

SUPPLEMENTARY STATEMENT OF COMMON GROUND
5 YEAR HOUSING LAND SUPPLY (18.05.2022)
London Borough of Camden and Euston One Limited

APPEAL SITE ADDRESS

17-37 William Road, London, NW1 3ER

APPELLANT

Euston One Limited

SUBJECT OF APPEAL

Appeal Statement in Support of the Council's decision to refuse Full Planning Permission application (ref: 2020/5473/P) on 1st of October 2021 for:

"Demolition (of No. 35-37) and redevelopment to provide a 15 storey (plus basement) building for use as student accommodation with affordable workspace (No. 17-33 Ground floor) and associated works."

COUNCIL REFERENCE: 2020/5473/P

PLANNING INSPECTORATE (APPEAL) REFERENCE: APP/X5210/W/21/3284957

CONTENTS

1.0 Areas of Agreement	
1.1 Narrative of Camden's 5-year Housing Land Supply	2
1.2 Agreed position on Camden's 5-year Housing Land Supply	2

1.0 AREAS OF AGREEMENT

1.1 Narrative of Camden's 5-year Housing Land Supply:

1. The annualised housing requirement for Camden based on the London Plan 2021 is 1,038 homes per year.
2. As a consequence of the government's Housing Delivery Test assessments, under paragraph 74 of the NPPF 2021, Camden needs to add a 20% buffer to its housing requirements when assessing the five-year supply of deliverable housing sites.
3. Applying the 20% buffer to the housing target in the London Plan, Camden has an annual target of 1245.6 homes, or 6,228 homes over 5 years.
4. Based on existing published data (namely the Council's Authority Monitoring Report 2017/18 for the period 1 April 2017 to 31 March 2018), and including the 20% buffer, Camden has a deliverable housing land supply sufficient to meet requirements for 4.70 years.
5. LB Camden expects to publish a new Authority Monitoring Report (including a housing trajectory and 5-year housing land supply) later in 2022 (i.e. after the Public Inquiry as currently scheduled).

1.2 Agreed position on Camden's 5-year Housing Land Supply – 4.7 years.

Signed on behalf of the Council by Jonathan McClue on 17/05/2022:



Signed on behalf of the Appellant by David Shiels on 18/05/2022:

