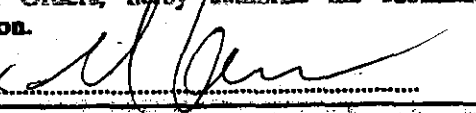


2004/0858

London Borough of Camden

COUNCIL OWN DEVELOPMENT PLANNING APPLICATION

Town & Country Planning General Regulations 1992.

1.	APPLICATION ADDRESS	Englands Lane Residence	
2.	BRIEF DESCRIPTION OF DEVELOPMENT	USE as Hostel	
3a.	COMMITTEE AUTHORISING THE APPLICATION	<p>For the purposes of Town & Country Planning General Regulations 1992 and as required by Appendix 2 (O), 12, of the Council's Standing Orders, the</p> <p>*..... Committee</p> <p>on the..... (Date)</p> <p>resolved to seek planning permission to carry out the above development.</p> <p>Please attach a copy of the Report, Resolution and Minutes</p>	
3b.	CHIEF OFFICER AUTHORIZING THE APPLICATION UNDER DELEGATED AUTHORITY	<p>*1. MICHAEL SCORER (Chief Officer)</p> <p>for the purposes of Town & Country Planning General Regulations 1992 and under powers delegated to me under Appendix 2 (O), 12, of the Council's Standing Orders, hereby authorise the submission of the above planning application.</p> <p>Signed  Date 26/2/04</p>	
4.	IN WHICH COMMITTEE IS THE SITE VESTED		
5.	MANAGING SERVICE/DEPARTMENT		
6.	WHO WILL IMPLEMENT THE PLANNING PERMISSION	THE COUNCIL (reg 3)	PRIVATE PARTY (reg 4)
7.	FEE ATTACHED	£220. COST CODE H100GZ/50	
8.	CONTACT OFFICER TO DISCUSS THE PROPOSAL	Tel.	
9.	IS THE APPLICATION ACCOMPANIED BY ANY ASSOCIATED APPLICATION(S)	(eg. Listed Building, Tree Preservation Order, Conservation Area Consent) --	

FT&H Service

Date Received

Date Registered

Reg. No

2004/0858

Associated Applications

Correct Fee

THIS FORM MUST BE COMPLETED AND ACCOMPANY ANY COUNCIL OWN DEVELOPMENT PLANNING APPLICATION

1 Michael Scorer
London Borough of Camden
Bidborough House
20 Mabledon Place
London WC1H 9BF

Ph: 020 7974 3423

2

3 Lessee

4 England's Lane Residence
England's Lane
Belsize Park
London
UK
NW3 4XJ

The property is located on the corner of England's Lane and Haverstock Hill, and front's the entire stretch of England's Lane between Haverstock Hill and Antrim Road.

Please see 5 copies of OS-based plan

5 NO

6 *No building or other operations will be taking place as part of the proposal*

7 There will be no Change of use of the land or building

8 The building has current planning permission for hostel use. The Director of Environment wrote to Town Planning consultants for the previous landlord on 28th October 1997 regarding a proposal to use England's Lane Residence as a hostel, reference G9/9/D. On page 2 of the correspondence it states

"...I consider that your proposed operation at Englands Lane could be classified as a hostel in planning terms, a "sui generis" use, and thus no planning permission would be required for its continued use as a hostel as this is the current lawful use."

9 As specified above, the existing use as a hostel is within a 'sui generis' use class.

10 The proposed use of the England's Lane residence as a hostel will also be within the 'sui generis' use class.

11 The proposed use of the England's Lane residence is a temporary one, based on a 10 year lease arrangement with the landlord.

- 12 The proposal is to lease the England's Lane residence off the landlord for a 10 year period for the purpose of housing homeless persons/families. A small proportion of rooms will also be made available for key workers, however they will be absorbed within the overall management and leasing arrangement of the entire scheme.

The England's Lane residence contains 162 self-contained units – that is, in the form of bedsits with their own wc/showerrooms and kitchenettes. As part of the proposed use, the property will be entirely block managed, and served by an extensive 24-hour in-house management service provided by the Council's Temporary and Supported Housing Group, which will cater to any problems that arise. For example, the staff will ensure that repairs are dealt with, all aspects of health and safety attended to, the building and surrounding areas are clean and serviced on a regular basis, laundry slots are allocated, and that families are assisted to sign on with a GP, obtain school places, gain employment, claim their housing and welfare benefits, gain access to local amenities, bid for properties through the Choice Based Lettings Scheme, and any other matters.

The Council will be responsible for providing and maintaining all furnishings as well as maintaining in serviceable condition all cookers, fridges, fire alarms, CCTV systems, lifts, lighting, space heating, central heating, water heating, and for the supply and use of the water gas and electricity to or in the Property. In essence, the Council will be responsible for repair to the Interior of the Property, including all installations (fair wear & tear and damage by any of the insured risks excepted).

All residents will also gain access to learning and employment opportunities being prioritised by the Temporary and Supported Housing Group with other voluntary organisations such as St Christopher's Fellowship and City Lit. The aim will be to make their stay in temporary accommodation as positive and rewarding as possible in order to enhance their progression towards successful resettlement.

Further, the residents will be invited to take part in meetings of the Homeless Families Network (a self-help group supported by the Temporary and Supported Housing Group management and the voluntary sector) that meet bi-monthly and through whom initiatives such as coffee mornings, gardening clubs and education classes originated, and access to computer services for adults and children.

The property will contain a multitude of communal facilities which will aid the provision of the support services described above. These communal facilities will include 2 laundrettes, numerous storage rooms, and computer, teaching and meeting rooms, clinical consultation facilities, as well as a large indoor recreation/activities room and external play space for children.

Hence, a Lawful Development Certificate should be granted for the proposed use of the England's Lane residence as a hostel because:

- It will be managed as a single unit by the Council's Temporary and Supported Housing Group, and
- It will contain a significant amount of shared communal provision.

Further, we understand that because the lawful use of the England's Lane residence is classified as a hostel in planning terms, a 'sui generis' use, then the issue as to whether the proposed use of the property falls within the definition of a hostel is not dependant on the nature of the client group, but rather on the method in which the property is proposed to be managed.