

From: Farrant, Ben <Ben.Farrant@camden.gov.uk>
Sent: Thursday, September 5, 2019 1:17:09 PM
To: Tom Graham <tg@routeoneplanning.co.uk>; Tim Brock <tim@routeoneconsult.com>; 'Robin Lee' <robin@robinleearchitecture.com>
Subject: 2019/2733/P - 24-32 Stephenson Way, London, NW1 2HD

Hi all

Please the comment below from Rob – I have also heard from economic development and have included their comments below that:

Rob (policy):

Sorry, I thought the uplift was 819 sqm. I see here they are quoting 391 sqm.

Policy H2 seeks 50% of additional floorspace as housing, considered across all sites involved.

Consequently, if they create entirely new floorspace for housing off site, the off-site housing sought would be 391 sqm.

However, if they are converting existing non-residential floorspace to housing, this will create a corresponding reduction in the net non-residential uplift, reducing the off-site housing target to c. 195 sqm.

There is also an element of flexibility in the policy/ supporting text, which states "Where the housing is delivered off-site, this will enable additional non-residential space to be provided at the application site, and increase the overall scale of development, so the Council will generally expect the development to deliver significantly more housing than it could provide onsite."

Taking all this into account, I'd suggest their site search should encompass properties with capacity for c. 180 sqm to 400 sqm residential floorspace.