularly shaped blocks linked by the large hall that occupies the eastern edge of the site. The hall is a double height volume with its floor at basement level and the re-provided community garden on its roof at first floor level. The plan form of the three elements wraps around the outside space to provide a sense of

enclosure but the gaps between all four blocks (A1, A2, B1, B2) still ensure that it is not excessively overshadowed and provide for views out of the site.

12.10 The ground floor areas of the community buildings are predominantly glazed and are the location of uses that provide active frontage to the outside space – the café and reception of HNCC and FYA's juice bar and reception. The internal spaces are flexible, open plan and interconnected to support a wide range of use and activity that can spill out into the outside space and provide passive surveillance when not actively using it. The community garden on the roof of the hall also overlooks the courtyard and activity within the hall will be visible from the courtyard. The residential lobby to block B2 is tucked discreetly into the southern corner of the site away from the main focus of the community space.

12.11 Blocks A1 and A2 are linked at ground floor level by a canopy that spans the entrances to the two residential lobbies, the bin store, cycle store and a laundry for community use. These uses occupy the main central portion of the ground floor directly flanking the courtyard space. Moving away from the centre of the space, there are duplex apartments spread over ground and basement with the ground floor raised three steps above the courtyard level and separated from the public realm by a planted buffer strip. This arrangement would achieve the required level of privacy for the new dwellings whilst also allowing them to contribute to an active and well-overlooked public realm. These apartments also feature raised entrance terraces at the north and south of the building provide defensible external space to residents that could help to activate the public realm. Whilst the residential lobbies perhaps provide only semi-active frontage, the community uses opposite and apartments should ensure a good level of natural surveillance of the courtyard at all times of the day and into the evening and the west facing apartments should also serve to provide much improved overlooking of the existing footpath.

Elevations, detailed design and materials

12.12 The elevations and materials of the buildings derive from a design concept of the public courtyard being cut from the centre of the site. The main facing material is brick throughout, deferring to local context. The outward facing elevations use a rough textured, light grey brick except where there is an inset panel around the windows of smooth faced red brick. There is a mix of rich red brickwork to the internal elevations with the four inner-most facets of the buildings featuring a mix of red and white brickwork.

12.13 The windows are a mixture of rectangular and arched openings and the grid is broken in places to add informality. Stair cores are set back and 'loggias' deeply inset which further adds to the complexity of the building forms. The recessing of the private amenity spaces and the use of solid brick balustrades responds to amenity concerns in relation to neighbouring communal gardens. The brick detailing and planting incorporated on blank areas of wall soften the appearance of the building.

12.14 Considerable attention has been given in the design as to how visitors are drawn though the site and to the creation of welcoming and legible entrances to the different functions of the buildings. The entrances to the residential blocks A1 and A2 are covered by a lightweight metal canopy whereas the entrances to public

buildings are given a greater civic presence through the use of heavy brick arches. These are a reference to the local brick vernacular, reflecting the arched entrances of the Croftdown Road mansion blocks.

- 12.15 Whilst the informality of the building forms and elevational treatments, quirkiness of the references to the local vernacular and richness and variation in colour and texture of the brickwork are perhaps not to all architectural tastes, the boldness of the architecture will give a distinct identity to the new development and should help to define a unique sense of place. It is also an appropriate architectural strategy in the context of a conservation area with a character that is defined by clearly defined pockets of development from different periods of architectural history each with their own unique style. The design seeks to continue local buildings traditions by proposing a group of high quality contemporary brick buildings that are historically legible from neighbouring groups.
- 12.16 The application includes visualisations of the proposed scheme that illustrate a high level of design intent in the selection of materials and detailing. The Camden Design Review Panel noted that the complexity of the facades could be compromised at the construction stage and encouraged the architects to consider how the design concept could be realised in a simpler, more robust way. The architects have responded by devising a strategy for ease of construction and the use of repeating elements in the design. It is important that the same standards of architectural quality are maintained throughout the process of procurement, detailed design and construction through the use of conditions. In its detailed design the proposal conforms to London Plan policies 7.4 and 7.6, Core Strategy policy 14 and Development Plan policies 24 and 25.

Conclusion

- 12.17 The proposal is a creative and contextual design response to providing community facilities to much improved standards and successfully integrates these with the provision of housing. The proposed site configuration, scale and massing optimises the use of the site. By creating a new and more direct public route across the site and providing greater passive surveillance of the existing footpath the proposal should improve ease of pedestrian connections and the sense of safety and security in the area.

13 Landscaping and trees

13.1 The Landscaping, public realm and trees considerations are follows:

- Policy review
- Proposed landscaping and playspace
- Trees
- Conclusion

Policy review

13.2 Development Policy DP24 seeks to secure good design.

Proposed landscaping and playspace

13.3 At present, there is 770sqm of external space on the site with the key central space (i.e. courtyard) covering an area of 669sqm. Under the proposals the area

of external space would be increased to 922sqm, with the key central space reduced to 381sqm.

- 13.4 The key space is at present poor quality hard landscaping with a community garden and playspace at the eastern side. The quality of the courtyard space is integral to the success of the scheme. This space would be at the centre of the development and act as a focal point. The proposed landscaping has been designed to be flexible for the different needs of residents and the community facilities. The final details of landscaping would be secured via condition. There would be a garden provided in the proposed scheme on the roof of the hall which would replace the existing community garden.
- 13.5 Whilst the courtyard and roof garden have a different configuration to the existing outdoor spaces of the site, the proposals have been developed with a wide range of potential uses in mind in order that they should offer flexible and active spaces for the community. The courtyard features a single tree as a focal point to the development. Other fixed items of planting and furniture are kept to a minimum in order to maximise the flexible use of the space.
- 13.6 The main surface treatment is Dutch clay pavers. The bond and orientation of the pavers matches the existing cobbles on Bertram Street at this threshold and the kerb lines of the street are carried through into the paving of the courtyard helping to give the sense that the new public realm is a continuation of that surrounding the site. Elsewhere the bond and orientation of the pavers varies so that, despite the simplicity of the space, there is an intricacy in the surface pattern that provides texture and visual interest. Overall the landscape design should provide an attractive space crafted in durable and high quality materials supporting the continuation a varied programme of outdoor community activities.
- 13.7 The landscaping proposals are considered to be high quality and a vast improvement on the existing hard and soft landscaping.
- 13.8 The proposed architecture responds well to the proposed courtyard with active edges and entrances celebrated.

Trees

- 13.9 The arboricultural report submitted with the application contains a tree survey in line with BS5837:2012 – “Trees in relation to design, demolition and construction” which categorises trees as follows:

Tree grade	BS5837:2012 definition
A	High quality, est. remaining life span of >40 yrs
B	Moderate quality, est. remaining life span of >20 yrs
C	Low quality, est. remaining life span of >10 yrs or below 150mm diameter
U	Poor quality, est. remaining life span of <10 yrs

- 13.10 The proposals include the removal of ‘T2’, an off-site category C2 sycamore in line with BS5837:2012 – Trees in relation to design, demolition and construction.

T2 is situated within the rear garden of a neighbouring Camden owned and managed property immediately south of the application site. This tree is in poor physiological condition and has been heavily pruned repeatedly which has adversely affected its form. As such it is considered that the loss of amenity that T2 provides could be mitigated through replacement planting.

13.11 The proposals refer to the construction of a temporary load-spreading road to avoid root damage to T1, an off-site London plane tree of high amenity value. It is considered possible to protect T1 from damage during construction however no details of the temporary road have been included with the application and it is recommended that the details are secured via a tree protection condition.

13.12 T3, T4 and T5 are trees that are also off site, immediately to the east and are in close proximity to the by the boundary of the application site. The arboricultural report refers to demolishing any structures within the root protection areas of T3, T4 and T5 by hand, under arboricultural supervision. The report also refers to subterranean investigations to assess the rooting ingress of T3, T4 and T5 into the application site which would influence suitable construction methods/foundation types utilise to ensure the off-site trees are not adversely affected by the development. While the arboricultural report contains a preliminary arboricultural method statement and tree protection plan, a detailed statement is required to demonstrate that the trees to be retained would be adequately protected during development. It is considered that provided the proposed measures are implemented and further details regarding ground protection, rooting investigations and foundation types are secured via a pre-commencement condition it will be possible for the development to take place without impacting on T1, T3, T4 and T5. It is recommended that full tree protection details and a detailed arboricultural method statement are secured via a condition.

13.13 A tulip tree is proposed in the centre of the courtyard which is considered to be a suitable choice of species for a large, specimen tree.

Conclusion

13.14 Under the proposals there would be a significant improvement in the quality of the landscaped area. One tree of poor physiological quality would be lost under the proposals and 1 tree would be planted. Subject to conditions, the other trees around the site would be sufficiently protected during building works. Given the above, the proposals are considered acceptable in terms of landscape and trees.

14 Impact on neighbouring amenity

14.1 The considerations on the impact on the amenity of the occupiers of neighbouring properties are as follows:

- Policy review
- Daylight and sunlight
- Overlooking
- Loss of garden space
- Noise and disturbance
- Conclusion

Policy review

14.2 Policies CS5, DP26 and CPG6 (Amenity) are relevant with regards to the impact on the amenity of residential properties in the area. Any impact from construction works is dealt with in the transport section.

Daylight and sunlight

14.3 A Daylight and Sunlight Study (Neighbouring Properties) has been submitted as part of this application which details any impact upon neighbouring residential properties and open spaces. The submitted study assesses the impact on neighbouring residential windows using the Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH). The study also assesses overshadowing to gardens and open spaces.

14.4 The VSC is calculated at the centre point of each affected window on the outside face of the wall in question. A window looking into an empty field will achieve a maximum value of 40%. BRE (Building Research Establishment) guidelines suggest that 27% VSC is a good level of daylight. If a window does not achieve 27% VSC as a result of the development, then it is assessed whether the reduction in value would be greater than 20% of the existing VSC – which is when the reduction in light would become noticeable to occupants. However, officers consider that VSCs lower than 27% are normal for urban areas, with 20% still considered acceptable.

14.5 Properties on the following streets where analysed for the impact of the proposal (see diagram below for location):

- Bertram Street; 21 & 23
- Croftdown Road; 110 to 112, 114 to 116, 118, 120 & 122
- Winscombe Street; 3, 14, 16, 18 to 20, 22 & 24, 26, 28 & 32.

These properties are considered below.

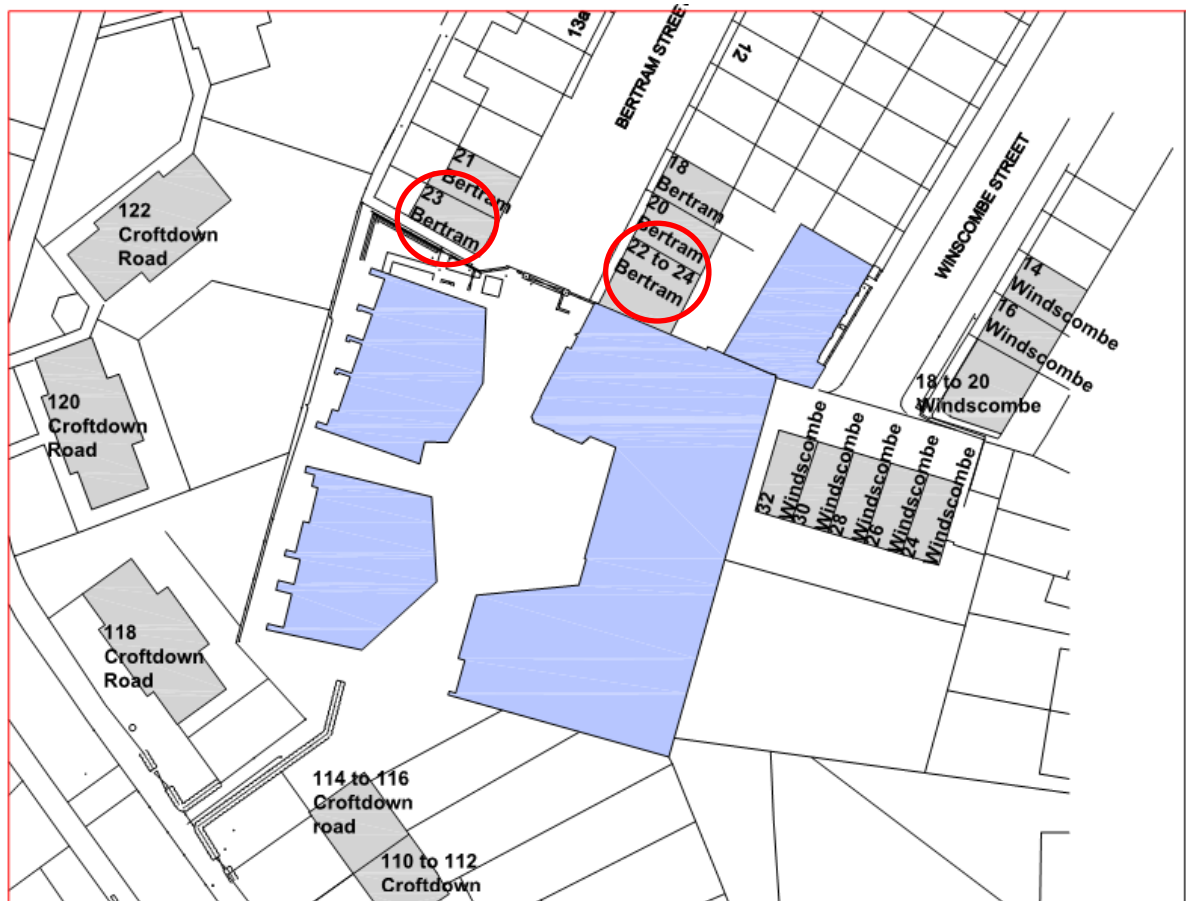


Figure 4 – Properties assessed in Daylight, Sunlight and Overshadowing Report, with the most affected properties circled in red

Bertram Street

- 14.6 Bertram Street is located to the north of the site and is therefore more sensitive in terms of loss of light. Some windows serving 21, 23 and 22 to 24 Bertram Street would fall short of BRE guidelines.
- 14.7 Only 1 window serving 21 Bertram Street would fall below, but at 78%, its VSC would fall only just below the guidelines.
- 14.8 With regards 22 to 24 Bertram Street (see Figure 3 below), there are 2 windows which would be affected more than the BRE guidelines. 1 window (269) would have a resultant VSC of 77% which is only a marginal shortfall. Window 270 is more affected, with an existing VSC of 32.3% falling to 20.2% which is a reduction to 63% of its former value.

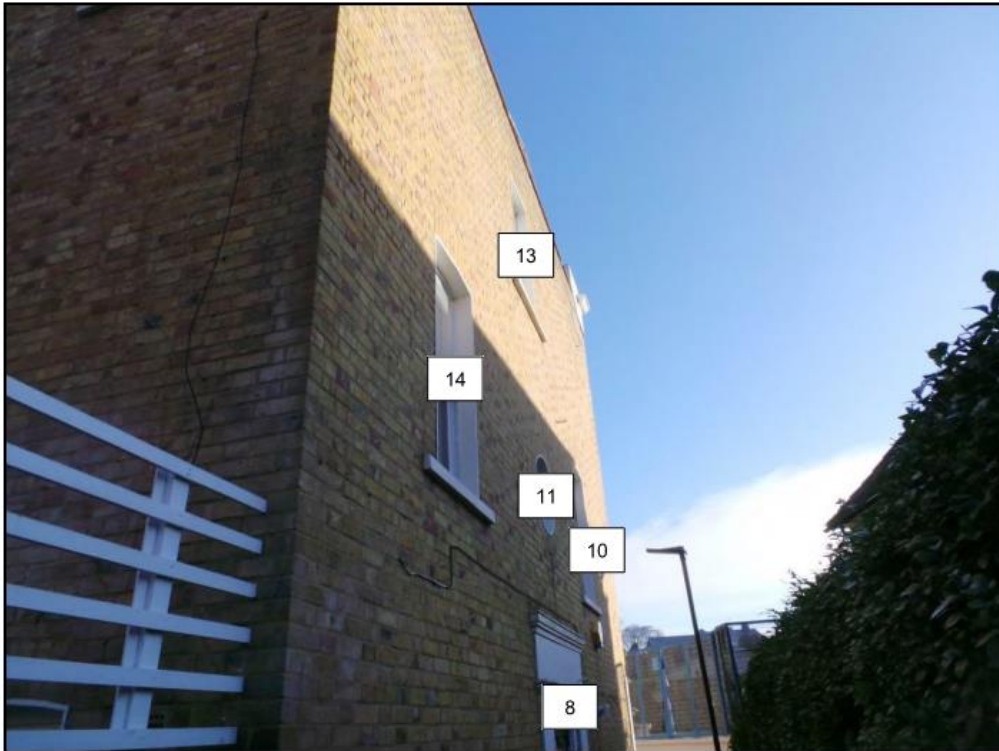


Figure 3 – windows affected on 22-24 Bertram Street

14.9 There are 7 windows serving 23 Bertram Street that would experience an impact greater than the BRE guidelines. 2 of these windows, which are on the front elevation, would experience an impact which is not considered significantly outside the guidelines (to 70% and 74% former value), and which is considered normal for an urban context.

14.10 The other 5 windows affected (windows 8, 10, 11, 13, 14) are all on the southern elevation of this property, which faces towards the application site (see Figure 4 below). 2 of these windows serve non-habitable rooms. The 3 windows serving habitable rooms (10, 13 and 14) where the impact would be greatest would have resultant VSCs of 11.9% (Window 10), 19.1% (Window 13) and 16.4% (Window 14), which calculates respectively as a loss of 60%, 46% and 47%. The affected properties have other aspects to the front and rear. Furthermore, the flank windows would benefit from the widening of the gap between them and the fence of the caretaker's house from 1.4m to 5.4m, with a more attractive public realm that would benefit from greater natural surveillance.

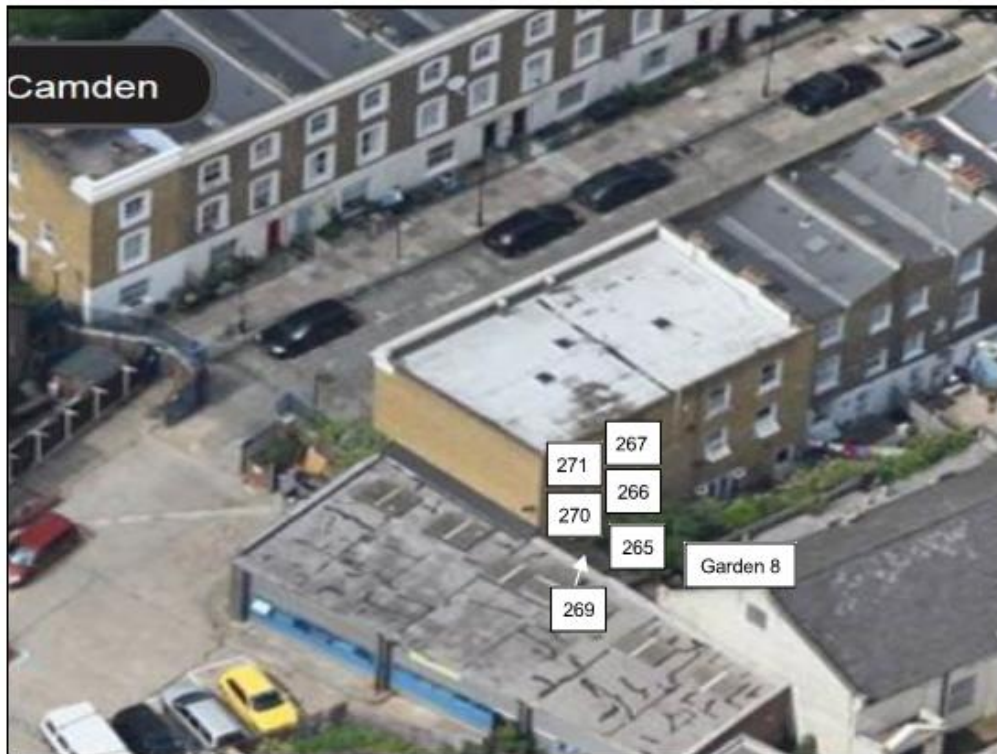


Figure 4 – windows affected on the flank elevation of 23 Bertram Street

14.11 Whilst these 3 windows would experience reductions above the BRE guidelines, these are not considered sufficient to warrant a refusal. Windows at the rear would not be materially affected under the proposals and the impact at the front would either accord with BRE guidelines or be within normal limits for an urban environment. Given the above, the impact is considered acceptable.

Croftdown Road

14.12 Some windows tested on 114 to 116 and 118 Croftdown Road would fall short of BRE guidelines. There are 9 windows serving 118 Croftdown Road and 2 windows serving 114 to 116 Croftdown Road which fall short of BRE guidelines, however the shortfalls are very minor, with all windows retaining at least 72% of their existing VSC, as opposed to the 80% BRE guideline.

Winscombe Street

14.13 All of the windows tested on Winscombe Street would comply with BRE guidelines.

Overshadowing

14.14 The BRE guide recommends that at least 50% of amenity space should receive at least 2 hours of sunlight on 21st March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21st March is less than 80% of its former value, then the loss of light is likely to be noticeable.

14.15 The study assesses the impact on gardens and open spaces. The study shows there will be some impact in terms of loss of light to the gardens of 18, 20 and 22 to 24 Bertram Street. However, the impact in real terms is not considered

significant, however, these gardens currently receive poor daylight at present and therefore any impact would be high in percentage terms.

14.16 8 gardens were tested and for 5 of these, the gardens would retain 88% of their former value. The other 3 gardens (22-24 Bertram Street, 23 Bertram Street and 122 Croftdown Road) would retain less than 80% their former value, with 2 gardens falling to 0%. However, very little of these gardens currently receive sunlight on this date (1.4sqm of 122 Croftdown Road and 2.14m of 23 Bertram Street) and therefore any reduction in absolute terms would be very high in percentage terms. In real terms, the increased area of overshadowing is very small. Given the small number of gardens that would experience a loss and the overall benefits of the scheme, this impact is considered acceptable.

14.17 The garden of 18 Bertram Street would receive more sunlight as a result of the development.

Noise and disturbance

14.18 An Acoustics Report has been submitted as part of this application. An Environmental Health officer has assessed the proposal and has no objections subject to conditions on sound insulation, amplified music/voices, noise levels within internal rooms and noise from plant. Subject to these conditions the community centre will not impact on the amenity of neighbouring properties.

14.19 Objections have been received with regards the incompatibility of the community facilities with the residential use above. Indeed, the close relationship between the residential accommodation and the community hall must work for the proposal to succeed. The community facilities exist at present in a residential area, with 2 flats currently located above the HNCC. Officers note that the new facilities would be more attractive for people to use and therefore there may be an intensification of the use, however, this is not considered incompatible with residential use. Whilst there is no limit to opening hours of the facilities at present, officers note that the proposed facilities would be more attractive to people looking to hire out spaces, and the spaces would be more likely to be used for functions such as weddings. Therefore, officers consider that the community facilities should only be used between 8.30am – 10pm Monday to Thursday, 8.30am – 11.30pm Saturday and 9.30am – 9pm on Sundays. Conditions are also attached requiring details of sound insulation and on amplified sound, which would ensure that residential use and the community facilities can both exist on the site. A management plan for the community facilities, detailing how amenity issues would be avoided and addressed, is included as a section 106 obligation.

14.20 An objection was received on the grounds of noise from the terrace serving the community facilities. A condition is recommended restricting the hours of use of this terrace to between 8.30am – 10pm Monday to Thursday, 8.30am – 11.30pm Saturday and 9.30am – 9pm on Sundays. Officers consider that these hours of use would mitigate noise issues emanating from this terrace.

14.21 There is no external plant proposed. A condition is attached to ensure noise from internal plant is within acceptable limits.

Overlooking

- 14.22 With regards to overlooking of neighbouring residents, Block A1 would be more than 18m away from the mansions blocks on Croftdown Road.
- 14.23 Block A2 would be located closer to neighbouring residential properties with 118 Croftdown Road located around 6m away at the closest point, at the south-westernmost corner of Block A2. The closest windows between these properties would have a separation distance of around 13m which is below the 18m guideline. Therefore officers consider there would be a material loss of privacy unless the windows in question are obscured and fixed shut. The windows in question serve a bedroom on the first floor and a bedroom on the second floor. Therefore a condition is recommended accordingly. Given the rooms affected are not habitable rooms and that they could be clear above 1.8m in height, it is considered that there would not be a material impact to occupants of these rooms.
- 14.24 Block B2 would be less than 18m away from 114-116 Croftdown Road, however there are no windows facing these properties within an 18m distance, as the south-eastern corner of the proposed block steps back. The terraces of the south-eastern units in Block B2 would be approximately 17m away from the windows at 114-116 Croftdown Road which is considered acceptable as it is only marginally below the 18m and is at an oblique angle.
- 14.25 Roof terraces are proposed, serving flats below, on Block A1 (1 terrace facing west), on Block A2 (3 terraces facing west and south) and at first floor level on the roof of the hall in Block B. These terraces have been positioned so as to not result in an overlooking impact on neighbouring properties. The terraces serving the flats in Block A2 feature screening which is built into the design of the building. The terrace on the flat roof of Block B, at first floor level, would be set 10m back from the eastern building edge and would therefore not overlook gardens to the east of the site.

Loss of garden space

- 14.26 Under the proposals there would be a loss of garden to 118 Croftdown Road and 114-116 Croftdown Road. These losses are as follows:

Property	Existing garden	Proposed garden	Loss
118 Croftdown Road	558.1 sqm	458.9	99.2sqm
114-116 Croftdown Road	494.6sqm	467.2sqm	27.4sqm

- 14.27 Both of the gardens affected are communal gardens, which are in the Council's ownership. The area to be lost to 114-116 is relatively small. The garden of 118 would lose a larger area; however, this garden is currently very large and would remain large. 57.36sqm of communal garden space per residential unit within 118 Croftdown Road. Notwithstanding the above, the applicant has offered to fund improvements to the garden in consultation with the tenants to ensure their enjoyment is not diminished.

Conclusion

14.28 Whilst there would be some impact in terms of loss of daylight/sunlight, given the distance and orientation to the nearest residential properties, the proposal would not have a material impact on the amenity of neighbouring residential properties. Subject to some obscure glazing, there would not be a material impact in terms of overlooking. The noise impact from the community facilities would be sufficiently mitigated via conditions. The loss of communal garden area is not considered significant enough to substantially impact on the occupants of the affected properties. Given the above, the proposals are considered acceptable in terms of amenity impact.

15 Land contamination

15.1 A Ground Investigation report was submitted as part of this application. This submitted report has been assessed by the Council's Contaminated Land Officer who has no objections to the proposal subject to conditions. There are no records of industrial use on the site. However, the Ground Investigation report revealed an elevated concentration of lead in the made ground within one of the samples tested, while two other samples were found to contain elevated concentrations of total PAH, including benzo(a)pyrene. In addition, a single sample has been found to contain 0.003% asbestos.

15.2 As the majority of the made ground is to be excavated as part of the open-cut excavation and as a result, the report recommends that no remedial measures are considered to be required. Consideration will however need to be given to the presence of asbestos within the soils at the site and a specialist should be consulted in this respect.

15.3 Given the above, the proposal is acceptable in terms of contaminated land subject to conditions on a written programme of ground investigation and standalone monitoring.

16 Basement

I couldn't get you on the phone - I will be in meetings most of the rest of the day now. Hopefully the audit report is easy enough to follow. I have made no mention of planning conditions in the report, but I have said that the final monitoring strategy implemented on site should conform to what has been presented in the BIA, limiting movements and subsequent damage to Category 1. If you would like to discuss further on Wednesday, you can reach me on 07472 611560.

16.1 Policy DP27 states 'In determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The council will only permit basement development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Policy DP27 states that developers will be required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

- 16.2 The site is not located within an area of slope stability, surface water flow and flooding or subterranean (groundwater) flow.
- 16.3 A single level basement is proposed below each of the new buildings and would extend to a depth of 3m below the existing ground level on the western side of the site (Blocks A1 and A2) and 4m below on the eastern part of the site (Block B).
- 16.4 A Ground Movement Analysis has been undertaken which indicates that damage to surrounding properties will range from Negligible (Burland Category 0) to Very Slight (Burland Category 1). The application was accompanied by a Basement Impact Assessment (BIA). The independent review by the Council's basement consultant (Campbell Reith) concluded that the BIA is adequate and in accordance with policy DP27 and guidance contained in CPG4 (Basements and Lightwells) 2015. The applicant has satisfactorily demonstrated that the proposed basement would not cause harm to the built and natural environment and would not result in flooding or ground instability. A condition is attached to ensure that works are carried out in accordance with the approved BIA.

17 Air quality

- 17.1 Policies CS16 and DP32 are relevant with regards to air quality.
- 17.2 An Air Quality Assessment (AQA) has been submitted as part of this application. The air quality impacts associated with the construction are compliant with policy. The proposed development would not produce any worse emissions than the existing buildings on site. The Council's Air Quality officer has been consulted and has no concerns. A final Construction Management Plan would be secured via section 106 agreement.

18 Sustainable design and construction

- 18.1 The sustainable design and construction considerations are as follows:

- Policy review
- The site and the proposal
- Energy
- Sustainability
- Living roofs/walls

Policy review

- 18.2 Pursuant to London Plan policies 5.2, 5.3, 5.6m, 5.7, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15 and 5.17, Core Strategy policy CS13 and Development Policies DP22 and DP23 all developments in Camden are required to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.
- 18.3 Policy DP22 encourages non-domestic developments in excess of 500sqm to achieve "very good" (58%). The minimum scores in the following categories must also be achieved: Energy 60%; Water 60%; and Materials 40%. Policy: CS13

requires all developments to achieve a 20% reduction in CO2 emissions through renewable technologies (the 3rd stage of the energy hierarchy) wherever feasible, and this should be demonstrated through the energy statement.

The site and the proposal

18.4 The proposal is a high density scheme and benefits from 'Moderate' public transport links (PTAL 3). The scheme is mixed use. Given the above, the principle of the scheme is highly sustainable.

Energy

18.5 A range of energy and sustainability documents have been submitted as part of the application.

18.6 Connecting to a decentralised energy network was investigated but not considered feasible due to technical issues (no capacity and no space for expansion, and length and complexity of distribution pipework runs). The development is not within a priority area for network development. The application proposes a gas-fired combined heat and power plant (CHP). A 1,500 litre thermal store is proposed to supply heat and power to the community centre and the majority of the dwellings (excluding 2 dwellings on Winscombe Street which will have independent gas and electricity supplies). The CHP would be designed following CIBSE Code of Practice for Heat Networks. Photovoltaic panels are also proposed.

18.7 The applicant is targeting BREEAM Excellent – in line with policy requirements. The applicant is exceeding policy requirements for minimum Water and Materials credits (particularly high Materials score). The applicant has confirmed that 'Scenario 2' credits will be targeted, therefore meeting the minimum Energy credit requirements.

Sustainability

18.8 For non-residential buildings there is a requirement to achieve a BREEAM Very Good (minimum) rating, aspiring to 'Excellent' and minimum credit requirements under Energy, Materials and Water.

18.9 Sustainability measures include a minimum reduction of 35% CO2 emissions compared to Part L regulations, a reduction in water usage and a target of BREEAM Excellent. The Council's Sustainability Officer was consulted and has no objections subject to conditions. The sustainable design principles stated in policy DP22 (Promoting sustainable design and construction) would be achieved.

19 Flood risk and drainage

19.1 Policies CS13 and DP23 are relevant with regards to flood risk and drainage.

19.2 A Flood Risk Assessment has been submitted as part of this application. There is low risk of surface water flooding and there have been no incidents of sewer flooding.

19.3 The SuDS hierarchy has been followed and SuDS measures are proposed in the development. Conditions are recommended requiring details of the SuDS measures and evidence of installation.

20 Nature conservation and biodiversity

20.1 A Phase 1 Habitat Survey and Daytime Bat Survey report has been submitted as part of the application. The stage 1 survey determined that there are no protected species on site. The site is currently of low ecological value.

20.2 The Council's Biodiversity Officer has reviewed the proposals and has no objections subject to conditions on bird and bat boxes, removal of vegetation, a lighting strategy and details of the living roof. A condition is also recommended regarding the submission of a detailed landscaping plan. Sufficient ground level planting would be ensured through this condition.

21 Accessibility

21.1 All the proposed dwellings are designed to meet lifetime homes standards (now superseded by part M building regulations) and all the dwellings are designed to be easily adaptable for wheelchair users. The Council's Accessibility Officer has been consulted and has no objections. The layout of units meets the Part M requirements. The community facilities have been designed to be fully accessible and would therefore be a significant improvement on the existing facilities. The open space is suitable for wheelchair users.

22 Transport

22.1 The following transport considerations are covered below:

- Policy review
- Accessibility by public transport
- Trip generation
- Car parking
- Cycle parking
- Deliveries and servicing
- Travel planning
- Highway works
- Access arrangements
- Pedestrian, cycling and environmental improvements
- Internal public realm improvements
- Basement excavations adjacent to the public highway
- Construction management
- Conclusion

Policy review

22.2 Policies CS11, DP16, DP17, DP18, DP19, DP20, DP21 and CPG7 (Transport) are relevant with regards to transport issues.

Accessibility by public transport

22.3 The site is easily accessible by public transport with a public transport accessibility level (PTAL) rating of 3-4. Bus stops are located nearby on Chester Road, Dartmouth Park Hill, Highgate Road, Raydon Street and Swain's Lane. Archway and Tufnell Park Underground stations are located 650m north-east and 750m south-east of the site respectively. The closest Overground stations are Upper Holloway (950m to the east) and Gospel Oak (950m to the south-west).

Trip generation

22.4 Trip generation analysis of the existing site versus the proposed development was undertaken to determine the net impact of the proposal. The analysis predicts an additional 18 two-way trips in the morning and evening peak hours. These additional trips would be associated with the new residential units and would have a negligible impact on the transport network in the local area.

22.5 The applicant has used the method of travel to work dataset from the 2011 Census data in order to predict the modal split for additional trips. This indicates that the vast majority (55%) of residents in the ward travel by public transport, 25% walk or cycle, whilst only 17% travel to work by car.

22.6 The development would be car free except for 1 disabled parking space associated with the new community centre. This means that the vast majority of trips would take place by sustainable modes of transport (i.e. walking, cycling and public transport). Indeed, it is anticipated that the development would result in a reduction in motor vehicle trips due to a significant reduction in on-site car parking provision as well as the provision of 82 secure cycle parking spaces. This would help to encourage trips by sustainable modes of transport rather than by private motor vehicle.

Car parking

22.7 The site is located within Controlled Parking Zone (CPZ) CA-U Highgate, which operates on Monday to Friday between 1000 and 1200 hours. The vast majority of roads in the area surrounding the site have parking bays marked on both sides of the road. The majority of the parking bays on Chester Road, Croftdown Road and at the northern end of Bertram Street are for permit holders only during CPZ hours. The bays at the southern end of Bertram Street and a limited number on Chester Road are for permit holders or pay and display during CPZ hours with a maximum stay of 1.5 hours for non-permit holders. The use of these bays and single yellow lines without loading and unloading restrictions is unrestricted outside of CPZ Hours. There are a number of disabled parking bays in close proximity to the site, including one half way down Bertram Street, one adjacent to the site entrance and two on Croftdown Road near the pedestrian footpath.

22.8 Parking occupancy surveys were undertaken to compare the supply and demand for on-street parking on streets within 200 metres of the site. The results indicate that the highest stress (81%) was recorded overnight, suggesting that residents generate the greatest demand for parking. The maximum stress recorded during the evening peak (75%), when most visitors will be travelling to the community centre, and during the CPZ operation hours (72%) are well below the recognised 85% threshold. This indicates that there is spare parking capacity in the local area. At the busiest recorded time (overnight), an additional 10 vehicles could be

parked in the area, and the total stress would be below 85%. In the evenings, an additional 24 vehicles could be parked in the area. The data suggests that parking is currently poorly distributed in the area, with the streets to the north being heavily parked, while considerable spare capacity exists to the south. This could be in part due to the severance created by the existing site, as the public right of way to the east is considered unsafe by many residents. In this sense, the redevelopment of the site could relieve parking stress and redistribute parking more evenly throughout the local area. The improved north-south connection through the site will make it easier for residents who currently struggle to park on Bertram Street or Chester Road to park on other nearby streets such as Croftdown Road and St Albans Road.

- 22.9 The site currently benefits from 12 marked parking bays, 1 of which is for disabled users. It should be noted however that at least 3 of these spaces are not actually available as they are occupied by a large shipping container. Observations suggest that some of the 9 available spaces are not actually accessible as a result of this. The on-site parking spaces are not subject to CPZ restrictions. This raises issues with inappropriate/illegitimate use.
- 22.10 On-site parking occupancy surveys were undertaken on 2 consecutive days between 0700 and 2000 hours to compare the existing supply and demand for on-site parking. Observations included details on existing car parking, disabled parking, servicing and deliveries, and illegitimate parking (people using the car park who are not associated with the Community Centre). It is noted that the Community Centre currently rents out three parking bays for private use. This arrangement will be removed as part of the proposed development.
- 22.11 The results of the on-site survey suggest that up to 12 vehicles were parked within the site at any one time. However, further analysis indicates that only 1 parking space was generally occupied by an essential user (i.e. blue badge holder). A maximum of 5 spaces were being used by people visiting the community centre. The remainder of activity related to deliveries, mini-bus and taxi pick up / drop off, and illegitimate use.
- 22.12 The proposal would provide 1 disabled parking space for visitors to the community centre. The reconfigured courtyard would also continue to accommodate deliveries, mini-bus and taxi pick up / drop off, and access to emergency services vehicles, as per the existing situation.
- 22.13 The proposal otherwise acknowledges the requirement for a car free development in order to be compliant with core strategy CS11, development policies DP18 and DP19, and emerging Local Plan policy T2. This means that on-site parking spaces will not be provided and residents/staff will not be able to obtain on-street parking permits from the Council. A car free development would be secured via a section 106 planning obligation if planning permission is granted.
- 22.14 It should be noted that residents, staff and visitors with a recognised disability and in possession of a blue badge would be able to park on the public highway in the general vicinity of the site, in the same way as residents in possession of a residents parking permit.

- 22.15 2 car club spaces are located on Bickerton Street, approximately 250m east of the site. Residents would be able to join the car club scheme.
- 22.16 Officers are aware that local people have concerns about the potential displacement of parking currently taking place within the site and the impact this could have on the availability of kerbside space within the CPZ. Officers feel that any displacement would not have a severe impact in this regard for various reasons. Firstly, the results of the parking surveys suggest that parking stress is not a significant issue in the local area, except perhaps on Bertram Street itself. Secondly, the development will be car free, meaning no on-site parking provision and residents/staff being ineligible to obtain on-street parking permits. Thirdly, the landscaping, cycle parking and footpath improvements will help to encourage and promote walking and cycling trips to and from the site. Finally, a travel plan will help to encourage residents and staff to travel by sustainable modes of transport (e.g. walking, cycling and public transport) instead of using private motor vehicles. However, the developer has agreed to fund a separate consultation exercise to investigate the concept of extending the operating hours of the existing CPZ. A financial contribution of £50,000 should be secured as a section 106 planning obligation if planning permission is granted.

Cycle parking

- 22.17 The proposal would provide a total of 82 secure cycle parking spaces. This would include 60 long-stay spaces located in covered, secure and fully enclosed cycle stores within the residential element of the scheme. 24 spaces would be provided at ground floor, with a further 36 spaces to be provided at basement level. Step-free access would be provided by means of 2 lifts. The lifts to the basement cycle parking will be able to accommodate a standard bicycle (1.8m long by 1.2m tall) diagonally, without the need to lift the front wheel.
- 22.18 In addition, a total of 22 easily accessible and secure short-stay cycle parking spaces for visitors would be provided in the landscaped areas within the site. These spaces could also be used by staff.
- 22.19 The proposed level of provision would meet the minimum requirements of the London Plan and would therefore be policy compliant. In addition, the details provided have been designed in accordance with Camden Planning Guidance document CPG7 (Transport).
- 22.20 The 82 cycle parking spaces and details of the specific types of cycle parking facility to be provided would be secured by condition if planning permission is granted. The details would need to be in accordance with Camden Planning Guidance document CPG7 (Transport).
- 22.21 The new community centre would have showers and lockers for staff and visitors. This is welcomed as it would help to encourage cycling in accordance with Core Strategy CS11 and Development Policy DP17.

Deliveries and servicing

22.22 The proposal would make provisions for all deliveries and servicing activity to take place within the site. This is welcomed as it would minimise impacts on the public highway. Swept path diagrams have been provided to demonstrate that the various types of vehicle likely to service the site would be able to enter and exit the site in a forward gear and in a safe and efficient manner. This includes refuse vehicles and fire tenders.

22.23 The proposal is likely to lead to a slight increase in trips associated with deliveries and servicing activity (e.g. home deliveries). The transport statement submitted in support of the planning application predicts 3-5 additional trips per day. These additional trips would be associated with the new residential units and would have a negligible impact on the transport network in the local area.

22.24 The Council needs to ensure that the impacts of deliveries and servicing activity are minimised (e.g. access, traffic congestion, road safety, amenity issues). It is essential that deliveries and servicing activity are managed with these issues in mind. A draft delivery and servicing management plan (SMP) has been submitted in support of the application. This suggests that deliveries and servicing activity can be managed to mitigate and minimise the impacts on the local road network. A more detailed SMP would be secured via a section 106 planning obligation if planning permission is granted.

Travel planning

22.25 A framework Travel Plan has been submitted in support of the planning application. A more detailed Travel Plan and a monitoring contribution of £6,244 would be secured via section 106 planning obligations if planning permission is granted. This is welcomed as it will help to encourage and promote trips by sustainable modes of transport (i.e. walking, cycling and public transport).

Highway works

22.26 The summary page of Development Policy DP21 states that 'The Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'.

22.27 Information submitted in support of the planning application suggests that a temporary access route would be formed from Croftdown Road during construction of the development. This would have the benefit of minimising the number of construction vehicles travelling to and from the site via Bertram Street.

22.28 The proposal would most probably lead to significant levels of damage to the public highway in the general vicinity of the site on Bertram Street and Croftdown Road. The Council would need to repair any such damage. In addition, the Council would also need to undertake highway works in order to facilitate the proposal. This would include widening of the existing footpath from Croftdown Road which will provide a useful link through the site for cyclists and pedestrians. The existing footpath linking Croftdown Road and Chester Road (and connecting with the site) would also be resurfaced. It may also be necessary to make minor amendments to existing traffic management orders in the general vicinity of the site. The highway works would also ensure that the proposed development

interfaces seamlessly with the adjacent public highway (i.e. Bertram Street, Croftdown Road, and the aforementioned footpath).

22.29 The highway works described above relate to land within the public highway and would be designed and constructed by Camden. A highways contribution of £165,000 would be secured via a section 106 planning obligation if planning permission is granted.

Access arrangements

22.30 The proposal would maintain vehicular access to the site via Bertram Street as per the existing situation. The proposed development would also lead to a significant reduction in motor vehicle trips in and out of the site, due to the 'car-free' requirement and the absence of general car parking spaces.

22.31 Cyclists and pedestrians would also access the site via Bertram Street. The proposal has the added benefit of creating a new link through the site for cyclists and pedestrians. This would provide a new and more attractive link between Bertram Street and Croftdown Road. The existing footpath which is narrow and less attractive would be retained as an established public right of way.

22.32 The central courtyard has been designed as a pedestrian space and this would deter vehicles from entering and parking on-site. Rising bollards would be installed to reinforce this. The bollards would be operated with a keypad code. This would allow access to the courtyard to be controlled for the use of essential users (e.g. disabled staff, mini-bus pick up and drop offs, refuse collections, deliveries and servicing including residents moving in/out, and emergency access). The management of such restrictions would be detailed in a delivery and servicing management plan, a parking management plan, and a travel plan for the site. These plans should be secured via section 106 planning obligations if planning permission is granted.

Pedestrian, cycling and environmental improvements

22.33 It is acknowledged that the proposal would result in an increase in trips to and from the site. As already mentioned, the majority of these additional trips would involve sustainable modes of transport. The Council needs to ensure that this becomes a reality. The aforementioned cycle parking provision, access improvements and travel plan will be beneficial in this regard. The Council can also make a contribution by improving the local road/transport network for cyclists, pedestrians and public transport users. This would typically involve improvements to cycling and walking routes and improvements to bus stops in the general vicinity of the site. A Pedestrian, Cycling and Environmental Improvements contribution of £60,000 would therefore need to be secured as a section 106 planning obligation if planning permission is granted.

Internal public realm improvements

22.34 The proposal would deliver an improved public realm within the site. The public realm proposals are welcomed as they would provide a pleasant environment for cyclists and pedestrians.

22.35 The public realm proposals are shown on the landscaping plan. Some elements of the design should be treated as indicative at the moment. For example, the specific location of short stay cycle parking facilities could be subject to change. Also, the proposed amendments to the crossover on Croftdown Road do not appear to be necessary. Such details including hard and soft landscaping material specifications would be secured by condition if planning permission is granted.

22.36 The proposal will involve widening the existing footpath from Croftdown Road. This would provide a new and improved pedestrian and cycling link through the site. This element of the scheme will require a minor appropriation of land between 2 parts of the Council. This would be dealt with separately if planning permission is granted and prior to any works commencing on site (e.g. Section 256 of the Highways Act 1980). An informative to this effect would be included on the decision notice if planning permission is granted.

Basement excavations adjacent to the public highway

22.37 The proposal would involve basement excavations directly adjacent to the public highway. The Council has to ensure that the stability of the public highway adjacent to the site is not compromised by the proposed basement excavations.

22.38 The applicant would be required to submit an 'Approval In Principle' (AIP) report to our Highways Structures & Bridges Team within Engineering Services as a pre-commencement Section 106 obligation. This is a requirement of British Standard BD2/12. The AIP would need to include structural details and calculations to demonstrate that the proposed development would not affect the stability of the public highway adjacent to the site. The AIP would also need to include an explanation of any mitigation measures which might be required.

22.39 The AIP and an associated assessment fee of £1,800 would need to be secured via Section 106 planning obligations if planning permission is granted.

Construction management

22.40 Development Policy DP20 states that Construction Management Plans should be secured to demonstrate how developments will minimise impacts from the movement of goods and materials during the construction process (including any demolition works). Development Policy DP21 relates to how a development is connected to the highway network. For some developments this may require control over how the development is implemented (including demolition and construction) through a Construction Management Plan (CMP).

22.41 A draft CMP has been submitted in support of the planning application. This provides some useful information; however, it lacks detail as a principal contractor has yet to be appointed.

22.42 Various schools are located nearby. This part of the borough suffers from severe traffic congestion during peak periods. Officers' primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion in the local area. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality,

temporary loss of parking, etc.). The Council needs to ensure that the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area. A CMP would therefore be secured via a Section 106 planning obligation if planning permission is granted.

22.43 In order to minimise traffic congestion and road safety issues during development works, construction vehicle movements would need to be scheduled to take place between 0930 and 1500 hours and between 0800 and 1300 hours on Saturday during school term time. During school holidays, construction vehicle movements could be scheduled to take place between 0930 and 1630 hours and between 0800 and 1300 hours on Saturday. Specific details would need to be agreed with Camden during development of the CMP. The CMP would need to be approved by Camden prior to any works commencing on site.

22.44 The development, if approved, would require significant input from officers. This would relate to the development and assessment of the CMP as well as ongoing monitoring and enforcement of the CMP during demolition and construction. A CMP Implementation Support Contribution of £9,540 would need to be secured via a Section 106 planning obligation if planning permission is granted.

Conclusion

22.45 The proposal would be acceptable in terms of transport implications subject to various conditions and the following section 106 planning obligations.

Safety and security

22.46 Policy CS17 and CPG1 (Design) are relevant with regards to secure by design.

22.47 The Designing Out Crime officer was consulted prior to the application being submitted and was involved in the design process.

22.48 The new pedestrian route would provide more direct access to the site from the south than that afforded by the existing footpath which is narrow, indirect, not well-overlooked and has reported problems of antisocial behaviour. This layout is therefore intended to create the conditions for a more permeable, legible and safe public realm that provides easier access to the site's facilities for the whole of the surrounding community that it serves. Under the proposals there will be natural surveillance from all the new flats, including on to the narrow alleyway to the west of the site, which suffers from antisocial behaviour. Improved lighting and CCTV are also proposed. It is acknowledged that there may be less footfall on this narrow alleyway, given the new access route through the courtyard, however, officers consider this will be counterbalanced by the improvement in natural surveillance.

22.49 The proposals have been designed to not allow for any hiding places but to be open and legible.

22.50 The cycle/bin store is fenced off and so would be secure, but passers-by would be able to see through the fence.

22.51 Given the above, the proposals are considered acceptable in terms of safety and security.

23 Refuse and recycling

23.1 Policies CS18, DP26 and Camden Planning Guidance 1 (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables is provided in all developments.

23.2 All blocks have space for refuse and recycling. Turning circles have been provided showing refuse vehicles ability to service the development. Transport issues are assessed in the Transport section of this report.

24 Employment and training opportunities

24.1 In line with CPG8, a range of training and employment benefits are 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 will be secured via section 106 agreement and would comprise local employment, opportunities and procurement.

24.2 The proposals are therefore in accordance with the guidance set out in CPG5 and policies CS8 and DP13 of the LDF.

25 Planning obligations

25.1 The Council cannot enter into a section 106 agreement with itself, and therefore a 'shadow' section 106 will be drawn up.

25.2 The following contributions are required to mitigate the impact of the development upon the local area, including on local services. These heads of terms will mitigate any impact of the proposal on the infrastructure of the area.

Contribution	Amount (£)
Highways contribution	165,000
Pedestrian, cycling and environmental contributions	60,000
Approval in Principle (AIP) report – review and sign off	1,800
CMP Implementation Support	9,540
Travel plan monitoring	6,244
Review of the existing CPZ hours	50,000
Carbon Offset Fund	52,380
TOTAL	344,964

26 Mayor of London's Crossrail CIL

26.1 The proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) as it includes the addition of private residential units. Based on the Mayor's CIL charging schedule and the information provided as part of the application, the Mayoral CIL is based at £50 per sqm ([Chargeable Housing] sqm = 3,564sqm x £50 per sqm [Mayoral CIL] = **£178,200**). This would be collected by Camden after the scheme is implemented and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, and subject to indexation in line with the construction costs index.

27 **Camden CIL**

27.1 The proposal would be liable for the Camden Community Infrastructure Levy (CIL). The site is located within Zone C. The estimate based on the uplift of floorspace of market housing (3,564sqm x £500, the Camden CIL liability is **£1,782,000**.

28 **CONCLUSION**

28.1 The proposals would provide modern, purpose-built, accessible community facilities which would provide for the continuing operation of the HNCC and FYA which are provide valuable services to the local community. The provision of housing is welcomed. Officers accept no affordable housing in this instance, given that the private housing would fund the community facilities.

28.2 The proposals maximise the use of the site in terms of scale and massing. The architecture is high quality and contextual and will not impact on any local heritage assets.

28.3 The proposals have been carefully designed to not impact on the amenity of any neighbouring residential properties, or of the amenity of any of the proposed dwellings, in terms of light or privacy. Any noise impacts from the community centre would be mitigated by conditions.

28.4 The proposal is car-free (except for 1 disabled parking space) which officers welcome. A final CMP, SMP and travel plan are included as heads of term.

28.5 Officers strongly welcome the provision of the community facilities and the high quality architecture. Given the above, the development would be appropriate and in accordance with relevant National and Regional Guidance, Core Strategy and Development Policies and Camden Planning Guidance for the reasons noted above.

29 **RECOMMENDATIONS**

29.1 **Planning Permission is recommended subject to conditions and a Section 106 Legal Agreement covering the following Heads of Terms:-**

Affordable housing/viability

- Any surplus would be invested into the Council's CIP programme.
- Affordable housing and Deferred Affordable Housing Contribution (capped at the equivalent of 50% of proposed flats)

Community facilities

- Provision of community facilities prior to first occupation of the residential premises
- Provision of a management plan for the community facilities, detailing how amenity issues would be avoided and addressed

Employment and training

- The applicant should work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8
- The applicant should advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely
- The applicant should provide a specified number (to be agreed) of construction and non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre or our work experience broker
- If the build costs of the scheme exceed £3 million the applicant must recruit 1 construction apprentice or non-construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. The applicant should recruit both construction and non-construction apprentices. Recruitment of non-construction apprentices (e.g. administrative, facilities management, finance, HR, etc.) should be conducted through the Council's Economic Development team
- If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.30 of CPG8
- The applicant provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site.

Energy and sustainability

- BREAAAM Excellent compliance and post construction review, targets as stated in the energy and sustainability statements for Energy, Materials and Water
- Energy provisions to be secured through energy plan – 35% beyond Part L 2013 (for both the residential and non-residential parts) AND 9% reduction through renewables (site wide)
- CHP details
- Future proofing details of opportunities to connect to a future decentralised energy network.
- Carbon Offset Fund – £52,380

Landscaping, trees and open space

- Completion of public open space

Transport

- Car free development
- Parking management plan
- Servicing management plan
- Landscaping management plan
- Construction management plan (CMP)
- CMP Implementation Support Contribution of £9,540
- Travel plan and associated monitoring fee of £6,244
- Approval in principle report and associated assessment fee of £1,800
- Highways contribution of £165,000 and levels plans
- Pedestrian, Cycling and Environmental Improvements contribution of £60,000
- Financial contribution of £50,000 for a review of the existing CPZ hours

30 LEGAL COMMENTS

30.1 Members are referred to the note from the Legal Division at the start of the Agenda.

31 Conditions – planning application

1	<p>Three years from the date of this permission</p> <p>This development must be begun not later than three years from the date of this permission.</p> <p>Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).</p>
2	<p>Approved drawings</p> <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Existing: 1415-PL-GA-000 B, 1415-PL-GA-001 B, 1415-PL-GA-002 A, 1415-PL-GA-100 D, 1415-PL-GA-101 D, 1415-PL-GA-103 C, 1415-PL-GA-106 D, 1415-PL-GA-107 C, 1415-PL-GA-109 C, 1415-PL-GA-110 B, 1415-PL-GA-111 C, 1415-PL-GA-300 A.</p> <p>Proposed: 1415-PL-ST-100 A, 1415-PL-GA-700 N, 1415-PL-GA-701 N, 1415-PL-GA-703 K, 1415-PL-GA-706 L, 1415-PL-GA-707 J, 1415-PL-GA-712 J, 1415-PL-GA-713 B, 1415-PL-GA-714 C, 1415-PL-GA-715 C, 1415-PL-GA-A-599 U, 1415-PL-GA-A-600 X, 1415-PL-GA-A-601 Q, 1415-PL-GA-A-602 U, 1415-PL-GA-A-603 U, 1415-PL-GA-A-604 P, 1415-PL-GA-A-605 M, 1415-PL-GA-B-599 W, 1415-PL-GA-B-600 X, 1415-PL-GA-B-601 R, 1415-PL-GA-B-602 U, 1415-PL-GA-B-603 R, 1415-PL-GA-B-604 S, 1415-PL-GA-C-600 E, 1415-PL-ST-001 B, 1415-PL-GA-ST-800 N, 1415-PL-ST-801 K, 1415-PL-ST-802 O,</p>

	<p>1415-PL-ST-803 Q, 1415-PL-ST-804 L, 1415-PL-ST-805 G, 1415-PL-ST-899 E, 1415 SK-E-100 C, 1415 SK-E-101 E, 1415 SK-E-102 C, 1415 SK-E-103 C.</p> <p>Documents: Flood Risk Assessment and Sustainable Drainage Strategy (Conisbee) November 2016, Ground Investigation and Basement Impact Assessment (GEA) November 2016, Heritage Statement (Iceni) November 2016, Sustainability Statement (Iceni) November 2016, Design & Access Statement (rcka) November 2016, Energy Strategy (Van Zyl & de Villiers Ltd Consulting Engineers) November 2016, Air Quality Assessment 01.0050.002/AQ v2 (Isopleth) November 2016, Acoustic Report (ion acoustics) November 2016, Planning Statement (Iceni) November 2016, Daylight and Sunlight Study (Within Development) (Right of Light Consulting) November 2016, Daylight and Sunlight Study (Neighbouring Properties) (Right of Light Consulting) November 2016 and 10 January 2017, Viability Assessment and Affordable Housing Report - November 2016, BREEAM Assessment (Land Use and Ecology) (Syntegra Consulting) November 2016, Habitat Survey (Syntegra Consulting) November 2016, Transport Statement (JMP) November 2016, Draft Framework Travel Plan (JMP) November 2016, Draft Servicing Management Plan(JMP) November 2016, Draft Construction Management Plan, (JMP) November 2016, Statement of Community Involvement (rcka) November 2016, Arboricultural Impact Assessment (Greenman) November 2016, Sustainability Statement (Iceni) December 2016, Energy Strategy Additional Information (Van Zyl & de Villiers Ltd Consulting Engineers) 16/12/2016, Car Park Management Plan (Systra) 24/02/2017, Revised BIA Information (Conisbee) 27 Mar 2017.</p> <p>Reason: For the avoidance of doubt and in the interest of proper planning.</p>
3	<p>Apart from the many words below, I would like to suggest special conditions to the PP to cover:</p>
4	<p>Detailed drawings/samples</p> <p>Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:</p> <p>a) Plan, elevation and section drawings, including jambs, head and cill, of all external windows and doors at a scale of 1:10.</p> <p>b) Samples and manufacturer's details at a scale of 1:10, of all facing materials including windows and door frames, glazing, and brickwork with a full scale sample panel of brickwork, spandrel panel and glazing elements of no less than 1m by 1m including junction window opening demonstrating the proposed colour, texture, face-bond and pointing.</p> <p>c) Details of all new windows, doors and other materials in the conversion of the People's Gospel Mission Hall.</p>

	<p>d) Details of the junction with the historic granite sets at the threshold of the site on Bertram Street.</p> <p>A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given.</p> <p>The relevant part of the works shall then be carried in accordance with the approved details</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.</p>
5	<p>External fixtures</p> <p>No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials or satellite dishes shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the Council.</p> <p>Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.</p>
6	<p>Refuse and recycling</p> <p>Prior to first occupation of the residential units, the refuse and recycling storage areas shall be completed and made available for occupants.</p> <p>The development of each block shall not be implemented other than in accordance with such measures as approved. All such measures shall be in place prior to the first occupation of any residential units and shall be retained thereafter.</p> <p>Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
7	<p>Roof terraces</p> <p>No flat roofs within the development shall be used as terraces without the prior express approval in writing of the Local Planning Authority unless marked as such on the plans. .</p>

	<p>Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
8	<p>Landscape</p> <p>No development (excluding demolition and enabling works) shall take place on the relevant part of the site until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include:</p> <ul style="list-style-type: none"> a) details of any proposed earthworks including grading, mounding and other changes in ground levels. b) details of proposals for the enhancement of biodiversity, c) an open space management plan, d) permeable play surfaces for SuDS purposes. <p>The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.</p> <p>Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.</p>
9	<p>Hours of use – community facilities</p> <p>The community facilities in Block B shall only be used between 8.30am – 10pm Monday to Thursday, 8.30am – 11.30pm Saturday and 9.30am – 9pm on Sundays.</p> <p>Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance.</p>
10	<p>Hours of use – terrace for community facilities</p> <p>The terrace serving the community facilities on Block B shall only be used between 8.30am – 10pm Monday to Saturday and 9.30am – 9pm on Sundays.</p> <p>Reason: To ensure that the amenity of occupiers of residential properties in the area is not adversely affected by noise and disturbance.</p>
11	<p>Obscure glazing</p> <p>All glazing below 1.8m from floor level shall be obscurely glazed and fixed shut</p>

	<p>for the following windows:</p> <ul style="list-style-type: none"> - the bedroom window for 'Flat Type 9' (Block A2) at first floor level - the bedroom window for 'Flat Type 9' (Block A2) at second floor level <p>This glazing shall be retained permanently thereafter.</p> <p>Reason: To ensure that the amenity of occupiers of neighbouring residential properties and gardens in the area is not adversely affected by overlooking.</p>
12	<p>SuDS</p> <p>Prior to commencement of the relevant part of the development (excluding demolition) details of a sustainable urban drainage system shall be submitted to and approved by the local planning authority in writing. Such details shall include details of the following features:</p> <ul style="list-style-type: none"> i) Area A: <ul style="list-style-type: none"> - 181m² Blue Roof (18m³ attenuation) - 211m² Permeable Paving (25m³ attenuation) - Attenuation Tank 1 (80m² attenuation) ii) Area B: <ul style="list-style-type: none"> - Attenuation Tank 2 (2.4m³ attenuation) - Attenuation Tank 3 (2.4m³ attenuation) <p>SUDS will be implemented prior to the opening of the relevant parts of the development.</p> <p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.</p>
13	<p>Evidence of installation - SuDS</p> <p>Prior to occupation, evidence that the sustainable urban drainage system has been implemented in accordance with the approved details as part of the development shall be submitted to the Local Authority and approved in writing. The systems shall thereafter be retained and maintained in accordance with the approved maintenance plan.</p> <p>Reason: To reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system in accordance with policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.</p>
14	Water efficiency

	<p>Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority. Thereafter, the development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use.</p> <p>Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CS13 (Tackling climate change through promoting higher environmental standards), DP22 (Promoting sustainable design and construction) and DP23 (Water).</p>
15	<p>Photovoltaic cells</p> <p>Prior to commencement of the above ground construction works, development of the relevant part of the scheme, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.</p> <p>Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.</p>
16	<p>Living roof</p> <p>Prior to commencement of the above ground construction works, development full details of all biodiverse, substrate-based extensive living roofs to be incorporated into the development shall be submitted to and approved in writing by the local planning authority. The design and planting scheme should be informed by the Ecological Appraisal and should reflect the local conditions and species of interest. The details shall include the following: A. detailed maintenance plan, B. details of its construction and the materials used, C. a section at a scale of 1:20 showing substrate depth averaging 130mm with added peaks and troughs to provide variations between 80mm and 150mm and D. full planting details including species showing planting of at least 16 plugs per m2. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied. Guidance on living roofs is available in the Camden Biodiversity Action Plan: Advice Note on Living Roofs and Walls.</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of</p>

	the London Borough of Camden Local Development Framework Development Policies.
17	<p>Bird and bat boxes</p> <p>Details of bird and bat nesting boxes or bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any of the above ground construction works commencing on site, in line with the recommendations in the Ecological Appraisal. Boxes/bricks should be integrated into the fabric of the building wherever possible, to increase sustainability. Details submitted shall include the exact location, height, aspect, specification and indication of species to be accommodated. Boxes shall be installed in accordance with the approved plans prior to the first occupation of the development and thereafter maintained.</p> <p>Reason: To ensure the development provides the appropriate provision towards creation of habitats and valuable areas for biodiversity in accordance with policy 7.19 of the London Plan 2011 and Policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.</p>
18	<p>External lighting</p> <p>Details of all external lighting shall be submitted to and approved by the Local Planning Authority, prior to first occupation of the development. Full details of a lighting strategy, to include the following information shall be submitted to and approved by the Local Planning Authority, in writing, before the development commences.</p> <ul style="list-style-type: none"> - Location and type (for safety, security and design reasons) - Potential light spill on to buildings, trees and lines of vegetation (for biodiversity reasons). <p>The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.</p> <p>Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and in the interests of security in accordance with policies CS17 and CPG1 (Design) and in the interests of safety.</p>
19	<p>Non-road mobile machinery</p> <p>All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle – with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIA of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.</p> <p>Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of</p>

	<p>growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.</p>
20	<p>Tree protection</p> <p>Prior to the commencement of any works, details demonstrating how trees to be retained both on and off site shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees, a tree protection plan and details of an auditable system of site monitoring. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details."</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of trees and biodiversity in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.</p>
21	<p>Land contamination – written programme of investigation</p> <p>At least 28 days before development commences:</p> <p>(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority; and</p> <p>(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority.</p> <p>The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority prior to occupation.</p> <p>Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
22	<p>Land contamination – Standalone Monitoring</p> <p>In the event that additional significant contamination is found at any time when</p>

	<p>carrying out the approved development it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of the Environment Agency's Model Procedures for the Management of Contamination (CLR11), and where mitigation is necessary a scheme of remediation must be designed and implemented to the satisfaction of the local planning authority before any part of the development hereby permitted is occupied.</p> <p>Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
23	<p>Sound insulation</p> <p>Prior to commencement of the above ground construction works , details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.</p> <p>Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise.</p>
24	<p>Amplified music/voices</p> <p>Neither music nor amplified loud voices emitted from the non-residential parts of the built development shall result in more than a 5dB increase from existing ambient noise levels to nearby residential properties.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise in accordance with policy DP28.</p> <p>Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise.</p>
25	<p>Noise levels</p> <p>The noise level in rooms in the residential development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.</p> <p>Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration.</p>

26	<p>Plant and equipment</p> <p>The external noise level emitted from proposed plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity. Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment.</p>
27	<p>Cycle parking</p> <p>Prior to first occupation, the following bicycle parking shall be provided:</p> <ul style="list-style-type: none"> - secure and covered parking for 82 resident's bicycles - secure short-stay parking for 22 bicycles <p>All such facilities shall thereafter be retained.</p> <p>Reason: To ensure that the scheme makes adequate provision for cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and CPG7 (Transport).</p>
28	<p>New pedestrian and cycle route through</p> <p>The proposed new pedestrian and cycle route through the site shall be provided prior to the occupation of all the residential units and shall be maintained as a public right of way in perpetuity.</p> <p>Reason: To ensure that the scheme makes adequate provision for pedestrians and cycle users in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP18, DP19 and DP26 of the London Borough of Camden Local Development Framework Development Policies, the London Plan and CPG7 (Transport).</p>
29	<p>Need for a legal agreement</p> <p>In the event that any owners of the land have the legal locus to enter into a Section 106 Agreement no works shall be commenced on site until such time as they have entered into such an Agreement incorporating obligations in respect of the matters covered by conditions marked with ** in the planning permission granted on XXXXXXXXXXXXXXXX (Camden reference 2016/6088/P)</p>

	<p>and those obligations shall apply to all conditions above marked with ** which supersede those of permission 2016/6088/P.</p> <p>Reason: In order to define the permission and to secure development in accordance with policy CS19 of the London</p>
30	<p>Basement</p> <p>The development shall not be constructed other than in accordance with the conclusions, methodologies and recommendations of the Basement Impact Assessment hereby approved, including inter alia the need for further monitoring. In the event that further evidence of site or building conditions necessitate amendments to the BIA or associated methodologies they shall be submitted to the local planning authority for approval in writing prior to the commencement of development and the development shall be constructed in accordance with such amendments.</p> <p>Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Development Policies and policy DP27 (Basements and Lightwells) of the London Borough of Camden Local Development Framework Development Policies.</p>
31	<p>** Car free</p> <p>The proposal will be car free. Occupants of the proposal will not be eligible for parking permits.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
32	<p>** CMP</p> <p>Prior to commencement of development, including demolition, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.</p> <p>The CMP shall set out all measures that the Owner will adopt in undertaking the demolition of the existing buildings and the construction of the Development using good site practices in accordance with the Council's Considerate Contractor Manual.</p> <p>Such plan shall include measures for ensuring highway safety and managing transport, deliveries and waste (including recycling of materials) throughout the demolition and construction periods and which demonstrates consideration of</p>

	<p>and liaison with other local concurrent developments. The plan shall also include details of a community working group involving local residents and businesses, a contractor complaints/call-line and measures to be carried out to mitigate the impact of the noise arising from construction and demolition activities on local residents and businesses, a waste management strategy and means of monitoring and reviewing the plan from time to time.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
33	<p>** CMP implementation support contribution</p> <p>On or prior to Implementation, confirmation that the necessary measures to secure the CMP Implementation Support Contribution shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
34	<p>** Parking management plan</p> <p>Prior to occupation of any part of the development, a parking management plan shall be submitted to and approved by the local planning authority.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
35	<p>** Servicing management plan</p> <p>Prior to occupation of any part of the development, a Servicing management plan shall be submitted to and approved by the local planning authority.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>

36	<p>** Landscaping management plan</p> <p>Prior to occupation of any part of the development, a Landscaping management plan shall be submitted to and approved by the local planning authority.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
37	<p>**Travel plan and associated monitoring fee</p> <p>Prior to occupation of any part of the development, a travel plan shall be submitted to and approved by the local planning authority. Confirmation that the necessary measures to secure the travel plan monitoring contribution shall also be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
38	<p>**Approval in principle report and associated assessment fee</p> <p>Prior to occupation of any part of the development, an Approval in Principle report shall be submitted to and approved by the local planning authority. Confirmation that the necessary measures to secure the contribution for the assessment of the Approval in Principle report shall also be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
39	<p>**Highways contribution and levels plans</p> <p>Prior to occupation of any part of the development, confirmation that the necessary measures to secure the highways contribution and level plans shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of</p>

	<p>the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
40	<p>**Pedestrian, cycling and environmental Improvements</p> <p>Prior to occupation of any part of the development, confirmation that the necessary measures to secure the pedestrian, cycling and environmental Improvements contribution shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
41	<p>**Financial contribution for a review of the existing CPZ hours</p> <p>Prior to occupation of any part of the development, confirmation that the necessary measures to secure the contribution for a review of the existing CPZ hours shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: In order to protect the pedestrian environment and the amenities of the area generally and to ensure the continued free flow of traffic in the area in accordance with Policies CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP17 and DP26 of the London Borough of Camden Local Development Framework Development Policies.</p>
42	<p>** Provision of community facilities</p> <p>The new community facilities shall be built and fully fitted out for use prior to first occupation of more than 50% of the residential units.</p> <p>Reason: To ensure the provision of the school building in accordance with the requirements of policy CS10 of the London Borough of Camden Local Development Framework Core Strategy and policy DP15 of the London Borough of Camden Local Development Framework Development Policies.</p>
43	<p>** Open space improvements</p> <p>The landscaping works shall be completed prior to occupation of 50% of the residential units.</p> <p>Reason: To ensure that the pedestrian environment and public realm is</p>

	<p>maintained and improved in accordance with policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policies DP17 and DP21 of the London Borough of Camden Local Development Framework Development Policies.</p>
44	<p>** Local employment</p> <p>Prior to commencement the developer should:</p> <ul style="list-style-type: none"> • work to CITB benchmarks for local employment when recruiting for construction-related jobs as per clause 8.28 of CPG8 • advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre for a period of 1 week before marketing more widely • provide a specified number (to be agreed) of construction and non-construction work placement opportunities of not less than 2 weeks each, to be undertaken over the course of the development, to be recruited through the Council's King's Cross Construction Skills Centre or our work experience broker • If the build costs of the scheme exceed £3 million the applicant must recruit 1 construction apprentice or non-construction apprentice per £3million of build costs and pay the council a support fee of £1,700 per apprentice as per clause 8.25 of CPG8. Recruitment of construction apprentices should be conducted through the Council's King's Cross Construction Skills Centre. The applicant should recruit both construction and non-construction apprentices. Recruitment of non-construction apprentices (e.g. administrative, facilities management, finance, HR, etc.) should be conducted through the Council's Economic Development team • If the value of the scheme exceeds £1 million, the applicant must also sign up to the Camden Local Procurement Code, as per section 8.30 of CPG8 • provide a local employment, skills and local supply plan setting out their plan for delivering the above requirements in advance of commencing on site. <p>Reason: To ensure the development provides sufficient employment and training in line with the requirements of policy CS8 of the London Borough of Camden Local Development Framework Core Strategy and policy DP13 of the London Borough of Camden Local Development Framework Development Policies.</p>
45	<p>** BREEAM</p> <p>On or prior to the Implementation Date (excluding demolition works) an energy and sustainability plan shall be submitted to and approved in writing by the local planning authority. Such plan shall:</p> <p>(a) be based on a Building Research Establishment Environmental</p>

	<p>Assessment Method assessment with a target of achieving an Excellent or Outstanding rating and attaining at least 60% of the credits in each of Energy and Water and 40% of the credits in Materials categories.</p> <p>(b) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the measures incorporated in the Sustainability Plan are achievable.</p> <p>(c) provide details of the CHP.</p> <p>(d) provide future proofing details of opportunities to connect to a future decentralised energy network.</p> <p>Prior to first occupation of the non-residential elements of the development a post-completion certificate which demonstrates that the employment element has achieved BREEAM Excellent shall be submitted to and approved in writing by the local planning authority.</p> <p>Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.</p>
46	<p>** Carbon offset fund contribution</p> <p>On or prior to Implementation, confirmation that the necessary measures to secure tree a carbon offset fund contribution shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CS13 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22 of the London Borough of Camden Local Development Framework Development Policies.</p>
47	<p>**Provision of a management plan for the community facilities</p> <p>Prior to operation of the community facilities (excluding demolition works), a management plan detailing how amenity issues would be avoided and addressed shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise and disturbance from the community facilities.</p>

32 Informatives – planning application

1	Conditions marked with **
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	<p>The matters covered by conditions marked with an ** are matters which would usually be incorporated into a Section 106 Agreement. On Council own schemes because the Council cannot enter into an agreement with itself the usual practice would for the permission to reference the Section 106 requirements for information.</p> <p>If the Council retains ownership of the application site although the reference to Section 106 requirements would not be legally binding they would act as a record of the requirements the Council as planning authority expects the Council as landowner to comply with. If the Council disposes of a relevant interest in the Application Site (which for the avoidance of doubt will not include disposals to individual tenants and occupiers) the incoming owner will be required to enter into a Section 106 giving effect to those requirements which will then become a legally binding document.</p>
2	<p>Thames Water – surface water drainage and sewage</p> <p>With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the options available at this site.</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p>
3	<p>Timing of vegetation clearance (breeding birds)</p> <p>You are advised that all removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation should be undertaken in line with The Wildlife and Countryside Act 1981 (as amended).</p>

4	<p>Guidance on biodiversity enhancements</p> <p>Guidance on biodiversity enhancements including artificial nesting and roosting sites is available in the Camden Biodiversity Action Plan: Advice Note on Landscaping Schemes and Species Features.</p>
5	<p>Minor appropriation of land</p> <p>The proposal involves widening the existing footpath from Croftdown Road. This would provide a new and improved pedestrian and cycling link through the site. This element of the scheme will require a minor appropriation of land between 2 parts of the Council. This would be dealt with separately if planning permission is granted and prior to any works commencing on site (e.g. Section 256 of the Highways Act 1980).</p>
6	<p>Considerate Contractors</p> <p>The development would also need to be registered with the Considerate Constructors' Scheme. Details are available at the website below:</p> <ul style="list-style-type: none"> • https://www.ccscheme.org.uk/
7	<p>CMP pro-forma</p> <p>The Council has a CMP pro-forma which must be used if and when planning permission is granted and once a Principal Contractor has been appointed. The CMP, in the form of the pro-forma, would need to be approved by the Council prior to any works commencing on site. The CMP pro-forma is available on the Council's website at the hyperlink below:</p> <p>http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/planning-obligations-section-106/</p>

APPENDIX 1 - Independent Viability Review (BPS)

**Highgate Newtown Community Centre
& Fresh Youth Academy
25 Bertram Street
London N19 5DQ
Independent Viability Review**

Prepared on behalf of London Borough of Camden

6 January 2017



82 South Street, Dorking, RH4 2HD
www.bps-surveyors.co.uk

Planning Reference: 2016/6088/P

1.0 INTRODUCTION

1.1 BPS Chartered Surveyors have been instructed by London Borough of Camden ('the Council') to undertake a review of a Financial Viability Assessment (FVA) prepared by Savills on behalf of The Property Services Department of the London Borough of Camden ('the Applicant') in connection with a planning application for the redevelopment of Highgate Newtown Community Centre and Fresh Youth Academy at 25 Bertram Street, London N19 5DQ.

1.2 The site is located at the southern end of Bertram Street, off Chester Road. There is also pedestrian access to the site via a public footpath from Croftdown Road. The main buildings are arranged in a courtyard formation with parking and a community garden in the centre. The site also includes the former Gospel Hall which fronts Winscombe Street. The site is located within the Dartmouth Park conservation area.

1.3 The planning application seeks the following:

Redevelopment of the existing Highgate Newtown Community Centre and Fresh Youth Academy and the change of use of the People's Mission Gospel Hall to provide replacement community facilities (Use Class D1) and 31 residential units (Use Class C3) with associated public open space, landscaping, cycle storage, plant and disabled parking.

1.4 The proposal includes the demolition of the existing buildings, except for the Gospel Hall building, and the formation of three main blocks: two new-build blocks providing a mix of residential units and replacement community facilities, and the third being the conversion of the former Gospel Hall into two residential units. The scheme does not include any car parking.

1.5 Based on the results of their viability assessment, Savills advise that the development is not viable with an apparent deficit of -£6.97million. This is based on a proposed site value benchmark of £3 million and a scheme which does not include any affordable residential units.

1.6 We have assessed the cost and value inputs within the financial appraisal in order to determine whether the scheme can viably make any affordable housing contributions.

1.7 Previous planning applications for the site include:

- Replacement of existing garage doors with timber framed windows and timber louvres to courtyard elevation, installation of widened door and removal of vent pipe to west elevation of youth centre (granted 18/04/2013)

- Extension to existing community centre at ground floor level to building adjoining 26 Bertram Street, including alterations to doors and windows (granted 11/04/2011)
- 1.8 We understand that the site has been in the ownership of London Borough of Camden for a number of years and that the residential element of the scheme is required in order to cross subsidise the re-provision of the community facilities.
- 1.9 Savills advise that although the level of deficit brings into question the deliverability of the scheme, the special circumstances surrounding the applicant, particularly as part of Camden's Community Investment Programme, mean that the deliverability could be improved if the emphasis on developer return is reduced.

2.0 CONCLUSIONS AND RECOMMENDATIONS

- 2.1 We have reviewed the benchmark land value prepared by Savills. This is based on open market sales of properties with current D1 consents. We are of the view that this approach does not:
- a) Reflect the fact that the council is seeking to apply a cap to the rent payable by the community uses to be re-accommodated on site. No information has been provided in respect of the current occupancy arrangements but it is realistic to assume that a similar approach applies to the current tenancy. In adopting an EUV plus approach it would be much more realistic in our view to reflect the current tenancy arrangements rather than assume a hypothetical alternative.
 - b) The use of market transactions does not negate the possibility that these properties have been sold with the intention for redevelopment or conversion to other uses and therefore they may not reflect values appropriate to continued D1 use.
 - c) It is apparent that the proposed redevelopment of the property is intended to reflect its poor condition and present lack of suitability. Through adopting a comparative approach and adopting a capital value per sq ft approach Savills have made no allowance for the buildings current condition in terms of refurbishment costs or whether in fact refurbishment is economically viable, especially in respect of buildings B, C and F assuming Savills are correct in allowing that the other buildings on site are capable of refurbishment.
- 2.2 The net impact of the above is in our view to overstate the value of the continued D1 use. In the absence of any current tenancy information we have adopted the proposed capped rent per sq ft as per Savills appraisal as the basis for computing an estimated value for the current use. This generates a total value of just over £3m. Allowing £100 per sq ft for refurbishment reduces the figure to £1.34m and applying 10% premium brings this to a total of £1.4m allowing for purchasers costs. There is clearly scope for adjustment to this figure both in terms of rent assumptions and refurbishment costs but helps to illustrate the contrast with Savills estimate of £3m.
- 2.3 Savills appraisal has allowed for the costs of acquiring two residential flats necessary to enable the redevelopment of the property. The value of these flats has however not been included within their assessment of land value so in our view this has the effect of understating land value in this regard. The units have an estimated combined value of £[REDACTED]. This brings our benchmark land value to £2.45m. The value of these units reflects Savills estimate of costs if acquired through compulsory purchase and as such would not attract an additional land owner premium.
- 2.4 We are generally satisfied that the proposed residential sales values accord with available sales evidence and given the nature of the site and

- considering the lack of parking. We accept the proposed levels of ground rent.
- 2.5 We have been informed that the rent for the new Highgate Newtown Community Centre will be capped at 70% of market rent by the council and we have followed Savills assumption that the rent for the new Fresh Youth Academy will also be capped at 70%. We have, however, considered a range of market evidence which indicates a market rent at a higher level than proposed by Savills, which appears based on figures provided by the applicant without any supporting market evidence. Using our increased market rent but capping the receivable rent at 70% for the community elements increases our estimate of GDV for these elements of the scheme. It is not clear whether the 70% cap is intended as a general discount to market rate or whether it is intended to meet a specific initial target rent.
- 2.6 It should be noted that the discount effectively impacts on scheme viability therefore should be reflected in the S106 Agreement to ensure it is a secured benefit.
- 2.7 Our total estimate of GDV is £26m.
- 2.8 We question the programme which allows for only 6 months pre-construction. Should a Compulsory Purchase Order be necessary for the acquisition of the flats on site this could take in excess of 18 months post planning to complete and would require a Public Inquiry for the order to be confirmed. However in that the council already owns the property there are unlikely to be any significant holding costs involved.
- 2.9 Our Cost Consultant has reviewed the cost plan and comments:
- Our total adjusted benchmark figure is £[REDACTED]/m² that compares to the Applicant's £[REDACTED]/m² - we are therefore satisfied that the Applicants construction costs are reasonable.*
- 2.10 A profit target of 25% of total scheme costs equating to approximately 20% of GDV, as has been adopted by Savills. These assumptions are generally typical of development profit requirements. In this instance given that the community element forms a large element of the works we would expect a reduced profit margin to apply to this element equivalent to a fixed price contract cost.
- 2.11 Based on our adjustments outlined above we calculate a revised residual value of -£3.8m which shows a total deficit of -£6.25m against our approximate benchmark of £2.45m.
- 2.12 Recognising that the council requires the replacement of the community facilities as a condition of the site's redevelopment and that essentially this requirement generates negative viability. This obligation effectively renders the site value to be negative on this basis. Assuming a nil land value the net profit generated by this scheme equates to 9.58% of residential GDV. Even on this basis the scheme generates a below market level of profit. 9.58% is above the profit margin we would anticipate for a fixed price contract but

this must also reflect uncertainty over timescales and costs given the potential need for a CPO.

- 2.13 Based on our analysis we are of the view that the scheme cannot viably deliver affordable housing and re-provide the community facilities.

3.0 BENCHMARK LAND VALUE

Viability Benchmarking

- 3.1 Development appraisals work to derive a residual value. This approach can be represented by the formula below:

$$\text{Gross Development Value} - \text{Development Costs (including Developer's Profit)} = \text{Residual Value}$$

- 3.2 The residual value is then compared to a benchmark land value. Existing Use Value (EUV) and Alternative Use Value (AUV) are standard recognised approaches for establishing a land value as they help highlight the apparent differences between the values of the site without the benefit of the consent sought.
- 3.3 The rationale for comparing the scheme residual value with an appropriate benchmark is to identify whether it can generate sufficient money to pay a realistic price for the land whilst providing a normal level of profit for the developer. In the event that the scheme shows a deficit when compared to the benchmark figure the scheme is said to be in deficit and as such would be unlikely to proceed.
- 3.4 We note the Mayor's Housing SPG published March 2016 states a clear preference for using EUV as a basis for benchmarking development as this clearly defines the uplift in value generated by the consent sought. This is evidenced through the following extract:
- “.....either ‘Market Value’, ‘alternative use value’, ‘existing use value plus’ based approaches can address this requirement where correctly applied (see below); their appropriate application depends on specific circumstances. On balance, the Mayor has found that the ‘Existing use Value plus’ approach is generally most appropriate for planning purposes, not least because of the way it can be used to address the need to ensure that development is sustainable in terms of the NPPF and Local Plan requirements, he therefore supports this approach. The ‘plus’ element will vary on a case by case basis based on the circumstances of the site and owner and policy requirements.” [Emphasis original]**
- 3.5 We find the Market Value approach as defined by RICS Guidance Viability in Planning 2012 if misapplied is potentially open to an essentially circular reasoning. The RICS Guidance promotes use of a modified standard definition of “market Value” by reference to an assumption that the market values should reflect planning policy and should disregard that which is not within planning policy. In practice we find that consideration of compliance with policy is generally relegated to compliance somewhere on a scale of 0% to the policy target placing land owner requirements ahead of the need to meet planning policy.

- 3.6 Furthermore the RICS guidance is in conflict with PPG in that PPG adopts a different level of emphasis in respect of the importance of planning policy. This is evident from the PPG extract set out below:

reflect policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge;

- 3.7 The requirement to reflect policy is unambiguous. PPG is statutory guidance whereas RICS guidance is a simply a material consideration.

- 3.8 There is also a high risk that the RICS Guidance in placing a very high level of reliance on market transactions is potentially exposed to reliance on bids which might

a) Represent expectations which do not mirror current costs and values as required by PPG.

b) May themselves be overbids and most importantly

c) Need to be analysed to reflect a policy compliant position.

To explain this point further, it is inevitable that if site sales are analysed on a headline rate per acre or per unit without adjustment for the level of affordable housing delivered then if these rates are applied to the subject site they will effectively cap delivery at the rates of delivery achieved of the comparable sites. This is an essentially circular approach which would effectively mitigate against delivery of affordable housing if applied.

- 3.9 The NPPF recognises at paragraph 173 the need to provide both land owners and developers with a competitive return. In relation to land owners this is to encourage land owners to release land for development. This has translated to the widely accepted practice when using EUV as a benchmark of including a premium. Typically in a range from 5-30%. Guidance indicates that the scale of any premium should reflect the circumstances of the land owner. We are of the view that where sites represent an ongoing liability to a land owner and the only means of either ending the liability or maximising site value is through securing a planning consent this should be a relevant factor when considering whether a premium is applicable.

The Proposed Benchmark

- 3.10 The benchmark proposed by Savills for testing viability is based on a market value approach.

- 3.11 Savills have considered a number of transactions of D1/ community use properties in the area surrounding the subject property to arrive at a range of £3m-£3.5m and have adopted a site value benchmark of £3million. This approach has a number of significant limitations including:

a) The transactions identified whilst relating to properties with a D1 use may not reflect the purchasers intentions concerning redevelopment or for a change of use and as such may import higher value aspirations than

would be inherent with an existing use valuation. For example of the six transaction relied upon by Savills our research reveals that one property is now used as a public house, two other permission for redevelopment to include a substantial residential element. Indeed one of our own comparators has changed use to allow car sales

- b) The comparative approach makes no allowance for the condition of the property
- c) Does not reflect the requirement to retain and re-provide the existing community use.

3.12 The site currently comprises:

- Building A - the main Highgate & Newtown Community Centre (“HNCC”);
- Building B - the main hall;
- Building C - the former nursery building;
- Building D - the Fresh Youth Academy (“FYA”);
- Building E - the former Gospel Mission Hall, now used by the FYA; and
- Building F - the vacant cottage building.

3.13 The site is reported to extend to 0.304 hectares (0.75 acres).

3.14 The existing premises are currently occupied by two tenants, the Highgate & Newtown Community Centre (“HNCC”) and the Fresh Youth Academy (“FYA”). The HNCC is a charitable organisation providing facilities for sports and wellbeing and opportunities to take part in arts and crafts activities for children and young people. HNCC has been financed through grant funding from Camden Council, space hire, modest charges for some activities and regular donations from local residents and businesses. The FYA is a Council run organisation serving young people aged between 13-25, providing counselling rooms, multi-purpose halls, small gym and multi-media suite and offers courses and tasters in skills such as music, dance, food, sport and IT.

3.15 The existing accommodation has been split by Savills into the following areas:

Schedule of Existing FYA Accommodation		
Use	Area sqm	Area sqft
Office	12	129
Classroom	36	388
FYA Studio/Fashion Room	16	172
Fitness suite/gym	40	431
Changing room	10	108
Juice bar/main entrance lobby	24	258
Office/storage	29	312
Projection room	7	75
Kitchen	8	86
WC	19	205

Storage	8	86
Small Hall	111	1195
Circulation	41	441
Partitions/Walls	17	183
Plant	3	32
Total FYA	381	4,101

Schedule of Existing HNCC Accommodation		
Use	Area sqm	Area sqft
Cafe/Kitchen	84	904
Office	25	269
Laundrette	9	97
Main Hall	332	3574
Centre for Psychotherapy	15	161
Two touch football office	15	161
Biodynamic therapy office	9	97
Workshop	100	1076
Kingsley Chain Reaction	48	517
Camden Parent Partnership Office	32	344
Therapy group room	41	441
Office	16	172
Dark room	8	86
Ceramic studio	48	517
Camden summer university office	26	280
Art room	42	452
Karate store	11	118
WC	43	463
Changing rooms	13	140
Boiler room	15	161
Storage	93	1001
Circulation	197	2120
Partitions/Walls	82	883
Plant room	16	172
Total HNCC	1,320	14,208

- 3.16 It is understood that the main building is in generally in need of refurbishment but that the main sports hall in particular is in need of significant investment to bring it to modern standard. The former nursery building is understood to be in a poor state of repair and with damp problems. The Fresh Youth Academy and former Gospel Hall are understood to be in a reasonable state of repair with some recent investment.

3.17 We have examined the comparable evidence provided by Savills. It is unclear if these transactions were investment sales or vacant possession. The sales range between £84-£265psf (£905-£2856psm).

3.18 We have conducted our own research also had reference to the following transactions of second hand D1 space over a wider area:

Address	Details	Floor area sq m (sq ft)	Sale date	Sale price £	£psm	£psf
Churchill Hall, Hawthorne Avenue, Kenton Rd HA3 8AG	Former Conservative Club arranged over three floors with kitchen and parking available Sold with vacant possession	1858 (19,999)	08/11/2014	3,000,000	1614.6	150
Upton House, 14-16 Kenworthy Road, London E9 5RB	Crèche and child care centre located within a residential area Parking available Sold with vacant possession	437 (4,703)	01/02/2015	600,500	1374.1	128
Balham Community Centre, 91 Bedford Hill, London SW12 9HE	Community centre providing family services, counselling services, school holiday camps	319 (3433)	03/05/2016	825,000	2586.2	240

3.19 The additional evidence above shows a range of £1374-£2586psm, or £128-£240psf.

3.20 Given the reported generally poor condition of the units but including the recent investment in the Fresh Youth Academy and former Gospel Hall and assuming that vacant possession is obtainable, we consider that £150psf might be a reasonable rate, however this makes no allowance for ambiguity surrounding the market evidence or the absence of an allowance for refurbishment.

3.21 We have not been provided with any details of the current leases held by HNCC or FYA and rents payable. Assuming the terms proposed for the new accommodation are replicated and adopting identical rates we calculate a current D1 use value of £3.2m. Applying a modest £100 per sq ft refurbishment cost allowance reduces this figure to £1.34m. Applying a 10% land owner premium and allowing for purchasers costs generates a revised benchmark of £1.4m. Given the absence of any detail information in respect of current lease terms or building condition this figure is open to potential variation but is substantially below the £3m suggested by Savills.

- 3.22 There are two residential units on the site, 25A and 25B Bertram Street which we understand to be occupied and to be held on long leaseholds to independent landlords.
- 3.23 It is understood that the intention of the Applicant is to purchase the flats through either direct negotiation or a Compulsory Purchase Order. If a CPO is required, the leaseholders are entitled to a home loss payment equating to 10% of market value subject to a maximum of £53,000, plus reasonable disturbance costs.
- 3.24 Savills have included a cost of £[REDACTED] for leasehold compensation and £[REDACTED] for the purchase of the leasehold. Savills have provided comparable evidence of second hand flats to arrive at values of £[REDACTED] to £[REDACTED] for each flat. Savills have added a total compensation and disturbance cost equating to 20% of overall market value, £[REDACTED]. A total cost allowance including buyout cost of £[REDACTED] has been included in the appraisal.
- 3.25 The sum payable for disturbance is based on the costs incurred by the occupier as a result of moving from the premises acquired. In the case of an investment owner there are limited rights to recover costs of reinvestment in a replacement property. Without more information regarding the current circumstances of the occupiers or owners of the flats it is difficult to quantify these costs. An allowance of £[REDACTED] should be more than sufficient to cover these costs.
- 3.26 We consider that the value of the leasehold flats should be included within the benchmark figure, even if this is at a cost to the applicant. This brings our total benchmark figure to £2.45m.

4.0 RESIDENTIAL VALUES

- 4.1 The proposed scheme comprises the construction/ conversion of three main blocks as described by Savills:

Block A consists of 24 residential units split over lower ground to fourth floor, block B consists of 2,161sqm GIA (23,261sqft) of non-residential community facilities including two halls, changing rooms, classrooms, cafes and office accommodation for the FYA and HNCC and also includes 5 residential units at the upper levels. Finally block C consists of the conversion of the former Gospel Hall into 2 residential units.

- 4.2 The development will deliver a total of 31 residential units, providing the following accommodation:

Summary of Proposed Residential Accommodation					
Unit Type	Bedrooms	No. of Units	Average Sq m	Average Sq ft	
Apartment	1	8	54.4	586	
Apartment	2	13	74.0	797	
Apartment	3	4	115.3	1,241	
Duplex	3	2	112.0	1,313	
House	3	2	135.0	1,453	
Duplex	4	2	161.5	1,738	
Total		31	86.9	935	

- 4.3 All of the units are proposed to be private accommodation.
- 4.4 Savills provide a pricing schedule for the proposed residential units, generating a total value of £[REDACTED]. We have reviewed the proposed sales values. The proposed rate ranges between £[REDACTED] psf for the largest four bedroom duplex and £[REDACTED] psf for the smallest two bedroom second floor flat.
- 4.5 In support of their proposed values, Savills provide both asking prices and achieved prices for a number of new build developments in the area surrounding the Site. Holly Lodge Mansions is a refurbished block which is more attractive than the proposed development set in communal gardens. Savills acknowledge that values at the subject will not be as high as Holly Lodge Mansions. We consider Plender Street a useful comparable because of the similarities in the scheme with the community centre on ground and first floors comprising a youth club and café. As Savills recognise, this area is of higher value than the subject site due to its proximity central London and transport links.
- 4.6 We have also had regard to our own research of recent sales and, on the basis of our market research, we are of the view that the proposed residential market values appear generally in line with current market evidence, considering the location, lack of parking and proximity to the community centre.

4.7 Ground rents have been assumed at the following rates:

- 1 Bedroom - £[REDACTED] pa
- 2 Bedroom - £[REDACTED] pa
- 3 Bedroom - £[REDACTED] pa
- 4 Bedroom - £[REDACTED] pa

This will generate a total of £[REDACTED] per annum. The ground rent income has been capitalised at [REDACTED]% which we consider to be in line with market evidence.

4.8 There is no parking provided for any of the residential units.

5.0 COMMUNITY FACILITY VALUES

5.1 The proposed scheme as described above will deliver the following community facility accommodation, mostly within Block B:

Summary of Proposed HNCC Facility			
Use	Units	Area sqm	Area sqft
Cafe/Kitchen	1	22	237
Office	1	14	151
Cafe Seating/Servery	1	46	495
Reception	1	6	65
Laundrette	1	7	75
Main Hall	1	326	3,509
Cafe/Activity Room	1	43	463
Meeting Space	1	12	129
Activity Room	13	434	4,672
Bin Store	1	14	151
Changing Room	2	67	721
Viewing Gallery	1	32	344
WC	1	24	258
Kitchenette	1	5	54
Store	1	102	1,098
IT Server Room	1	11	118
Circulation	1	291	3,132
Partitions/Walls	1	111	1,195
Total HNCC		1,567	16,867
Summary of Proposed FYA Facility			
Use	Units	Area sqm	Area sqft
Reception	1	5	54
Juice Bar	1	43	463
WC	1	4	43
1-1 Room	2	14	151
Store	3	64	689
Classroom	1	35	377
Office	1	60	646
Kitchenette	1	10	108
Gym	1	5	54
Recording Studio	1	7	75
WC	1	14	151
Small Hall	1	110	1,184
Circulation	1	94	1,012
Partitions/Walls	1	36	388
Total FYA		501	5,393

- 5.2 Within the proposed community facility the HNCC and FYA share a combined plant room extending to 93sqm, which results in a total GIA for the proposed community facilities of 2,161sqm (23,261 sqft).
- 5.3 We understand from Savills that the HNCC will be granted a Voluntary Community Sector (“VCS”) lease for a 20 year period to occupy 1,154sqm GIA of the proposed community facility. We understand the Council will stipulate that the space will be let at a discount of 30% to open market value throughout the duration of the lease with periodic rent reviews to determine the potential market rent of the premises.
- 5.4 In valuing the proposed community facilities, Savills have relied upon potential market rental values provided by the applicant with rates ranging from £■■ to £■■ psf. From this they have made a ■■% deduction to arrive at a rental value of £■■■■ per annum (c. £■■■ psf or £■■■ psm overall) for the HNCC.
- 5.5 Savills have assumed that the FYA will occupy the remaining area under similar terms and again have relied upon rental values provided by the applicant and have made a 30% deduction on the assumption that the rent receivable will be restricted at 70% of market value. This results in a rental value of £■■■■ per annum (c. £■■■ psf of £■■■ psm overall).
- 5.6 Savills have adopted an initial yield of ■■%, based on a transaction by Lumina Real Estate Capital Ltd, who have purchased the freehold interest in 74,234 sq ft (6,897 sqm) of D1 educational space at Ladbroke House from Salaft Properties Ltd for £16m, reflecting a net initial yield of 6.76%.
- 5.7 We have conducted our own research into rental values achievable for D1 use space which we have summarised as follows:

Address	Details	Floor area sq m (sq ft)	Let agreed (date)	Let price (£pa)	£psm	£psf
7 Arkansas House, New Orleans Walk, London N19 3SZ	Ground floor of a residential block, self-contained day nursery with two classrooms, office, hall, kitchen, staff WC and children's WC. A play area at the front of the property of approx. 422 sq m	174.51 (1878)	15/05/2014	35,000	200.56	18.64
All Saints Church Hall, Carnegie Street, London N1 9QW	Single storey detached church hall with D1 Use comprising an open hall area, kitchen, two small offices and male and female WCs	238.00 (2561)	12/02/2016	48,000	201.68	18.74
Room 1, St Mary Magdalene Church, Holloway Road, London N7 8LT	Church hall (D1) accommodation - let on a one year lease	22.00 (236)	02/04/2014	5,000	227.27	21.19

Rooms 2 and 3, St Mary Magdalene Church, Holloway Road, London N7 8LT	Church hall (D1) accommodation - let on a three year lease	83.00 (893)	02/04/2014	18,250	219.88	20.43
Shropshire Hall, Gladstone Avenue, London N22 6LD	Two storey D1 building in a corner position arranged as community building with hall on ground floor with kitchen, store, offices and WCs with further activity space, offices and WCs on first floor level. The property has a lift and small outside areas to the front and rear. 15 year lease agreed	389.00 (4187)	15/07/2016	57,500	147.81	13.73
The Underground Youth Centre, Piper Close, London N7 8TQ	Community centre located under a block of flats in a residential estate, comprising a main open plan area with two offices, staff room, disabled, male and female WCs, further offices at rear and a garage/workshop space. Reported to have a ceiling height of 2.1m	224.60 (2417)	01/05/2014	24,000	106.86	9.92
Heart of Mary Church, 1 Stafford Road, London NW6 5RS	Day nursery on ground floor of community centre next to the church, reported to be in reasonable decorative order with WC, fitted kitchen and separate rooms for office and storage, small garden	138.05 (1485)	02/02/2015	15,000	108.65	10.10
Trinity Centre, Beechwood Road, London E8 3DY	Basement nursery space within a local community building, open plan with offices, children's WC, WC and kitchen, small enclosed forecourt. 10 year lease	57.00 (613)	23/07/2015	16,000	280.7	26.10

5.8 The above evidence would suggest that £■■■■ psm pa (£■■■■ psf) would generally be achievable for smaller D1 space on an overall floor area basis. Given the size of the proposed accommodation is larger than the comparable properties, but it will be in new condition, we have applied a rate of £■■■■ psm (£■■■■ psf) for the HNCC and £■■■■ psm (£■■■■ psf) for the FYA. We have assumed that the buildings will be finished to a standard suitable for this proposed use. This results in a market rent of £■■■■ per annum for the HNCC building, and £■■■■ per annum for the HYA building.

5.9 On the assumption that the rent receivable is capped at 70% of market value, the rental values will be as follows:

HNCC	£■■■■	per annum
FYA	£■■■■	per annum

5.10 We have researched available transaction evidence of sales of more modern D1 properties in the surrounding area and summarise our findings as follows:

Address	Details	Floor area sq m (sq ft)	Sale date	Sale price £	£psm	£psf
Brook House, 881 High Road, London N17 8EY	School/ college (D1) property let to Lion Education Trust producing and income of £468,000 per annum. Sale reflects a yield of 4.02%	2,415 (25,995)	15/07/2015	11,000,000	4554.87	423
Ladbroke House, 62-66 Highbury Grove, London N5 2AD	D1 property previously used by London Met Uni arranged over six floors and provides a mixture of offices, classrooms, library space and storage. Sold with vacant possession.	8,669 (93,312)	29/07/2016	33,500,000	3864.34	359

5.11 Based on this evidence and the transaction evidence provided by Savills we assess that a yield of █% would be suitable for this type of investment. We have not seen the proposed terms for occupation which may have an impact on the yield.

5.12 We consider a value of £█ appropriate for community element of the scheme, taking account of the capped rents.

5.13 If rents were not capped and a yield of █% is applied to reflect the uncertain covenant of a future tenant and lack of potential for increased rent, we are of the view that the value of this element increases to £█.

6.0 BUILD COSTS

6.1 Our Cost Consultant, Neil Powling, has analysed the build cost plan prepared by Philip Pank Partnership, dated September 2016 and concludes that:

Our total adjusted benchmark figure is £[REDACTED]/m² that compares to the Applicant's £[REDACTED]/m² - we are therefore satisfied that the Applicants construction costs are reasonable.

6.2 Neil does however have some concerns that there may have been a duplication of some fees within the appraisal.

6.3 The applicants consultants have applied the following additional cost assumptions:

- Professional fees of 12%
- Marketing fees of 2.0%
- Legal Fees of 0.25%
- Disposal fees of 1.5%
- £[REDACTED] for buyout and compensation of leasehold flats

We accept that these costs are realistic and in line with market norms.

6.4 The developer profit target adopted is stated as 25% on total costs or 20% on GDV. We consider that this target whilst realistic in relation to the residential element is excessive in relation to the community element where a profit commensurate with a project management fee would be more appropriate.

6.5 The pre-construction period has been estimate at 6 months. Construction is estimated at 18 months, followed by a sales period of 6 months. We have some concerns regarding the pre-construction period. If a CPO is required for the residential flats this could take in excess of 18 months to complete and a Public Inquiry may be required. Further we anticipate that, given the location, the residential sales may take longer than 6 months to complete.

Appendix 1: Build Cost Report

Project: Highgate Newtown Community Centre & Fresh Youth Academy, 25 Bertram St, Camden N19 5DQ

2016/6088/P

Independent Review of Assessment of Economic Viability

1 SUMMARY

- 1.1 The cost plan includes an allowance of ■% for “preliminaries, including design fees, NHBC”. We expect professional fees including design fees to be calculated and shown separately; the appraisal allows a further 12% for professional fees. We would expect preliminaries to be in the range ■% to ■% and have used ■% in our benchmarking calculations. It does appear that there may be some duplication of the fees in the appraisal. The allowance for overheads and profit (OHP) is ■% which we consider reasonable.
- 1.2 The allowance for contingencies made in the appraisal is 7%. Although the old Gospel Hall building is a conversion, the main body of the works is new build and we consider 5% an appropriate allowance.
- 1.3 There is no indication in the cost plan of the areas used for the estimate. We have adopted the same GIA given in clause 3.5 and Table 3.1 of the Planning Statement a total of 5,419m². With an assumed efficiency for the NIAs given elsewhere in the Viability Report we have determined the GIAs as scheduled in the blended rate calculation below.
- 1.4 Our total adjusted benchmark figure is £■■■■/m² that compares to the Applicant’s £■■■■/m² - we are therefore satisfied that the Applicants construction costs are reasonable.

2 METHODOLOGY

- 2.1 The objective of the review of the construction cost element of the assessment of economic viability is to benchmark the Applicant’s costs against RICS Building Cost Information Service (BCIS) average costs. We use BCIS costs for benchmarking because it is a national and independent database. Many companies prefer to benchmark against their own data which they often treat as confidential. Whilst this is understandable as an internal exercise, in our view it is insufficiently robust as a tool for assessing viability compared to benchmarking against BCIS. A key characteristic of benchmarking is to measure performance against external data. Whilst a company may prefer to use their own internal database, the danger is that it measures the company’s own projects against others of it’s projects with no external test. Any inherent discrepancies will not be identified without some independent scrutiny.
- 2.2 BCIS average costs are provided at mean, median and upper quartile rates (as well as lowest, lower quartile and highest rates). We generally use mean or

occasionally upper quartile for benchmarking. The outcome of the benchmarking is little affected, as BCIS levels are used as a starting point to assess the level of cost and specification enhancement in the scheme on an element by element basis. BCIS also provide a location factor compared to a UK mean of 100; our benchmarking exercise adjusts for the location of the scheme. BCIS Average cost information is available on a default basis which includes all historic data with a weighting for the most recent, or for a selected maximum period ranging from 5 to 40 years. We generally consider both default and maximum 5 year average prices; the latter are more likely to reflect current regulations, specification, technology and market requirements.

- 2.3 BCIS average prices are available on an overall £ per sqm and for new build work on an elemental £ per sqm basis. Rehabilitation/conversion data is available an overall £ per sqm and on a group element basis ie. substructure, superstructure, finishings, fittings and services - but is not available on an elemental basis. A comparison of the applicants elemental costing compared to BCIS elemental benchmark costs provides a useful insight into any differences in cost. For example: planning and site location requirements may result in a higher than normal cost of external wall and window elements.
- 2.4 If the application scheme is for the conversion, rehabilitation or refurbishment of an existing building, greater difficulty results in checking that the costs are reasonable, and the benchmarking exercise must be undertaken with caution. The elemental split is not available from the BCIS database for rehabilitation work; the new build split may be used instead as a check for some, but certainly not all, elements. Works to existing buildings vary greatly from one building project to the next. Verification of costs is helped greatly if the cost plan is itemised in reasonable detail thus describing the content and extent of works proposed.
- 2.5 BCIS costs are available on a quarterly basis - the most recent quarters use forecast figures, the older quarters are firm. If any estimates require adjustment on a time basis we use the BCIS all-in Tender Price Index (TPI).
- 2.6 BCIS average costs are available for different categories of buildings such as flats, houses, offices, shops, hotels, schools etc. The Applicant's cost plan should ideally keep the estimates for different categories separate to assist more accurate benchmarking. However if the Applicant's cost plan does not distinguish different categories we may calculate a blended BCIS average rate for benchmarking based on the different constituent areas of the overall GIA.
- 2.7 To undertake the benchmarking we require a cost plan prepared by the applicant; for preference in reasonable detail. Ideally the cost plan should be prepared in BCIS elements. We usually have to undertake some degree of analysis and rearrangement before the applicant's elemental costs can be compared to BCIS elemental benchmark figures. If a further level of detail is available showing the build-up to the elemental totals it facilitates the review of specification and cost allowances in determining adjustments to benchmark levels. An example might be fittings that show an allowance for kitchen fittings, bedroom wardrobes etc that is in excess of a normal BCIS benchmark allowance.
- 2.8 To assist in reviewing the estimate we require drawings and (if available) specifications. Also any other reports that may have a bearing on the costs. These are often listed as having being used in the preparation of the estimate. If not provided we frequently download additional material from the documents made

available from the planning website.

2.9 BCIS average prices per sqm include overheads and profit (OHP) and preliminaries costs. BCIS elemental costs include OHP but not preliminaries. Nor do average prices per sqm or elemental costs include for external services and external works costs. Demolitions and site preparation are excluded from all BCIS costs. We consider the Applicants detailed cost plan to determine what, if any, abnormal and other costs can properly be considered as reasonable. We prepare an adjusted benchmark figure allowing for any costs which we consider can reasonably be taken into account before reaching a conclusion on the applicant's cost estimate.

2.10 We undertake this adjusted benchmarking by determining the appropriate location adjusted BCIS average rate as a starting point for the adjustment of abnormal and enhanced costs. We review the elemental analysis of the cost plan on an element by element basis and compare the Applicants total to the BCIS element total. If there is a difference, and the information is available, we review the more detailed build-up of information considering the specification and rates to determine if the additional cost appears justified. If it is, then the calculation may be the difference between the cost plan elemental £/m² and the equivalent BCIS rate. We may also make a partial adjustment if in our opinion this is appropriate. The BCIS elemental rates are inclusive of OHP but exclude preliminaries. If the Applicant's costings add preliminaries and OHP at the end of the estimate (as most typically do) we add these to the adjustment amounts to provide a comparable figure to the Applicant's cost estimate. The results of the elemental analysis and BCIS benchmarking are generally issued as a PDF but upon request can be provided as an Excel spreadsheet.

3 GENERAL REVIEW

3.1 We have been provided with and relied upon the Viability Assessment Report issued by Savills dated 2nd November 2016 including appendices 1 to 6 and in particular Appendix 4 the Cost Plan for the Proposed Scheme issued by Philip Pank dated September 2016.

3.2 We have also downloaded a number of files from the planning web site.

3.3 The cost plan is dated September 2016 we assume it is on a current day basis 3Q2016. Our benchmarking uses current 4Q2016 BCIS data which is on a current tender firm price basis. The BCIS all-in Tender Price Index (TPI) for 3Q2016 is 285 and for 4Q2016 is 286 - both figures are forecasts.

3.4 The cost plan includes an allowance of ■% for "preliminaries, including design fees, NHBC". We expect professional fees including design fees to be calculated and shown separately; the appraisal allows a further 12% for professional fees. We would expect preliminaries to be in the range ■% to ■% and have used ■% in our benchmarking calculations. It does appear that there may be some duplication of the fees in the appraisal. The allowance for overheads and profit (OHP) is ■% which we consider reasonable.

3.5 The allowance for contingencies made in the appraisal is 7%. Although the old Gospel Hall building is a conversion, the main body of the works is new build and we consider 5% an appropriate allowance.

3.6 There is no indication in the cost plan of the areas used for the estimate. We have adopted the same GIA given in clause 3.5 and Table 3.1 of the Planning Statement a total of 5,419m². With an assumed efficiency for the NIAs given elsewhere in the Viability Report we have determined the GIAs as scheduled in the blended rate calculation below.

3.7 Building A is a 6 storey block of flats (including the basement); Building B a 5 storey block of flats and community Centre, Building C (the old Gospel Hall) is a 2 storey conversion to two flats. We have prepared a blended rate for benchmarking as follows:-

	ft ²	NSA m ²	GIA m ²	%	BCIS £/m ²	Blended £/m ²
Block A 6 storey flats	21,410	1,989	2,450	45.2%	█	█
Block B 3-5 storey flats	4,693	436	537	9.9%	█	█
Block C flat conversion	2,906	270	270	5.0%	█	█
Community Centre			2,161	39.9%	█	█
			<u>5,419</u>	<u>100.0%</u>		<u>█</u>

3.9 Sales have been included in the Appraisal at average figures of £█/ft² (Net Sales Area).

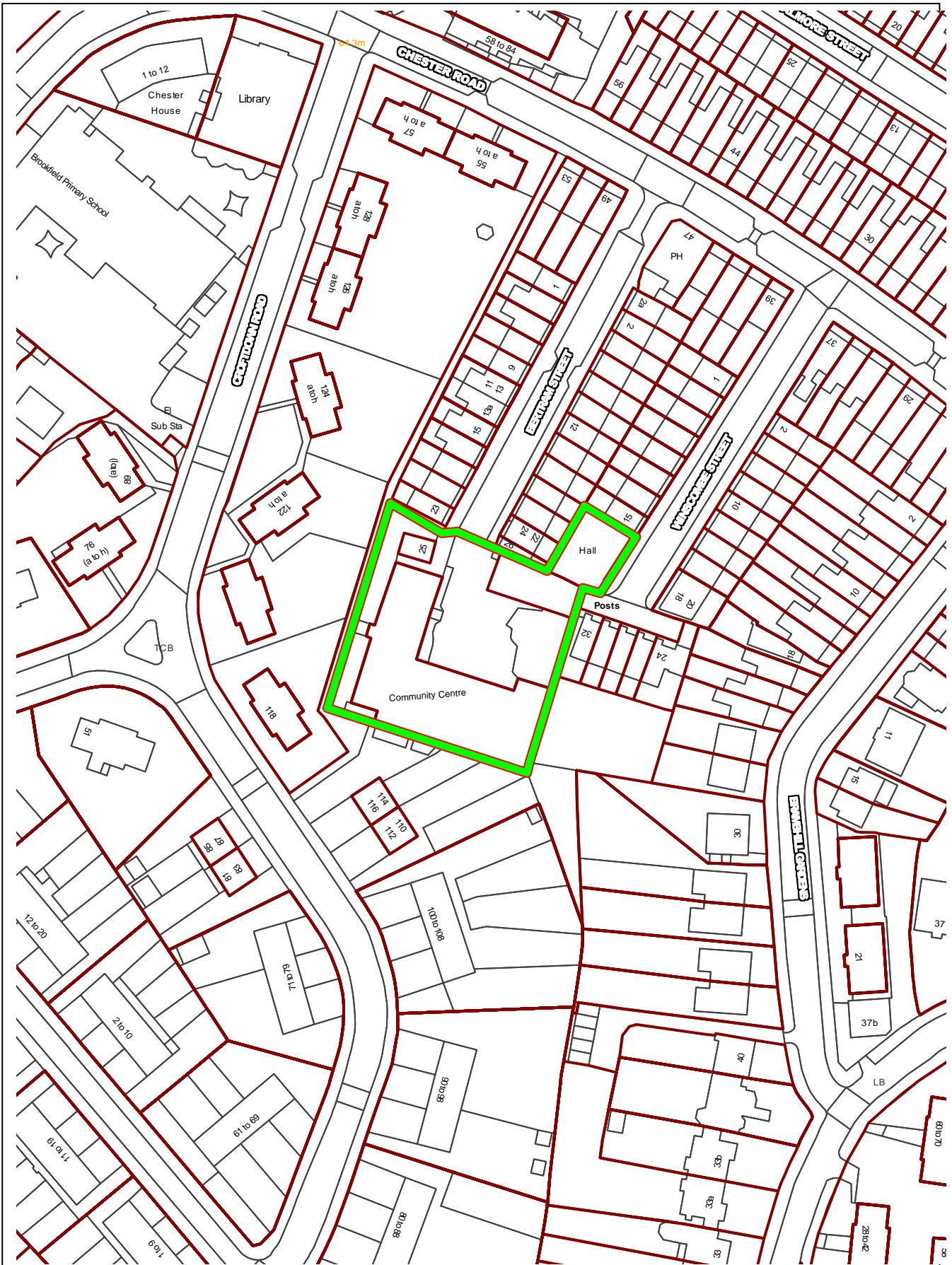
3.10 We have downloaded current BCIS data for benchmarking purposes including a Location Factor for Camden of 124 that has been applied in our benchmarking calculations.

3.11 Refer to our attached file “Elemental analysis and BCIS benchmarking”.

3.12 Our total adjusted benchmark figure is £█/m² that compares to the Applicant’s £█/m² - we are therefore satisfied that the Applicants construction costs are reasonable.

BPS Chartered Surveyors

Date: 23rd December 2016



Application No: 2016/6088/P
Highgate Newtown Community Centre Unit A, B, C,
D & E 25 Bertram Street, London, N19 5DQ

Scale:
1:1250
Date:
18-Apr-17



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Planning Committee

27th April 2017

2016/6088/P

Highgate Newtown
Community Centre &
Fresh Youth Academy

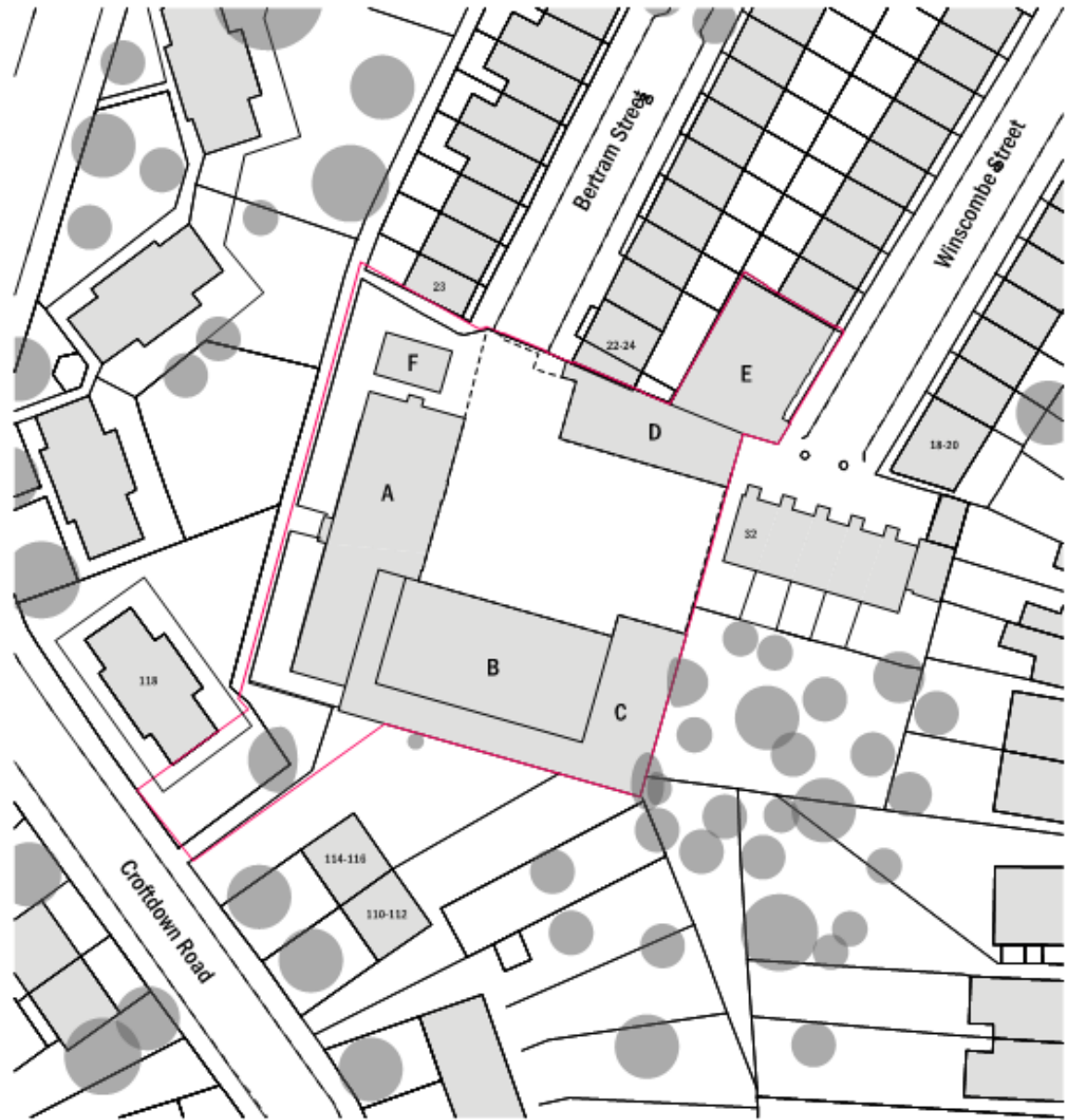
Location plan - existing



Existing location plan



Existing site plan



- A- HNCC Community Centre Building
- B- Main Hall
- C- Nursery
- D- FYA
- E- Gospel Hall
- F- Cottage

Bird's eye view; existing



Existing views within courtyard



View down Bertram Street



Views of site from Croftdown Road



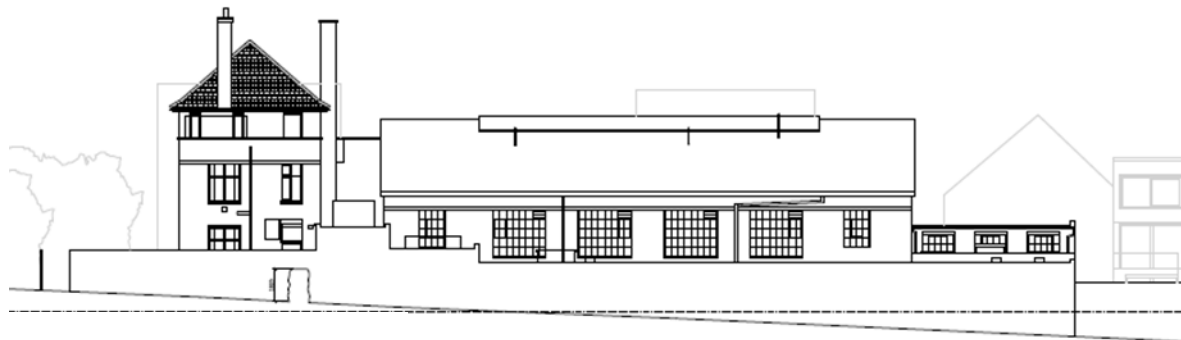
People's Gospel Mission Hall



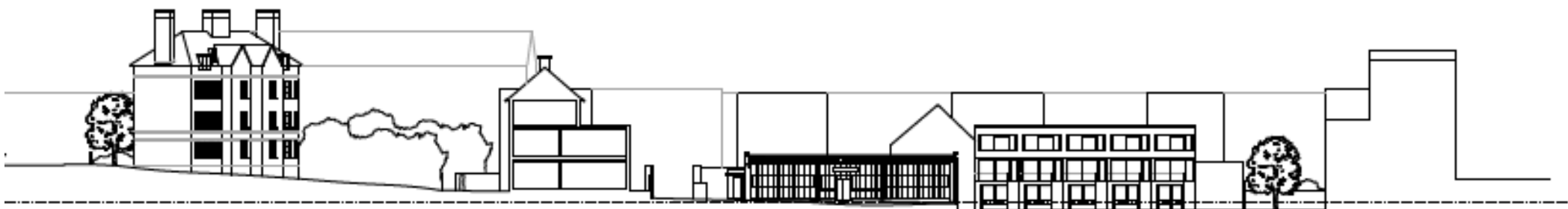
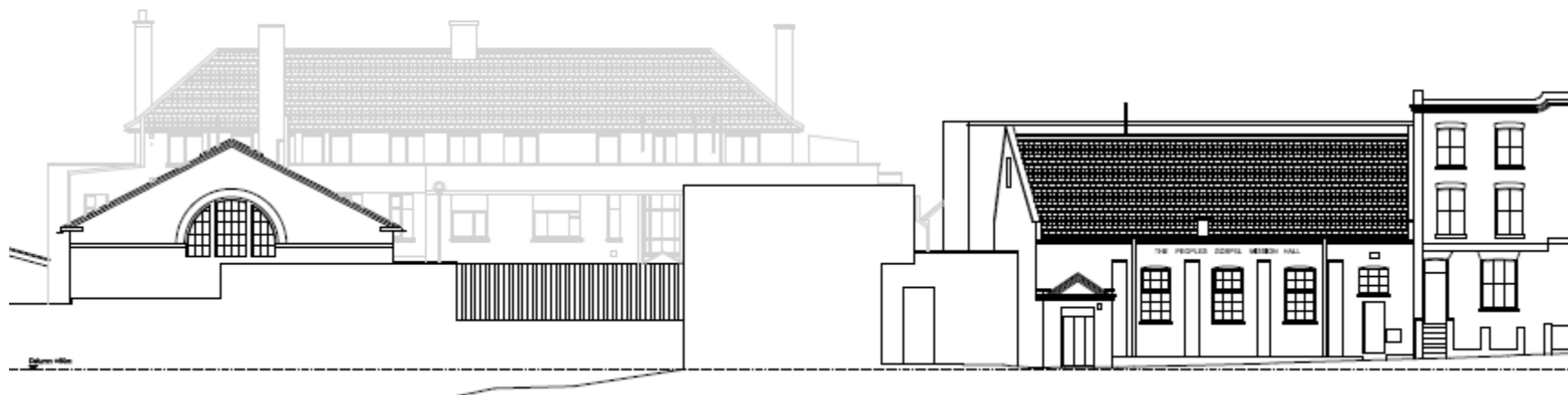
View down Bertram Street - existing



Existing buildings



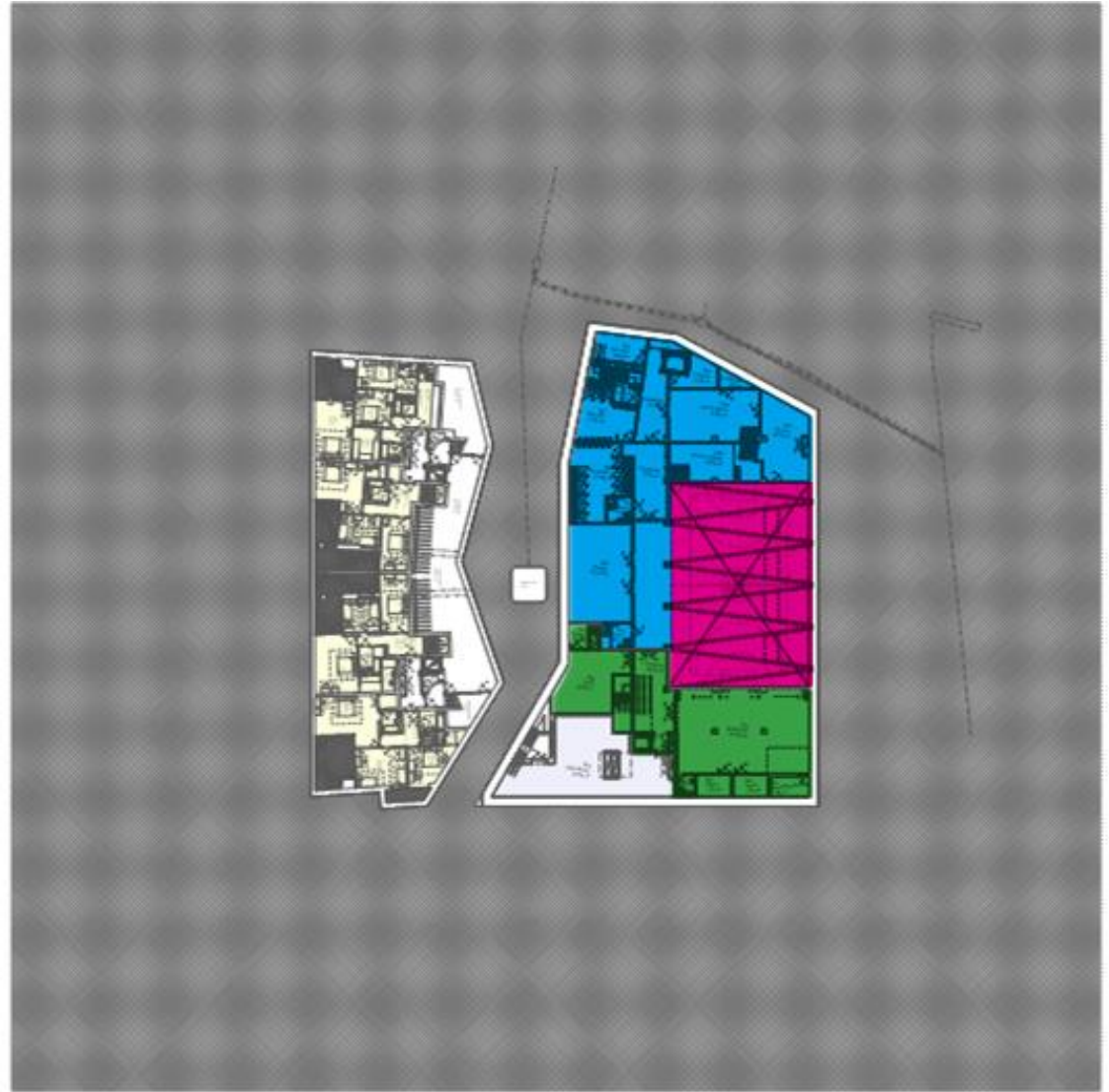
Existing buildings



Landscape plan

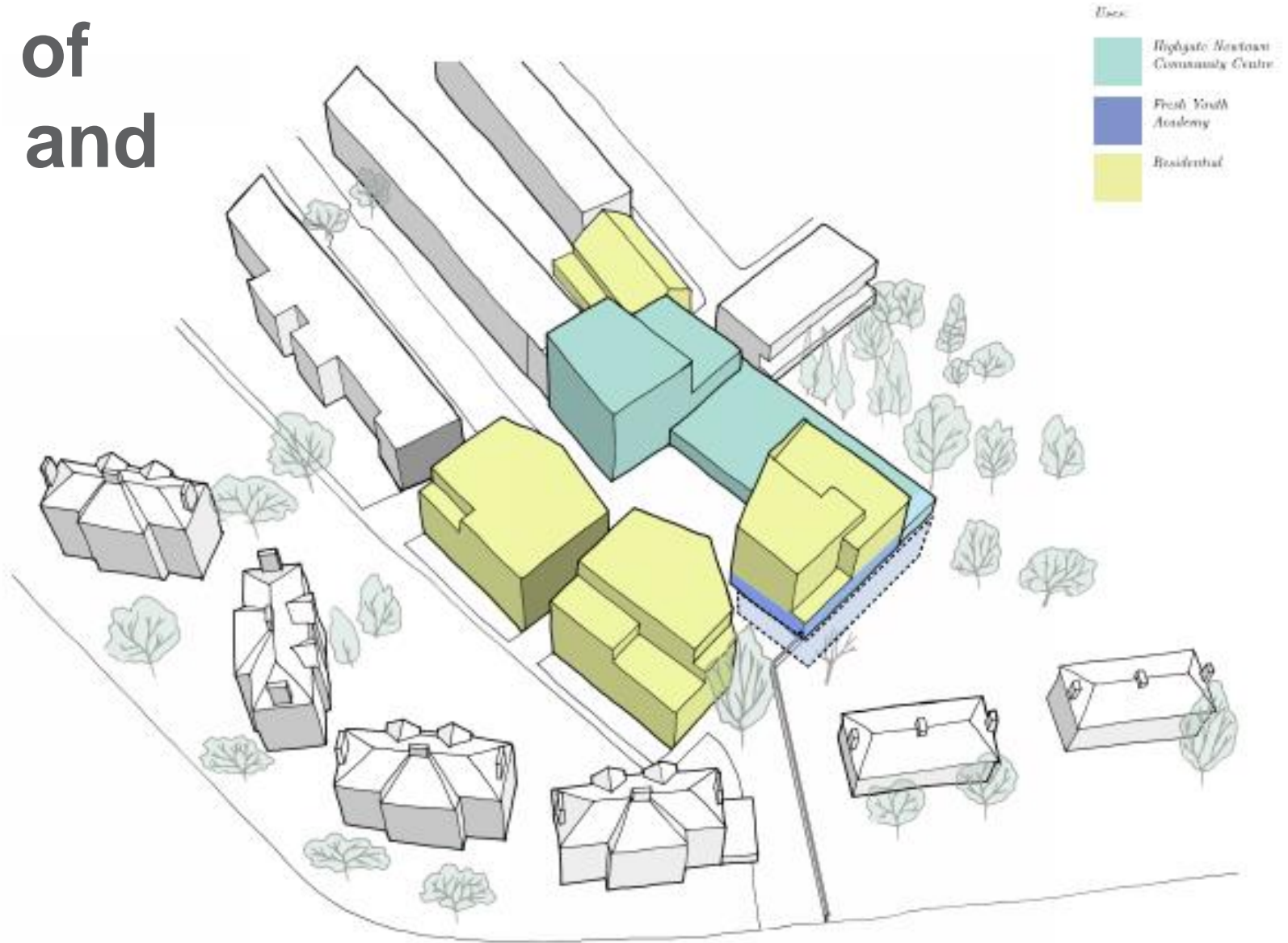


HNCC/FYA diagram



-  HNCC dedicated space
-  FYA dedicated space
-  Shared space

Diagram of massing and uses



Block A; eastern (courtyard) elevation



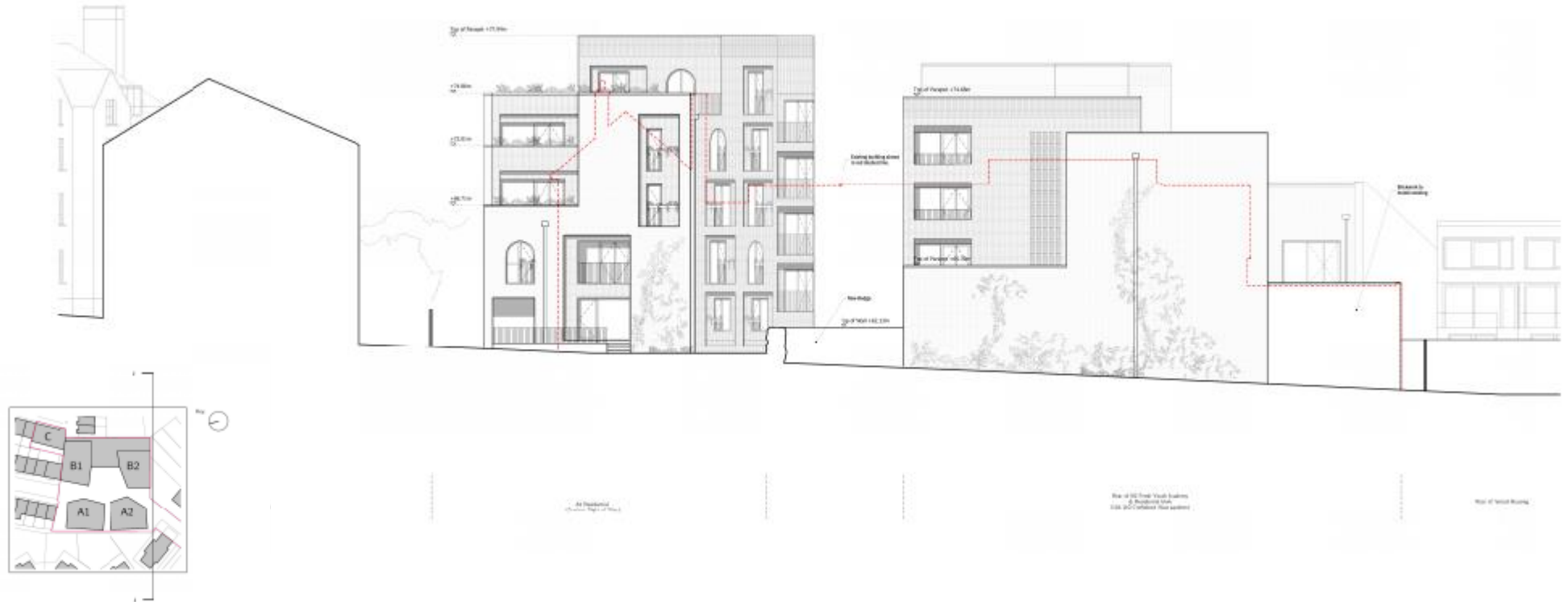
Block A; western elevation



Proposed section; east-west



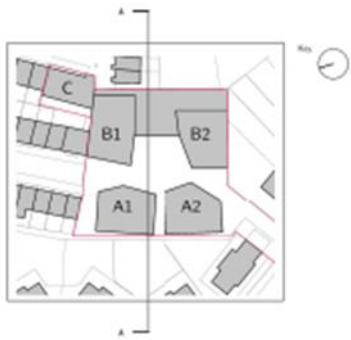
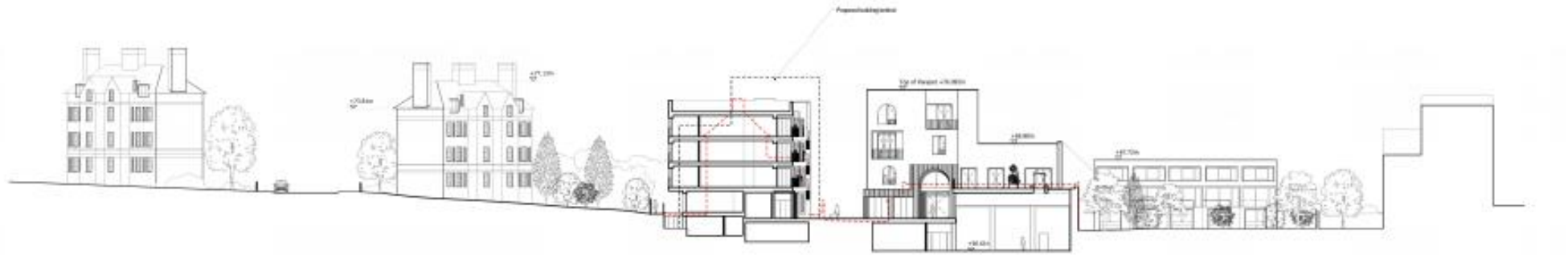
Southern elevation



Long section; north-south



Long section; east-west



Unwrapped elevations – Block A2



Approach from Bertram Street



Approach from Bertram Street



Approach from Croftdown Road



Approach from Croftdown Road



Courtyard images



Courtyard images



Interior of HNCC



Interior of hall



