



PLANNING AND AFFORDABLE HOUSING STATEMENT V2

MAITLAND PARK, CAMDEN

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NOTE: This is an updated version of the planning statement originally submitted in support of application 2019/4998/P. All information contained therein is superseded by this Planning and Affordable Housing Statement V2 and the old version should be disregarded.

1 Introduction

- 1.1 We are instructed by the London Borough of Camden ('LBC') (the 'applicant'), to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended) at Land bounded by Grafton Terrace, Maitland Park Villas and Maitland Park, containing existing Tenants and Residents Association ('TRA') Hall and Garages; and Land adjacent to Maitland Park Villas containing existing Aspen House, gymnasium and garages. This Minor Material Amendment (MMA) application seeks approval for the:

Minor material amendment to extant permission 2014/5840/P as amended by 2015/6696/P to increase the number of units, make minor changes to elevations, materials and design and to the units' mix, size and layout, make modifications to the energy strategy, waste strategy, cycle parking and landscaping and access. To facilitate these minor changes, amendments are proposed to conditions 2, 6, 11, 17, 21, 22, 31 and 33.

- 1.2 As discussed with the LBC Planning Department at pre-application stage, the applicant has reconsidered elements of the scheme in order to provide an enhanced development that is suitable for the needs of the borough's residents. The applicant's intention is to provide 119 units and reconsider the unit mix to better suit the needs of Camden residents and reflect the changing housing market.

- 1.3 Paragraph 017 (Reference ID: 17a-017-20140306) of the National Planning Policy Guidance (NPPG) states that:

There is no statutory definition of a 'minor material amendment' but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Pre-application discussions will be useful to judge the appropriateness of this route in advance of an application being submitted.

- 1.4 Given the limited nature of the changes to the scale and nature of the development, the proposed development scheme will not be substantially different from the one which has been approved (ref. 2014/5840/P as amended by 2015/6696/P). LBC have agreed through pre-application discussions that the proposed amendments will not result in a substantially different development from the one that has been approved and therefore the changes can be considered through a Minor Material Amendment (MMA) application.

- 1.5 The application comprises the following information in line with the Council's validation requirements:

- Planning application form, duly completed;
- Council Own Development Form;
- Community Infrastructure Levy (CIL) additional information form;
- Decision notices for the planning permissions relating to the development of Maitland Park – 2014/5840/P and 2015/6696/P – and the accompanying S106
- Site Location Plan;
- 'As Approved' plans;

- 'Proposed' plans;
- Schedule of plans;
- Proposed Accommodation Schedule;
- This Planning Statement;
- Design and Access Statement (incl. Energy Statement and Homes Quality Mark details);
- Energy Statement;
- Daylight and Sunlight Report;
- Acoustic Review;
- Addendum to Preliminary Ecological Appraisal;
- Notice and letters sent to leaseholders;
- Viability Appraisal (submitted confidentially); and
- Cheque for £234 in payment of the requisite fee.

1.6 A complete schedule of the plans and documents submitted with this application is set out in **Appendix 1** of this Planning Statement.

2 Proposed development

- 2.1 The Maitland Park estate was granted planning permission in the 1960's. A copy of the original planning permissions is not available in the Local Planning Authority's (LPAs) archives, nevertheless, the LPA's subsequent planning records show that applications for minor alterations to the buildings have been made in the period since the original permission was granted.
- 2.2 The principal planning application (ref: 2014/5840/P) for the redevelopment of Maitland Park Estate to provide ***"112 residential units and a replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace"*** was granted 31 March 2015.
- 2.3 The principal application for the redevelopment of Maitland Park Estate was subsequently amended by the S73 application (ref: 2015/6696/P) granted 14 April 2016 to allow for the earlier completion of the multi-use games area ('MUGA') and for pre-commencement details to be submitted, in some cases, after site clearance and preparation, relocation of services, utilities and public infrastructure and demolition.
- 2.4 In February 2020 a S96a application was approved, which resulted in a condition being added, and the description of development being varied so that it now reads: ***"Provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace."*** This is the current description of development

Proposed changes

- 2.5 In order to meet the changing needs of Camden residents a series of minor design changes are proposed. These are set out in full in Appendix E of the Design and Access Statement (Rev H).
- 2.6 The proposed minor amendments require the variation of conditions: 2, 6, 11, 17, 21, 22, 31 and 33 attached to planning permission 2014/5840/P (as amended by 2015/6696/P). The proposed amendments to the conditions are set out below.

Condition 2

- 2.7 To reflect changes to the approved drawing numbers and reports, revisions to Condition 2 are required. Condition 2 currently reads:

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; MPI_P01_PL02; MPI_P02_PL02; MPI_P03_PL04; MPI_P06_PL04; MPI_P07_PL04; MPI_P08_PL06; MPI_P10_PL04; MPI_P11_PL05; MPI_P12_PL05; MPI_P13_PL05; MPI_P14_PL04; MPI_P15_PL04; MPI_P20_PL02; MPI_P21_PL05; MPI_P22_PL03; MPI_P25_PL02; MPI_P26_PL04; MPI_P30_PL05; MPI_P31_PL05; MPI_P32_PL05; MPI_P33_PL05; MPI_P34_PL04; MPI_P35_PL04; MPI_P40_PL02; MPI_P42_PL05; MPI_P43_PL01; MPI_P45_PL02; MPI_P46_PL02; MPI_P100_PL04; MPI_P110_PL03; MPI_P120_PL04; MPI_P130_PL04; MPI_P135_PL04; MPI_P150_PL04; 122-LS04 Rev A; 122-LS05 Rev A; 122-LS06 Rev A; 122-LS07 Rev A; 122-LS08 Rev A; 122-LS09; 122-L03 Rev D; 122-L04 Rev C; 122-L05 Rev C; 122-L06 Rev C; Tree constraints existing layout; Tree constraints plan; Tree protection plan; Arboricultural Report by Crown consultants dated 5th June 2014; Tree schedule; Arboricultural Impact assessment by Crown consultants dated 1st April 2014; Daylight/sunlight Report by GVA dated

august 2014; Drainage design strategy by Ramboll dated May 2014; Ecology Report by Ramboll dated July 2014; Energy Strategy and Code for Sustainable Homes report by Ramboll dated May 2014; Geotechnical and environmental desk study by Ramboll dated July 2014; Noise and vibration impact assessment by Ramboll dated July 2014; Transport Assessment by Ramboll dated May 2014; Planning Statement by Quod Planning dated July 2014; Design and Access Statement by Cullinane Studios Revision E dated January 2015 and Independent Review of Assessment of Economic viability by BPS Chartered Surveyors.

2.8 The condition is proposed to be amended as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; MPI_P01_PL02; MPI_P02_PL02; MPI_P03_PL0412; MPI_P05_PL12; MPI_P06_PL0412; MPI_P07_PL04; MPI_P08_PL06; MPI_P10_PL0411; MPI_P11_PL0515; MPI_P12_PL0515; MPI_P13_PL0515; MPI_P14_PL0414; MPI_P15_PL0414; MPI_P20_PL02; MPI_P21_PL0518; MPI_P22_PL0312; MPI_P25_PL02; MPI_P26_PL0416; MPI_P30_PL0513; MPI_P31_PL0512; MPI_P32_PL0512; MPI_P33_PL0512; MPI_P34_PL0411; MPI_P35_PL0411; MPI_P40_PL02; MPI_P42_PL0514; MPI_P43_PL0410; MPI_P45_PL02; MPI_P46_PL0209; MPI_P100_PL0411; MPI_P110_PL0314; MPI_P120_PL0412; MPI_P130_PL0412; MPI_P135_PL04; MPI_P150_PL0411; 122-LS04 Rev A; 122-LS05 Rev A; 122-LS06 Rev A; 122-LS07 Rev A; 122-LS08 Rev A; 122-LS09; 122-L03 Rev DL; 122-L04 Rev EL; 122-L05 Rev EL; 122-L06 Rev EL; Tree constraints existing layout; Tree constraints plan; Tree protection plan; Arboricultural Report by Crown consultants dated 5th June 2014; Tree schedule; Arboricultural Impact assessment by Crown consultants dated 1st April 2014; Daylight/sunlight Reports by GVA Avison Young dated 21 August 2014 and February 2020; Drainage design strategy by Ramboll dated May 2014; Ecology Report by Ramboll dated July 2014; Ecology Statement by The Ecology Consultancy dated 26.09.2019; Energy Strategy by TGA dated 21 February 2020 and Code for Sustainable Homes report by Ramboll dated May 2014; Geotechnical and environmental desk study by Ramboll dated July 2014; Noise and vibration impact assessment by Ramboll dated July 2014; Transport Assessment by Ramboll dated May 2014; Planning Statements by Quod Planning dated July 2014 and 02 March 2020; Design and Access Statement by Cullinane Studios Revision EH dated January 2015 February 2020 and Independent Review of Assessment of Economic viability by BPS Chartered Surveyors and an updated Viability Appraisal by LB Camden (February 2020).

Condition 6

2.9 To reflect that a revised Acoustic Review has been submitted by Cole Jarman as part of this application, we propose a minor amendment to the wording of Condition 6 to reflect this. The condition currently reads:

The development shall be carried out in accordance with the noise mitigation measures set out in the Noise and Vibration impact assessment by Ramboll dated July 2014, hereby approved.

2.10 The condition is proposed to be modified as follows:

The development shall be carried out in accordance with the noise mitigation measures set out in the Noise and Vibration impact assessment Acoustic Review Report by Ramboll Cole Jarman (16/0565/R2 REVISION 4), hereby approved.

Condition 11

2.11 In order to make the condition more easily quantifiable and enforceable, we propose that amendments are made to the wording of Condition 11. The condition currently reads:

No music shall be played in the community hall in such a way as to be audible within any adjoining premises or on the adjoining highway.

2.12 The condition is proposed to be modified as follows:

~~No music shall be played in the community hall in such a way as to be audible within any adjoining premises or on the adjoining highway~~ Music noise levels in the 63Hz and 125Hz octave centre frequency bands ($L_{eq,5min}$) should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB ($L_{eq,5min}$), respectively.

Condition 17

2.13 As no shopfronts are proposed as part of the development, we propose the removal of section (b) of Condition 17. The condition currently reads:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
- b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;
- c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

2.14 The condition is proposed to be modified as follows:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills, external doors and gates;
- ~~b) Plan, elevation and section drawings, including fascia, cornice, pilasters and glazing panels of the new shopfronts at a scale of 1:10;~~
- ~~c) b)~~ b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Condition 21

2.15 To reflect changes to the building and dwelling certifications, revisions to **Condition 21** are required. Condition 21 currently reads:

Prior to implementation of each phase of the development, the applicant and/or developer shall submit to the local planning authority a design stage Sustainability Assessment setting out the manner in which the development will achieve Code for Sustainable Homes (CfSH) level 4 for the residential units.

The development shall be implemented in accordance with the Assessment as approved.

Prior to first occupation of each phase of the residential units, a post-completion certificate which demonstrates that the phase has achieved Level 4 shall be submitted to and approved in writing by the local planning authority.

2.16 The condition is proposed to be modified as follows:

Prior to implementation of each phase of the development, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition or works in relation to the MUGA, the applicant and/or developer shall submit to the local planning authority a design stage Sustainability Assessment setting out the manner in which the development will achieve ~~Code for Sustainable Homes (CfSH) level 4~~ Home Quality Mark 3* for the residential units.

The development shall be implemented in accordance with the Assessment as approved.

~~Within 6 months of occupation~~ ~~Prior to first occupation~~ of each phase of the residential units, a post completion certificate which demonstrates that the phase has achieved Home Quality Mark 3* ~~Level 4~~ shall be submitted to and approved in writing by the local planning authority.

Condition 22

2.17 To account for the partial discharge of this condition under application ref. 2016/2448/P regarding the demolition of the Tenants and Residents Association (TRA) hall, existing garages and pram shed, amendments to Condition 22 are proposed. The condition currently reads:

Prior to implementation, including demolition, of either the relevant phase of the development, or works in connection with the MUGA, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

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.

Such plan shall include measures to 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 and liaison with other concurrent developments in the wider area.

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 CMP from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

2.18 The condition is proposed to be modified as follows:

The demolition of the Tenants and Residents Association hall, garages and pram shed shall be carried out in accordance with the Construction Management Plan approved under reference 2016/2448/P (granted on 25/05/17). The measures contained in the Construction Management Plan shall at all times remain

implemented throughout the duration of the works of demolition and construction, unless otherwise agreed in writing by the local planning authority.

Prior to implementation, including demolition, of either the relevant phase of the development, or works in connection with the MUGA, a Construction Management Plan (CMP) including an Air Quality Assessment) shall be submitted to and approved by the local planning authority.

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.

Such plan shall include measures to 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 and liaison with other concurrent developments in the wider area.

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 CMP from time to time.

The measures contained in the Construction Management Plan shall at all times remain implemented during all works of construction and demolition. Where separate Construction Management Plans are submitted for the demolition and the construction phases the provisions of this condition will apply to both plans.

Condition 31

2.19 In order to reflect proposed amendments to the Energy Strategy prepared by TGA, amendments to Condition 31 are proposed. The condition currently reads:

On or prior to the Implementation Date, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition or works in relation to the MUGA, the developer shall submit to the Local Planning Authority for approval the Energy Efficiency and Renewable Energy Plan which shall include the following:

- a) incorporation of measures set out in the submission document Energy Strategy and Code for Sustainable Homes report by Ramboll dated May 2014 Page 12 of 15 2014/5840/P;
- b) further details of how the Development's carbon emissions will be reduced by at least 32% by way of renewable energy technologies;
- c) separate metering of all low and zero carbon technologies to enable the monitoring of energy and carbon emissions and savings;
- d) a building management system being an electronic system to monitor the Development's heating cooling and the hours of use of plant;
- e) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the above measures are achievable;
- f) measures to secure a post construction review by an appropriately qualified and recognised independent verification body certifying that the above measures have been achieved and will be maintainable; and
- g) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time.

All such measures thus demonstrated shall be secured prior to first occupation of the development and thereafter retained and maintained in accordance with the manufacturers' recommendations.

2.20 The condition is proposed to be modified as follows:

On or prior to the Implementation Date, other than site clearance and preparation, relocation of services, utilities and public infrastructure and demolition or works in relation to the MUGA, the developer shall submit to the Local Planning Authority for approval the Energy Efficiency and Renewable Energy Plan which shall include the following:

- a) incorporation of measures set out in the submission document Energy Strategy ~~and Code for Sustainable Homes report by TGA dated 21 February 2020;~~
- b) further details of how the Development's carbon emissions will be reduced by at least ~~32%~~ 30.9% by way of renewable energy technologies;
- c) separate metering of all low and zero carbon technologies to enable the monitoring of energy and carbon emissions and savings;
- d) a building management system being an electronic system to monitor the Development's heating cooling and the hours of use of plant;
- e) include a pre-Implementation review by an appropriately qualified and recognised independent verification body certifying that the above measures are achievable;
- f) measures to secure a post construction review by an appropriately qualified and recognised independent verification body certifying that the above measures have been achieved and will be maintainable; and
- g) identifying means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time.

All such measures thus demonstrated shall be secured prior to first occupation of the development and thereafter retained and maintained in accordance with the manufacturers' recommendations.

Condition 33

2.21 To reflect changes to the approved number of units, revisions to Condition A are required. Condition A currently reads:

Number of residential units

The development hereby permitted shall comprise 112 residential units upon completion and be delivered in accordance with the approved plans set out in Condition 2 of this planning permission.

2.22 The condition is proposed to be amended as follows:

Number of residential units

The development hereby permitted shall comprise ~~112~~119 units upon completion and be delivered in accordance with the approved plans set out in Condition 2 of this planning permission.

3 Pre-application consultation

- 3.1 Between June 2019 and September 2019, the applicant and their design team have met with the local planning authority and the local community to consult them on the changes to the approved development.
- 3.2 Pre-application discussions with LBC during June 2019 confirmed that the Council consider within the context of the original permission the proposed changes constitute a MMA. The pre-application discussions illustrated that officers do not consider there to be fundamental concerns over the amendments proposed.
- 3.3 A second pre-application meeting was held with LBC in August 2019, in which design matters were considered. Table 3.1 sets out the primary feedback and applicant response.

Table 1 - Summary of pre-application consultation with LBC

Comment/Observation	Applicant response
The Council advised that an updated daylight and sunlight report would be required if additional units were added to Aspen Villas.	An updated daylight and sunlight report accompanies this application.
The Council confirmed that the latest cycle parking standards would be applied to any additional units proposed through the MMA application.	Additional cycle parking spaces have been incorporated into the design, with the additional units meeting current policy requirements.
The LBC design officer considered that significant reductions to the size of the balconies on Aspen Court and Aspen Villas would negatively impact the scheme.	The applicant has withdrawn proposals to reduce the size of those balconies and has maintained them as they were originally consented.
The Council confirmed that changes to the design of the balconies were acceptable, noting in particular that changes to the interior balconies of Aspen Court would represent an improvement to the scheme.	The balconies' design has been amended now to incorporate metal railings rather than glass.
The Council requested that rooftop plant be grouped together to minimise its impact to the development's roofline.	The layout of the rooftop plant has been coordinated to be as rationalised as possible. An acoustic casing ensures that the plant's impact is minimised.
The Council confirmed that the amendments proposed to the unit mix are acceptable.	The unit mix has been adjusted so that 119 units are proposed, with all the social units in Aspen Court and all the private units in Aspen Villas and Grafton Terrace.

The Council advised that updated guidance should be followed regarding the provision of waste storage.

The waste strategy has been amended to meet the guidelines in Camden's updated guidance, which includes the provision of food waste bins (in addition to the recycling and general waste bins) and the preferred use of 1280 L bins.

Local community consultation

- 3.4 To inform the local community of the proposed amendments to the scheme and consult the community upon them, two community engagement events were held at the gymnasium building on the Maitland Park Estate. They were on Wednesday 11 September 18:00 to 20:00 and Saturday 14 September 14:00 to 16:00. Both events were visited by a mix of estate residents and residents local to the area.
- 3.5 Comments were, overall very positive, with local residents appreciative of the fact that progress was again being made following a hiatus in activity. There was strong support for the increased delivery of homes across the scheme and for the proposed landscape amendments that would improve the open areas and help prevent anti-social behaviour on the estate, which was a clear concern of many of the residents.
- 3.6 Concern was voiced from residents on Grafton Terrace about overlooking. The case was made that the proposals would deliver a scheme no different to other streets that have houses on both sides, and that in fact Grafton Terrace is wider than the average road.
- 3.7 Many residents commented on the fact that the MUGA was a location that attracted anti-social behaviour. How to approach this problem is still largely undecided and further consultation is required with the residents to reach a solution. As such, amendments to the MUGA do not form part of this application and will instead be subject to a separate application following consultation.

4 Analysis

- 4.1 This section explains how, in the context of Section 38 (6) of the Planning and Compulsory Purchase Act (2004), the MMA proposals accord with the statutory development plan, which comprises:
- the London Plan (2016);
 - the Camden Local Plan (2017); and
 - the Camden Local Plan Policies Map Alterations (2017).
- 4.2 This application has also had regard to relevant Camden Planning Guidance and Mayoral Supplementary Planning Guidance documents and the National Planning Policy Framework ('NPPF')(2019).

Housing mix

- 4.3 Permission has been granted under application ref: 2014/5840/P (as amended by 2015/6696/P) for 50 affordable units (50 social rent), which equates to 44.6% of the total dwellings and 45% of the total residential floorspace in the scheme, and 62 market units, which equates to 55% of the total dwellings and 53% of the total residential floorspace in the scheme.
- 4.4 The original application (ref. 2014/5840/P) for the redevelopment of Maitland Park was assessed against the Local Development Framework at the time, which comprised the Camden Core Strategy (2010) and Camden Development Policies (2010). The Camden Local Plan was adopted by LBC Council 03 July 2017 and has replaced the Core Strategy (2010) and Camden Development Policies (2010) documents as the basis for planning decisions and future development in the borough. The application proposals set out herein will therefore be assessed against the new adopted planning policies as well as the London Plan (2016), overarching NPPF (2019) and relevant guidance.
- 4.5 The MMA application involves an increase in the overall number of units by seven, from 112 to 119. This change has been driven by the need to increase the delivery of housing to meet growing demand and to improve the viability of the scheme.
- 4.6 The proposed MMA would grant permission for; 51 affordable units (51 social rent), which equates to 42% of the total units, 46% of the total bed spaces and 30% of the total residential floorspace in the scheme, and 68 market units, which equates 57% of the total dwellings and 70% of the total residential floorspace in the scheme.

Table 2 - Scheme unit mix as consented

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Total Units
Market	27	28	7	0	0	62
Social	17	17	11	2	3	50
Total	44	45	18	2	3	112

Table 3 - Scheme unit mix now proposed

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Total Units
Market	30	35	2	1	-	68
Social	13	32	6	-	-	51
Total	43	67	8	1	-	119

Table 4 – Proposed scheme unit mix by percentage

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Total Units
Market	25.21%	29.41%	1.68%	0.84%	-	57%
Social	10.92%	26.89%	5.04%	-	-	43%
Total	36.13%	56.30%	6.72%	0.84%	-	100%

- 4.7 The amendments to the housing tenure and unit mix are driven by the applicant seeking to meet an identified housing need and ensure the development provides the maximum reasonable amount of affordable housing. The need for additional two-bedroom units was identified by LBC Officers, and this has been appropriately responded to. The approved unit mix is proposed to be changed as follows:

Table 5 - Comparison of unit mix as consented and proposed per building

	Aspen Court		Aspen Villas		Grafton Terrace	
	Consented	Proposed	Consented	Proposed	Consented	Proposed
1 bedroom	15	13 (-2)	18	22 (+4)	11	8 (-3)
2 bedroom	19	32 (+13)	17	17	9	18 (+9)
3 bedroom	13	6 (-7)	2	0 (-2)	3	2 (-1)
4 bedroom	2	0 (-2)	-	-	-	1 (+1)
5 bedroom	-	-	-	-	3	0 (-3)
Total	49	51 (+2)	37	39 (+2)	26	29 (+3)

- 4.8 As per paragraph 11 of the NPPF (2019), “decisions should apply a presumption in favour of sustainable development.” This is clarified to mean in the context of decision-making “approving development proposals that accord with an up-to-date development plan without delay.”
- 4.9 We consider that the proposals to amend the housing mix accord with the development plan as set out in paragraph 4.1 of this Planning Statement in the following ways:

- The changes proposed to the approved tenure and unit mix seek to deliver “*a genuine choice of homes*” that residents of the LBC can afford while “*meet[ing] their requirements for different sizes and types of dwellings*” in accordance with Policy 3.8 of the London Plan (2016).
- It is considered that the application proposals accord directly with Policy H1 of the Camden Local Plan (2017) by securing a “*sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing*” over the plan period. The Council seeks to exceed the housing target set out in the Camden Local Plan (2017) by “*expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site*” where sites are underused. In further improving the quantum of housing delivery on the Site, the proposals of this MMA are in accordance with this policy.
- The MMA proposals comply with Policies H4, H5 and H6 of the Camden Local Plan (2017) by providing the maximum reasonable amount of affordable housing of “*different... sizes*” on site. The MMA proposals will help “*meet the needs of existing and future Camden households... by regenerating existing estates and providing more and better affordable homes at an appropriate density*” (Policy H5; Camden Local Plan (2017)).
- The MMA proposals comply with Policy H7 of the Camden local Plan (2017) in offering a “*range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and mismatches between housing needs and existing supply.*” The revised unit mix is a result of consultation with LBC and better reflects current demand and need to the extant scheme.

Design

- 4.10 To accommodate the proposed changes to the housing mix set out above as well as conform to Building Regulations and design guidance updates, the MMA involves minor amendments to the design of the approved scheme. The proposals retain the design intent and architectural language of the approved scheme but seek to enhance further where appropriate the visual character of the development.
- 4.11 Good design is a key aspect of sustainable development. In accordance with the aims of the NPPF (2019) paragraph 127, developments should “*function well... over the lifetime of the development,*” be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” and should “*optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.*”¹
- 4.12 Through careful re-configuration of the internal flat layouts, building cores and servicing strategy the MMA application can propose an uplift of seven units and achieve the unit mix desired by the LBC.
- 4.13 The design amendments seek to ensure that the development continues to be of the highest architectural and design quality, both internally and externally, and that it both sympathises with and improves the local area. Once complete the proposed development will “*enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces*” in accordance with Policy 3.5 of the London Plan (2016).
- 4.14 The proposals are in accordance with Policy D1 of the Camden Local Plan (2017) as they comprise “*details and materials that are of high quality and complement the local character, [integrate] well with the surrounding streets and open spaces, [are] inclusive and accessible for all, [are] secure and*

¹ Whilst the NPPF is not part of the development plan it is a material consideration that carries considerable weight in the determination of planning applications (as noted in paragraph 4.2 of this planning statement).

designed to minimise crime and antisocial behaviour, and fundamentally, [provide] a high standard of accommodation” for the residents of Camden.

- 4.15 An assessment of planning policy and guidance confirms that these minor changes would not result in a scheme that is substantially different from the one which has been approved. Furthermore, LBC have confirmed in pre-application discussions that the principle of a MMA application is accepted for the design alterations proposed and that these proposals represent an opportunity to meaningfully enhance the scheme.
- 4.16 Set out below are the principal design changes sought through the MMA application and the reasons for proposing them.

General

- 4.16.1 The MMA proposes a revised core layout to incorporate service and dry risers as requested by LBC Building Control and meet current building regulations.
- 4.16.2 The MMA proposes the reduction of all storeys from first floor up by 75mm to rationalise stair risers. This is demonstrated in drawings MPI_P22_PL12 and MPI_P43_PL10.
- 4.16.3 The elevations have been updated to match the re-planned flats and external envelope detail resolution, as shown in drawing MPI_P26_PL16 and MPI_P43_PL10.
- 4.16.4 Composite decking is proposed to replace quarry tiles on balconies to ensure that the desired colour does not change over time.
- 4.16.5 The top storey cladding will use pre-oxidised copper-coloured aluminium in order to reduce balcony loading and ensure a consistent colour is achieved over the development’s lifetime.
- 4.16.6 The rainwater downpipes will also use pre-oxidised copper-coloured aluminium in order to improve the robustness of the pipes and improve security.
- 4.16.7 Metal railings are proposed to replace the glazed balconies in order to address practical building management concerns such as window cleaning and ongoing maintenance costs.
- 4.16.8 The revised unit mix has led to changes to the elevational detail and fenestration rhythm.

Aspen Court

- 4.16.9 Following discussions with Julie Newsam (LBC Housing Allocation Manager), LBC require fewer 1-bedroom dwellings. The amended design of Aspen Court responds to this and incorporates 2no. fewer 1-bedroom units and 13no. additional 2-bedroom units.
- 4.16.10 It is also proposed that Aspen Court is comprised entirely of social rented dwellings.² This would help improve the viability of the project and ensure it is deliverable. Julie Newsam has confirmed that this is acceptable to the Council on 20 June 2019.

² Extant permission is for Aspen Court to contain 8no. private tenure dwellings.

- 4.16.11 In order to improve and better respond to the proposed construction programme the main plant room located in Aspen Court would be relocated to the ground floor of Aspen Villas.

Aspen Villas

- 4.16.12 As the plant room has been removed from the 5th floor of Aspen Court, we propose providing 4no. additional 1-bedroom units for private tenure allowing for an increased delivery of much needed housing in the borough and a more efficient use of land. There will also be consequential improvements to the viability and deliverability of the scheme.
- 4.16.13 The projection of the bay window and associated balcony is to be pulled back to the centre of Aspen Villas to sit flush with the building line and reduce overhang.
- 4.16.14 Due to the introduction of a plant room that would serve both Aspen Court and Aspen Villas to the ground floor of Aspen Villas a flue needs to be added to the west elevation of Aspen Villas running from ground floor to above parapet.
- 4.16.15 A rooftop enclosure is proposed to visually and acoustically enclose the rooftop plant required for the amended energy strategy.

Grafton Terrace

- 4.16.16 Ground floor maisonettes are no longer required by LBC. It is proposed to replace them with single-storey flats. 2no. 2-bedroom and 2no. 1-bedroom units would comprise the fourth floor of the building. This would help reduce the step down between the Terrace and Corner blocks whilst increasing the viability of the scheme.
- 4.16.17 In order to improve the floor plan efficiency of Grafton Terrace, the top floor has been expanded south to block over the TRA hall and east towards the mews (which has been expanded slightly as per paragraph 4.16.19 below).
- 4.16.18 The balconies of the flats above the TRA Hall have been consolidated onto the southern elevation of the building. This helps to add better architectural termination to the façade and improves the passive surveillance of the open green space to the south of Grafton Terrace.
- 4.16.19 Changes to the services and energy strategies require an additional plant room on the roof containing the ASHPs, service and smoke risers, and a lift overrun. The rooftop plant would be enclosed within a single acoustic barrier. In order to achieve the acoustic performance set out in the Acoustic Review prepared by Cole Jarman, this acoustic barrier is required to be 3m tall. The plant's and acoustic screen's location has been designed to protect views from Grafton Terrace by locating the plant away as far as possible from the northern edge of the building.
- 4.16.20 The social rented units in Grafton Terrace would be relocated to Aspen Court and replaced with private tenure units (as per paragraph 14.16.10 of this planning statement).

Tenants and Residents Association Hall

- 4.16.21 Following feedback from the LBC Youth Service and the TRA, amendments have been made to include additional storage, a reception office, additional toilets and flexible meeting rooms. This has marginally increased the footprint of the block south into the park by 700mm. The landscape and path layout has been amended to reflect this.

- 4.16.22 Changes to the internal layout of Grafton Terrace has resulted in the floorspace of the TRA Hall increasing by roughly 4sqm compared to the extant scheme.

Inclusive access

- 4.16.23 6no. wheelchair user dwellings are located on the ground floor of Aspen Court. There are a further 4no. wheelchair adaptable units in Aspen Villas. As with the extant scheme, any additional disabled parking spaces required by the residents of Aspen Court would be settled by the residents applying to the Council for a blue badge permit.
- 4.16.24 The design of the wheelchair user and adaptable flats has been amended to be in accordance with updated Camden requirements and Part M of the Building Regulations.
- 4.16.25 Whilst there is no increase in the number of wheelchair user and adaptable units, the provision of 12 such units of a total of 119 units still achieves the required 10% of all units, as set out in the London Plan Policy 3.8. The provision of wheelchair accessible and adaptable units also meets Policy H7 of the Camden Local Plan (2017) in ensuring that the scheme can continue to contribute to the *“creation of mixed, inclusive and sustainable communities...”*

Cycle Storage

- 4.16.26 The provision of cycle storage has been updated to reflect the increased number of units and revised unit mix across the scheme. Regarding the extant 112no. units, the same policy requirements will be followed, meaning one cycle store per dwelling. Regarding the proposed additional 7no. units, guidance contained within the draft London Plan (2019) will be followed. This stipulates that for C3 residential dwellings provision should be made for 1 cycle storage space per 1-bedroom unit and 2 spaces for all other dwellings.
- 4.16.27 Section 3.5 of the DAS sets out the cycle storage strategy in detail. It states that the additional dwellings 7no. dwellings are 2no. 1-bedroom dwellings in Aspen court, 2no. 1-bedroom dwellings in Aspen Villas, and at Grafton Terrace 2no. 3-bedroom and 1no. 1-bedroom dwellings. The cycle storage layout can be seen on drawing plan MPI-P_150_PL11.

Services and environmental design

- 4.16.28 It is proposed to remove individual boilers and water cylinders from the units. This is to implement a more efficient and sustainable centralised system, as well as to save space within the units.
- 4.16.29 The heating energy would be delivered via ASHP units. These represent an electrically powered heating delivery system that is considered to be renewable, owing to the fact that the heat is drawn from the air. As the units are electrically powered, there is no negative effect on air quality. This represents a significant and valuable improvement to the scheme as it would result in a scheme with a much lower air quality impact. This is recognised in correspondence from David Peres da Costa, who stated that an Air Quality Assessment would not be a necessary component of this application due to the proposed improvements to the energy strategy.
- 4.16.30 Rooftop plant is required as a result of this change in energy strategy. This means that the area available for photovoltaic panels is reduced. This loss of area will be mitigated through the use of higher-specification panels to produce similar energy levels compared to the extant scheme.

4.16.31 Because a large majority of the roof space is taken up by rooftop plant and photovoltaic panels, green roofs (sedum) are omitted from the proposals. The rooftop plant has been rationalised and is covered by acoustic enclosures to mitigate the noise impacts of the ASHPs and provide a safe working environment for the maintenance of the rooftop plant. Requirements to access and service the PV panels and rooftop plant mean that there is little available area suitable for a green roof, and what area there is available would be overshadowed by the PV panels. The result of this would be that the green roof areas would be disjointed and unlikely to flourish. Without the green roofs, the scheme can still secure the targeted 3-star HQM standard and they do not form part of the drainage strategy within the original consent. Lastly, any impacts to securing potential biodiversity gains would be compensated by the additional tree planting proposed by this MMA application.

4.16.32 Mechanical Ventilation with Heat Recovery ('MVHR') is added to the development. This is a sustainable way of filtering air through the development that would help reduce its carbon footprint. Dedicated metal louvres (designed to match the copper coloured cladding) are incorporated into the façades of the buildings for the intake/extract ducts.

Landscape

4.17 The proposed landscape design changes seek to create a more accessible and enjoyable outdoor environment for residents of the development and the wider area. The changes *"incorporate high quality landscape design... maximis[ing] opportunities for greening"* and *"integrate well with the surrounding streets and open spaces, improving movement through the site and wider area"* in accordance with Policy D1 of the Camden Local Plan (2017).

4.18 The proposed changes to materials, detailed at section 5.1.3 of the Design and Access Statement, will create a coherent development where the landscaping *"complement(s) the character of the local area"* in line with point (e) of the Camden Local Plan (2017) Policy D1. The introduction of cropped granite paving to window thresholds is proposed to *"minimise crime and antisocial behaviour"* (Policy D1) by deterring loitering and the introduction of sawn granite paving to the entrance of Aspen Villas is proposed to increase legibility by clearly marking the entrance threshold. This design feature furthermore adheres to guidance set out in Paragraph 2.2.19 and 2.2.20 of the Mayor's Housing SPG (2016) in minimising *"opportunities for crime and anti-social behaviour... without being intimidating or reliant on excessive management."* The public consultation undertaken in advance of the submission of this application further satisfies the guidance that *"community engagement in the preparation of proposals can increase ownership of, and responsibility for, the local environment."*³

4.19 The tree planting changes detailed at section 5.1.5 of the Design and Access Statement seek to enhance the character of the Maitland Park development. Trees have been selected with consideration for the aspect, micro-climate and their overall size upon maturity. Efforts have been made to accord with Policy D1 of the LBC Local Plan (2017) by incorporating *"additional trees and vegetation wherever possible."* The extant scheme would see the loss of 25 trees and the planting of 53 trees. The MMA proposals, however, increases the planting of trees to 56. This results in a more varied and biodiverse landscape for the enjoyment of the estate residents and their neighbours. Further details on the proposed changes to the tree planting is set out in Section 5.1.5 of the DAS.

³ Mayor of London, Housing Supplementary Planning Guidance (March 2016), paragraph 2.2.20.

Amenity

Density

- 4.20 The MMA application involves an uplift in the quantum of dwellings per hectare. The approved scheme includes 117 dwellings per hectare and 336 habitable rooms per hectare. This is proposed to increase to 124 dwellings per hectare and to 416 rooms per hectare. The approximate number of residents on site under the approved scheme would be 260. The expected population yield, based on the most up to date GLA Population Yield Calculator (2019), would increase to 266.
- 4.21 The MMA application will result in a marginal increase in the density of dwellings and habitable rooms on site. The habitable rooms density proposed by the MMA application falls within the suggested density range in Table 3.2 in the London Plan (2016) and in the Mayor's Housing Supplementary Planning Guidance (2016) of 200-450 habitable rooms per hectare (equivalent to 45-170 dwellings per hectare) for an urban location with a PTAL of 2-3. The scheme is considered to optimise the use of the site area, in line with the aims of Camden Local Plan (2017) Policy H1.
- 4.22 In terms of amenity, the minor increases in density as part of the MMA application will not adversely impact the *"quality of life of occupiers and neighbours"* (Policy A1, Camden Local Plan 2017) and are therefore considered acceptable and in accordance with Policies A1, A2 and A4 of the Camden Local Plan (2017) as well as the guidance contained within CPG 6 (Amenity).
- 4.23 As a material consideration, the draft new London Plan ('NLP') can be considered. The draft NLP does not include a density matrix. Instead, guidance is contained in Policy D1B that requires proposals *"make the best use of land following a design-led approach that optimises the capacity of sites."* In improving the number of units offered by the proposals, the application satisfies this policy by optimising the delivery of homes on the site.

Daylight/Sunlight

- 4.24 This application has fully considered the potential effect to the daylight and sunlight amenity of neighbouring residential occupants as a result of the proposed development, as well as the internal daylight and sunlight amenity within the habitable rooms proposed.
- 4.25 The Daylight and Sunlight report, prepared by Avison Young, is clear that the majority of potentially affected locations comply with the BRE guidelines recommendations and are adequate for an urban environment. The small minority of rooms that will experience potentially noticeable reductions in daylight/sunlight will still receive acceptable levels of daylight and sunlight. The MMA proposals therefore accord with Policy A1 of the Camden Local Plan (2017) by ensuring the *"sunlight, daylight and overshadowing... of communities, occupiers and neighbours is protected."* The report shows that the daylight/sunlight values to neighbouring properties are similar to the extant consent and should therefore once again be considered acceptable.
- 4.26 Concerning natural light amenity within the proposed development, the proposals achieve excellent daylight and sunlight levels, which are directly comparable to the extant consent.

Play and open space

- 4.27 The extant planning permissions for the redevelopment of Maitland Park Estate result in a child population yield of 68, with; 27 in the under 5 age category, 24 in the 5 to 11 age category and 17 in the 12+ age category. The most recent GLA Population Yield Calculator (version 3.2) shows that there

is an expected decrease in the child yield to 54 for a site in an inner London borough and a PTAL of 3-4. For comparison, based on the 2014 calculator, the child yield would be approximately 64.

- 4.28 The Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG (2012) prescribes a 10 sqm per child play space benchmark, which set against the approximate child yield (59 0-18 year olds) for the amended unit mix results in a requirement of 531.7sqm of play space - a decrease from the 680 sqm of play space required by the consented scheme.
- 4.29 The MMA does not propose any changes to the quantum of open space approved under the extant planning permissions for the redevelopment of Maitland Park Estate. The approved open space provision exceeds what is required of the development and therefore complies with Policy A2 of the Camden Local plan (2017) by "[enhancing] and [improving] access to Camden's parks, open spaces and other green infrastructure". Please refer to Section 5.1.10 of the Design and Access Statement for further detail.

Sustainability and energy strategy

- 4.30 The MMA application seeks to minimise the effects of climate change by incorporating energy demand minimisation through good envelope design and proficient use of services as well as the utilisation of low or zero carbon (LZC) technologies to decarbonise the energy supply in line with the Energy Hierarchy set out at Policy CC1 of the Camden Local Plan (2017). The changes proposed accord with requirement in Policy CC2 for "*development to be resilient to climate change... and meet the highest feasible environmental standards.*"
- 4.31 As already stated above, the main change proposed to the extant permission is the replacement with individual gas-fired boilers to ASHP that will produce the development's heat energy. This is a clean, renewable form of heat production that relies on electricity. Therefore, as the national power grid continues to de-carbonise, the sustainability credentials of the energy strategy will improve in tandem.
- 4.32 Due to the change in heat-energy strategy, the site-wide electricity loading for the development has increased. An additional substation to that consented in the extant scheme is required to serve Grafton Terrace. The proposed location of this substation can be seen in drawing plan MPI-P_03-PL12. This is, however, only shown indicatively. Further detailed design work and consultation with UKPN and other service providers is required before the optimal position for the substation can be known. We propose that the consent for the details and location of this substation should be reserved by an appropriately worded condition.
- 4.33 The ASHP plant is required to be at roof level. Approximately 294 roof PV panels are proposed, producing approximately 80.85kWp. For further details, please refer to the Energy Statement (February 2020) prepared by TGA submitted in support of this application.
- 4.34 The draft London Plan (2019) requires that major residential developments achieve at least a 35% improvement in regulated CO2 emissions beyond Building Regulations Part L1A, 2013. The report shows that significant improvements in the carbon performance of the development have been secured compared to the extant consent. The proposed amendments would result in the scheme achieving a 44% improvement in performance compared to CO2 emissions for a notional development. For comparison, the extant scheme offered a 30% reduction, showing that through amending the energy strategy a significant improvement to the development's CO2 performance and environmental impact has been achieved.

- 4.35 The application site is located in the LBC, which was declared an Air Quality Management Area (AQMA) for nitrogen dioxide (NO₂) and small particulate matter (PM₁₀) in 2002. However, as the scheme is proposing an energy strategy that will result in a considerably lower impact to air quality, it was deemed by the LBC that an air quality assessment would not be necessary for this application.⁴

EIA

- 4.36 As per agreement with the Council, an EIA is not required for this application.⁵

Transport

- 4.37 In accordance with Clause 4.10 (Car Capped Development) of the Shadow S106 Agreement for the extant permissions for the redevelopment at Maitland Park, and regional and local planning policy including but not limited to London Plan (2016) Policy 6.13 and Camden Local Plan (2017) Policy C6, the MMA proposals will be 'car free' with the exception of disabled spaces.
- 4.38 In accordance with CPG 7 (Transport), the six wheelchair-adaptable residential units proposed do not require designated disabled parking spaces. Four disabled parking spaces are proposed, two south east of Aspen Villas and two along the entrance to Aspen Court and Aspen Villas. The disabled spaces are designated for residents within Aspen Court and Aspen Villas. As agreed with Camden Highways department, if disabled carparking spaces are required by the residents they will be able to apply to Camden Council for a blue badge permit. If blue badge spaces are required to be designated in place of existing on-street carparking the Applicant will apply to the Council for a Transport Order to be made.
- 4.39 Due to changes in the energy strategy an extra electrical substation is required to the back of the single residence on Grafton Terrace. However, as per paragraph 4.32 the location of this substation can only be shown indicatively. It is likely, though not certain, that the substation would be located to the rear of the single dwelling on Grafton Terrace, as indicatively shown on drawing plan MPI_P_30-PL13. This could require the use of two of the car parking spaces on Grafton Mews.
- 4.40 We have sought to portray the locations of the substation indicatively in drawing plan MPI_P_30-PL13 in order to portray a 'worst case scenario' only. Confirmation on this can be given after further detailed design work has been carried out.

Waste storage

- 4.41 The waste storage strategy has been updated to reflect current policy requirements as contained in Section 8 of the Camden Planning Guidance on Design, as per consultation with the Council. This means that food waste bins are now proposed, on top of the recycling and general waste bins. Provision has been made to incorporate 1280L bins, as per Council guidance.
- 4.42 Waste storage areas for Grafton Terrace and Aspen Villas have been incorporated into the building footprints (with the exception of the waste storage areas for the three ground floor 'individual' units on Grafton Terrace. This allows for better security and improved landscape and streetscape, especially along Grafton Terrace where a more uniform and attractive streetscape is created.

Affordable Housing

⁴ Email from David Peres Da Costa 29/08/2019.

⁵ Email from David Peres Da Costa 18/09/2019 14:42.

- 4.43 As demonstrated in the updated viability report, the provision of 51 affordable housing units for social rent (which represents 45% of NIA floorspace) is the maximum reasonable provision of affordable housing possible to ensure that the scheme remains viable. Please refer to the updated Financial Viability Assessment prepared by LBC (February 2020) for further information.

Summary

- 4.44 Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that if proposals adhere to the local development plan, permission should be given, unless material considerations indicate otherwise. Section 4 of this report has demonstrated in detail that the proposals are in accordance with the development plan.

5 Planning obligations and Community Infrastructure Levy (CIL)

CIL

- 5.1 Regulation 122 (2) of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) (ISBN 978-0-11-118744-9) states:

“A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- a) Necessary to make the development acceptable in planning terms;*
- b) Directly related to the development;*
- c) Fairly and reasonably related in scale and kind to the development*

Mayoral CIL

- 5.2 The Mayor of London is a charging authority for the purposes of Part 11 of the Planning Act 2008 and may therefore charge the CIL in respect of development in Greater London. This year, a new charging schedule was introduced on 01 April 2019, known as MCIL2. LBC is located within Mayoral CIL Charging Zone 1. The Mayor charges CIL in respect of all new development in this zone at £80 per square metre, with LBC acting as the collecting authority.
- 5.3 However, as per Schedule 1, Part 2, paragraph 3 (4i) of the CIL Regulations 2019 the relevant charging schedule that should be applied to CIL calculations for this MMA application is the charging schedule in effect at the time the original permission first permitted development. The applicable mayoral CIL is therefore £50 per sqm.

Borough CIL

- 5.4 LBC approved the current borough CIL charging schedule on 02 March 2015 and it took effect on 01 April 2015. The charging schedule splits the borough into three Value Zones. The Site falls within Value Zones B (Rest of Camden). A tariff of £250 would be charged per square metre for the residential floorspace. The TRA Hall, which would be classified as a ‘Community meeting space’ would not incur a charge.
- 5.5 As the scheme proposes the delivery of social housing, it will be eligible for CIL relief. A separate CIL Form 10 will be submitted prior to the commencement of development in order to secure this.

Planning obligations

- 5.6 The Applicant has considered the potential planning obligations that may be required in order to mitigate the impact of the development, having regard to Camden Planning Guidance: Planning obligations (CPG 8; July 2015) and the LBC CIL charging schedule (April 2015).
- 5.7 The extent and details of planning obligations will be subject to further discussion and agreement with the Council during determination of the MMA application having regard to the following potential heads of terms:
- Affordable Housing;
 - Employment and business support; and

- Monitoring, review, legal and professional fees.

- 5.8 A Financial Viability Assessment relating to the MMA application has been submitted to the Council for their consideration. The assessment contains a detailed analysis of the value and costs of the scheme to justify the proposed level of affordable housing and planning obligations that the scheme can commit to, whilst remaining 'viable'. The approach that has been taken to viability in this scheme is that, as a 'Council's own development', a straightforward balance is sought between development values and development costs (which include affordable housing and planning obligations).
- 5.9 The principal application (ref: 2014/5840/P) for the redevelopment of Maitland Park Estate was approved prior to the adoption of CPG 8 (July 2015). The requirement of CPG 8 (July 2015) for developments over £3 million build costs to recruit one construction apprentice for every £3 million of build where the length of the project allows (52 weeks or more) may apply to the S73 application. A support fee of £1,700 per apprentice placement will also be payable. Where the length of the project does not allow for an apprenticeship placement, a £7,000 fee per apprentice will be payable to allow for the creation of training opportunities elsewhere in the borough.
- 5.10 The Shadow S106 Agreement will be amended through a deed of variation, having regard to the particular characteristics of the development proposals, the statutory tests for planning obligations contained in Regulation 122 of the Community Levy Regulations 2010 (as amended), any relevant Circular guidance on the need for planning obligations, and the overall viability of the development proposals.

6 Conclusion

- 6.1 The proposed variations to condition 2, 6, 11, 17, 21, 22, 31 and 33 attached to planning permission ref: 2014/5840/P (as amended by ref: 2015/6696/P) are considered acceptable in planning terms.
- 6.2 The MMA application does not significantly alter the consented building envelope or massing and preserves the design intent and architectural language of the scheme. Furthermore, the uplift of 7 additional units is considered proportionate to the consented scheme and will not result in a development that is *“substantially different from the one which has been approved”* (NPPG, Paragraph 017 - reference 17a-017-20140306).
- 6.3 Whilst the proposed amendments to the scheme are considered minor, the result is a revised proposal that has significant benefits and improvements on the consented scheme. The addition of seven units to the scheme, including an additional unit for social rent, ensures that the scheme remains viable and deliverable, and is better able to provide the homes that Camden and London residents need. The revised unit mix means that the scheme is able to respond to more up-to-date demand compared to the extant permission, and it has been the Council’s own advice that has been followed in amending the unit mix. Design amendments have been made to reflect the updated unit mix, but also to ensure that the development remains of a high quality throughout its life-time.
- 6.4 The addition of six private tenure units and the concentration of social units to Aspen Court allows the scheme to become more viable and therefore come forward for development and continue the progress of the Camden Community Investment Programme.
- 6.5 The revised landscape proposals ensure that the provision and quality of open spaces provided can remain of the highest order, whilst discouraging the anti-social behaviour that clearly concerns residents of the Maitland Park estate. Proposed amendments to the scheme’s design provide improvements to the streetscape and provide a handsome development that can function effectively for its lifetime.
- 6.6 The proposed amendments to the energy strategy would produce significant benefits. The use of ASHPs to serve the development’s energy needs represent a clean, renewable form of heat production that has no impact to local air quality. Being electrically powered, the carbon footprint of the energy strategy will reduce in tandem with the national grid’s rapid decarbonisation.
- 6.7 As per Section 38(6) of the Planning and Compulsory Purchase Act, the determination of this application *“must be made in accordance with the plan unless material considerations indicate otherwise.”* This report demonstrates that the proposals put forward are in accordance with the local development plan. This MMA application should therefore be approved without delay.