

Affordable Housing Statement

Land at Rear of 17 North End

December 2021

This Affordable Housing Statement has been produced to accompany the planning submission for a new build house at the rear of 17 North End, London, NW3 7HR. The proposal is for a new build family house on a previously undeveloped site with a GIA of 166m². The table below summarises the existing and proposed GIA and GEA on the site:

	GIA (m ²)	GEA (m ²)
Existing Residential	0	0
Existing Non Residential	0	0
Proposed Residential	166	214.6
Proposed Non Residential	0	0

The proposed new dwelling is a private house. Following the January 2021 Camden Planning Guidance: Housing, we are proposing a payment in lieu of affordable housing of £33,200 based on the following calculation:

Additional Residential Floorspace (GIA)	Capacity (rounded floorspace addition/100m²)	Affordable Housing %ge target (capacity x 2%)	Affordable Housing Floorspace Target (%ge target x GIA)	Payment In Lieu Required (floorspace target x £5000)
166m ²	2 additional homes	4%	4% x 166 = 6.64	6.64 x £5000 = £33,200

Artefact