



Sarah Ballantyne-Way <sballantyneway@hghplanning.co.uk>

RE: Drummond Street

1 message

McDonald, Neil <Neil.McDonald@camden.gov.uk>
To: Sarah Ballantyne-Way <sballantyneway@hghplanning.co.uk>

1 November 2017 at 18:59

Sarah,

I can confirm having considered what you propose in your letter, that we would be prepared to replace the s106 clause linking the accommodation to a HEFCE funded institute by way of a nomination agreement, if the applicant were agreeable to signing up to providing 33% affordable student accommodation on site. However all the remaining student housing would still need to have a s106 agreement clause to restrict this as student housing for a HEFCE Institution; although the nominations aspect of the agreement for the remaining units could be removed.

I note that rather than 33% you refer to a figure of "circa 30%" in your letter as being the proportion of all students receiving a maintenance grant for living expenses. The actual percentage figure that is referred to in the London Plan Housing SPG as being the number of students in London that received means tested maintenance grants (2013/14 being the most recent prior to this grant having ended) is 33%. Therefore we would argue that 33% should be considered the reasonable amount to be achieved in order to satisfy the policy H9 alternative option to provide a range of accommodation that is affordable to the student body as a whole. Should any lower amount be proposed then this would need to be argued by way of robust viability information.

In regard to the need for the remaining 67% units to still be linked to HEFCE institutions, this for the avoidance of doubt, is to ensure that the use continues as student housing and thus does not come under policy H2 requiring a mixed use scheme with 50% self-contained housing.

I do hope this response is helpful.

Regards

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Neil McDonald
Planning Solutions Manager

Telephone: 020 7974 2061



From: Sarah Ballantyne-Way [<mailto:sballantyneway@hghplanning.co.uk>]
Sent: 31 October 2017 11:51
To: McDonald, Neil <Neil.McDonald@camden.gov.uk>
Subject: Re: Drummond Street

Hi Neil,