

Intermediate Housing Position Statement

POSITION STATEMENT – JANUARY 2018

- Planning permission was granted 22 March 2013 at Maiden Lane Estate (LPA ref: 2012/5552/P) for the following development:
‘Redevelopment of the eastern part of Maiden Lane Estate following the demolition of 1-55 and 2-16 Maiden Lane and the North Western Industrial Estate to provide 10 new blocks including a 20 storey residential tower and 9 mixed use blocks of 3-7 storeys incorporating 265 residential units (141 private, 71 social rented and 53 intermediate flats), B1/A1/A3/A4/D1 uses and a new energy centre, together with cycle parking and increased and improved areas of public realm and landscaping’.
- Following the grant of this planning consent a number of applications to amend the above consent have been submitted and approved by the London Borough of Camden, these amendments have sought a range of specific changes. Submitted alongside this application is a detailed review of the planning history for the Maiden Lane Estate since the grant of consent in 2013.
- The Maiden Lane redevelopment achieved practical completion on 03 November 2017.
- This current application has been submitted under s.73 of the Town and Country Planning Act for a minor material amendment to the planning permission granted 22 March 2013 (as amended 2017/0714/P, August 2017) to seek a change in tenure from ‘Shared Ownership’ to ‘Intermediate Rent’ (52No. Units).

BACKGROUND

- The proposed amendment to an Intermediate Rent product as opposed to Shared Ownership is a result of a decision by the London Borough of Camden to establish a Council owned company which will improve the housing offer in Camden. The decision to set up ‘Camden Living’ was agreed a Cabinet in April 2016.
- Camden Living will acquire assets and will then let them at an intermediate rent level to residents within Camden. This will ensure the long-term availability of high quality intermediate housing products. In the first instance Camden Living are looking to acquire properties within their Community Investment Programmes.
- The agreed change in tenure will enable Camden Living to offer people on average incomes living or working in the borough high quality rented homes, improving the overall housing offer available in Camden.
- Camden Living has identified the 52No. Shared Ownership (intermediate) units at Maiden Lane as providing an acquisition opportunity. The intention, following acquisition and the grant of the relevant consents is to let and manage these properties at an intermediate rent level.

PLANNING POLICY

- The proposed amendments do not impact upon the overall quantum of affordable housing being delivered and therefore these proposals accord with the London Borough of Camden’s current Local Development Plan.