

Policy DH1: Design

Development proposal must respond and contribute positively to the character areas identified by ensuring the design relates to existing forms, character, permeability and views. Requires proposals to produce a Design and Access Statement. Poor quality development will not be supported.

Basic Conditions

In line with national planning policy framework? (NPPF)?	NPPF Chapter 7, paragraphs 58, 61, 64 NPPF Chapter 12, paragraphs 126, 135, 137 and 138 NPPF paragraph 126 regarding the historic environment states “....Local planning authorities should take into account.... the desirability of new development making a positive contribution to character and local distinctiveness.” Whilst para 59 notes”.... Design policies.... Should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.” NPPF paragraphs 9, 17,
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO1, SO7, SO12; Policy D1, D2. London Plan SO 3, SO 4 Policy 2.9, 7.1, 7.2, 7.4, 7.11
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Camden has determined that no policies in our draft Plan would require an SEA.
Is there a clear link between the policy and evidence	
What evidence supports this policy/proposal?	The Hampstead Conservation Area Statement, the Mansfield Conservation Area Statement, the Fitzjohn’s Netherhall Conservation Area Statement, the Hampstead Conservation Area Design Guide, <u>Camden Design and Access Statement requirements</u> , National Planning Policy Guidance: Paragraph: 029 Reference ID: 14-029-20140306, “What is a Design and Access Statement?” Historic England “Understanding Place: Historic Area Assessments: Principles and Practice”

What does public consultation show?	In our Vision consultation, over 90% of respondents supported Objective to “safeguard the qualities that make Hampstead a conservation area including pursuing high quality new design and rejecting poor design.”
Is there enough evidence?	Yes
Is more work needed?	No

Policy DH2: Conservation areas and listed buildings

Development proposals must have regard to guidelines in relevant Conservation Area Appraisals. Harm to designated assets will not normally be permitted. Opportunities to enhance the conservation area should be incorporated in the proposal.

Basic Conditions

In line with national policy (NPPF)?	NPPF paragraph 17, Chapter 12, paragraphs 126, 130, 132,133, 137,138,
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO7; Policy D1, D2
	London Plan SO3, SO4, Policy 7.8
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	The Hampstead Conservation Area Statement, the Mansfield Conservation Area Statement, The Fitzjohn's Netherhall Conservation Area Statement, ,
	The Hampstead Conservation Area Design Guide
	Camden Planning Guidance 1: Design
	Strongly supported by consultation. In our Vision consultation, more than 90% of respondents

What does public consultation show?	supported objective to “safeguard the qualities that make Hampstead a conservation area including pursuing high quality new design and rejecting poor design”.
Is there enough evidence?	Yes
Is more work needed?	No