

154 Royal College Street, London NW1 0TA

AFFORDABLE HOUSING STATEMENT

1. THE PROPOSALS

The proposals are for the demolition of an existing mixed use building comprising a commercial unit on the ground floor a studio flat in the basement and a maisonette on the first and second floor and its replacement with 3 no. one bed flats on the lower ground, upper ground and first floors and a maisonette on the second and new third floors.

This is an addition of two residential units.

2. LIABILITY FOR PROVISION OF AFFORDABLE HOUSING

Paragraph 63 of the 2018 NPP confirms the Affordable Housing threshold as 10 dwellings or a combined floor space of 1,000sqm, with an optional lower threshold of 5 dwellings in designated areas.

Camden's Draft Interim Housing CPG states that *"We expect a contribution to affordable housing from all developments that provide one additional home or more and involve a total additional residential floorspace of 100 sq m GIA or more"*

The developer, Sitio Ltd., will enter into a discussion about the level of such a payment and will provide a viability calculation to justify its position.