
Affordable Housing Statement

130 Charlton Street,
Camden, London

Prepared by Planning House on behalf of Docklock Limited

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Background

1. This Affordable Housing Statement has been prepared on behalf of Docklock Limited in support of the proposed development at 130 Charlton Street, London. The statement will set out the planning policy requirement in relation to affordable housing taking into account the Council's published documents and guidance.
2. Self-contained housing is regarded as the priority land-use of the Camden Local Plan (2017) (the Local Plan) and Policy H1 of the Local Plan states that the Council will make housing its top priority when considering the future of unused and underused land and buildings.

Proposed Housing

3. Through the various physical alterations and extension 5 flats will be created by the proposed development. The works include removal of the existing top floor mansard (3rd floor), and constructing new floors above. It should be noted that the existing building comprises, 5 residential units, the removal of the 3rd floor mansard would remove an existing self contained 2-bedroom unit and bedrooms associated with a 4 storey 3-bedroom unit (which will be reconfigures to a 2-bedroom 3 storey unit). Whilst the existing building currently has 5 residential units, the proposed development will provide 9 units in total.
4. Policy H7 seeks to ensure that all housing developments a.) contributes to meeting the priorities set out in the Dwelling Size Priorities Table; and b.) includes a mix of large and small homes.
5. The Dwelling Size Priorities Table is informed by the Camden Strategic Housing Market Assessment (SHMA) which calculates the likely requirement for homes of different sizes based on the projected household composition over the Plan period, and the size/ tenure of dwelling that each household type is likely to occupy. The SHMA indicated the greatest requirement in the market sector is likely to be for two and three bed homes followed by one bed and studios. As such the Dwelling Size Priorities Table regards 2 and 3-bed as high priority and 1-beds and studios as lower.
6. The proposal would provide 4 lower priority units and 1 higher priority unit. However, it should be noted that the overall building will retain 4 units as higher property units (1 x 3-bed and 3 x 2-bed. On this occasion the applicant is seeking to provide smaller units on the upper floors which

would equate to an optimal unit mix, that will contribute to creation of mixed, inclusive and sustainable communities.

Affordable Housing

7. Government guidance seeks to limit development contributions from small-scale developers by setting a national threshold of 10 homes and 1,000 sqm which developments should exceed for affordable housing contributions to be sought.

8. The Camden SHMA estimates the borough's requirement for additional affordable homes to be around 10,000 homes for the 15-year Plan period, compared with a Local Plan target of 5,300 additional affordable homes based on likely delivery. Given the gap between the requirements and the likely delivery, the Council contend that they have secured an exception to the national threshold through the Local Plan process. However, no record of this exemption can be found prior to the writing of this statement, notwithstanding this the statement has been prepared on the basis that the exemption has been secured.

9. On this basis Local Plan Policy H4 seeks to secure a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. The proposed development would provide an uplift of 195.6sqm GIA (227.4 sqm GEA) of residential floorspace, as demonstrated by the table below:

	GIA	GEA	Comments
Existing Floorspace (sqm)	413.5	481.7	Existing building 5 residential units
Floorspace to be lost by demolition (sqm)	79.8	94.7	Alteration and extension to form 5 residential units
Additional floorspace proposed (sqm)	275.4	332.1	Demolition of 3 rd floor mansard (1 residential unit and part of a multiple storey residential unit)
Net Additional Floorspace (sqm)	195.6	227.4	Overall total 9 residential units 5 higher priority (4 retained, 1 new) & 4 lower priority

10. It is understood that Local Plan Policy H4 does not apply to existing residential floorspace which is being retained or replaced as part of the development.
11. The affordable housing target as detailed in Local Plan Policy H4 and its supporting text is based on a sliding scale with the target starting at 2% for an additional home (at 100sqm) and is increased by 2% for each home added to the capacity as set out in Fig IH1 of the Camden Planning Guidance, Interim Housing CPG (2019) (the Housing CPG) (attached in Appendix 1). The additional residential floorspace provided is 195.6 sqm GIA; therefore, rounded up to 200 sqm for this purpose resulting in the affordable housing target being 4% for this scheme.
12. H4(g) outlines that where development have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing. The Housing CPG sets out guidance 'Payment in lieu rates and planning obligations', and is based on Gross External Area (GEA). Where payment in lieu of affordable housing is appropriate, the Council applies the affordable housing percentage target to the GEA to provide the affordable housing floorspace target.
13. The level of payment in lieu for a market residential scheme is set at £2,650 per sqm, as detailed in Housing CPG, the calculation for the contribution towards affordable housing with regard to the proposed development is as follows:

Additional residential floorspace (GIA)	195.6
Capacity (rounded floorspace / 100sqm)	2
Affordable housing % target (capacity x 2%)	4%
Additional residential floorspace (GEA)	227.4
Affordable housing floorspace target (% target x GEA)	4% x 227.4 = 9.096
Payment in Lieu Required (floorspace target x £2650)	9.096 x £2650 = £24,104.4

Conclusion

14. The affordable housing contribution for this proposal is **£24,104.40**. The affordable housing contribution will be secured via a Section 106 legal agreement, confirmation from the Council is sought with regard to the figure and any other contributions deemed necessary prior to entering into the process of preparing a s016 Agreement.

Appendix 1: Extracts from the Camden Planning Guidance, Interim Housing CPG (2019)

Fig. IH1. Sliding scale for affordable housing percentage targets

Floorspace range (5 home intervals in capacity) 1 or more additional homes with an additional residential floorspace of...	Capacity (rounded floorspace addition ÷ 100 sq m)	Affordable housing percentage target (capacity x 2%)
...100 to 150 sq m GIA	1 additional home	2%
...more than 150 sq m GIA but not more than 250 sq m GIA	5 additional homes	10%
...more than 250 sq m GIA but not more than 350 sq m GIA	10 additional homes	20%
...more than 350 sq m GIA but not more than 450 sq m GIA	15 additional homes	30%
...more than 450 sq m GIA but not more than 550 sq m GIA	20 additional homes	40%
...more than 550 sq m GIA	25 additional homes or more	50%

Fig. IH6. Calculating payments in lieu of affordable housing

Additional residential floorspace (GIA)	Capacity (rounded floorspace addition/ 100 sq m)	Affordable housing %age target (capacity x 2%)	Estimated GEA⁸ (GIA x 1.25)	Affordable housing floor-space target (%age target x GEA)	Payment in lieu required (floorspace target x £2,650)
105 sq m GIA	1 additional home	2%	105 x 1.25 = 131.2	2% x 131.2 = 2.6	2.6 x £2,650 = £6,890
259 sq m GIA	3 additional homes	6%	259 x 1.25 = 323.7	6% x 323.7 = 19.4	19.4 x £2,650 = £51,410
578 sq m GIA	6 additional homes	12%	578 x 1.25 = 722.5	12% x 722.5 = 86.7	86.7 x £2,650 = £229,755
941 sq m GIA	9 additional homes	18%	941 x 1.25 = 1,176.2	18% x 1,176.2 = 211.7	211.7 x £2,650 = £561,005