

CONSULTATION SUMMARY

Case reference number(s)

2018/3688/P

Case Officer:

Kristina Smith

Application Address:

Land bounded by Haverstock Road, Wellesley Road and Vicar's Road including nos. 121-211 Bacton Low Rise Estate 113a, 115 and 117 Wellesley Road and 2-16 Vicar's Road

Proposal(s)

Details in relation to Condition 20 (lifetime homes features) of planning permission ref. 2012/6338/P (dated 25.04.13) (as amended by 2014/3633/P, 2015/1189/P and 2016/5358/P) for the redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings, to provide a total of 294 residential units

Representations

Consultations:	No. of responses	2	No. of objections	1
			No of comments	1
			No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of Flat 74, Durdans House, Royal College Street has made the following comments:</p> <ul style="list-style-type: none">Is the "lifetime homes features" to suggest these are realistically affordable housing? <p><i>Officer response: Lifetime homes relates to design criteria that enable residential units to be adaptable for lifetime use rather than affordable housing.</i></p> <p>The owner/occupier of Flat 150, Bacton, Haverstock Road, has objected to</p>			

	<p>the application on the following grounds:</p> <ul style="list-style-type: none">• There is no arguable reason for waiving compliance with the requirement, especially given that high and rising percentage of the population requires home compliant with the “lifetime homes” policy. A high percentage of the Camden population requires accommodation to be wheelchair accessible• No valid grounds/explanation has been offered by the developers for waiving the condition provided <p><i>Officer response: Lifetime Homes features and facilities are still being provided throughout the scheme. This application seeks to vary one element with regards to slope gradient. This has been assessed by the Council’s Access officer who finds the minor change acceptable. Lifetime Homes Criterion 3 recognises that the optimum gradient is not always possible on steeply sloping sites and recommends finding a workable solution with the local planning authority. The applicant has therefore acted in accordance with Lifetime Homes policy.</i></p>
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Recommendation:-

Grant approval of details