HOME IMPROVEMENTS

Camden Planning Guidance

January 2021

Camden

The illustrations provided throughout the document are for illustrative purpose only and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

This guidance does not provide information on listed buildings. We recommend you seek detailed specialist advice from a heritage consultant and the Local Authority.

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INTRODUCTION

PURPOSE OF THE GUIDANCE

Camden Vision 2025 seeks to ensure that all Camden residents are able to live a healthy, independent life, have a place to call home, are part of safe, strong and open communities, whilst enjoying a clean, vibrant and sustainable place.

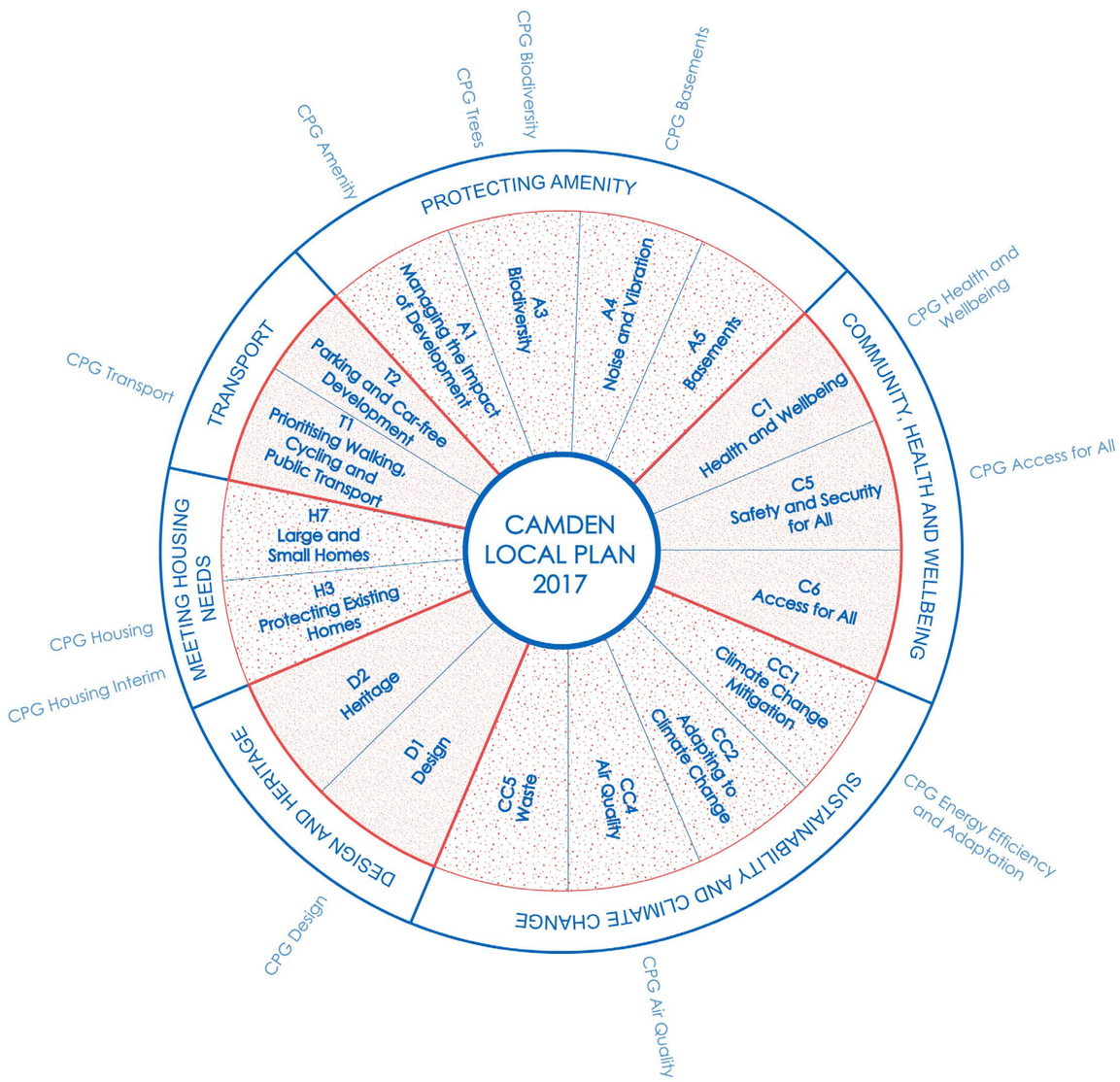
This guidance supports the Council's vision by providing information about how you can adapt and improve your home as your circumstances change. The planning process can often be seen as a major obstacle to home improvements, with many residents choosing to move house rather than carry out works to their home. This guidance seeks to assist residents, you, to navigate their way through the planning process and adapt their homes to respond their needs. It explores what can be done without permission and how you can improve the chances of a successful planning application. Alongside this we have sought to help you think about what role you can play in tackling climate change in the Borough. Lots of small changes within your home can make a big impact on you, the Borough and future generations.

This guidance aims to help you to:

- **Better appreciate the internal space of your home;**
- **Understand what changes to your home would improve your living conditions;**
- **Flexibly adapt your home in response to changes within your household over time, such as growing families;**
- **Understand if your proposal would require planning permission and what are the main considerations that are taken into account in the assessment of planning applications;**
- **Achieve high quality and sustainable design changes to your home which may reduce your bills and benefit you and your household long term;**
- **Tackle the climate crisis by reducing your home's CO2 emissions through retrofitting and enhancing biodiversity;**
- **Ensure your home supports your health and wellbeing; and**
- **Empowers you to make informed decisions about your future.**

Tip Boxes throughout this document highlight important information relevant to you.

LOCAL PLAN, POLICIES, AND GUIDANCE



The Local Plan, Neighbourhood Plans, Camden Planning Guidance and Conservation Area Appraisals documents contain a wealth of information, which are produced to guide the decision making of the local planning authority. This guidance seeks to highlight the key parts of these documents which relate to alterations and extensions to residential/domestic properties in order to provide a more useful tool for residents. Throughout this document, you will be directed to other guidance (CPGs) on certain subjects to help you make an informed decision about your proposed home improvement.

CAMDEN CONTEXT

YOUR HOME AND SURROUNDINGS

Camden is a diverse and dynamic Borough with rich built and natural environments. The Borough contains many neighbourhoods each with their own distinctive identity and characteristics. Its architectural heritage is vast and the Borough has many buildings and places of architectural or historic importance.

The southern area of the borough is part of Central London and, along with a rich mix of offices, theatres, museums, universities and other institutions of national and international significance, it also includes residential streets and mews in Georgian Bloomsbury and Fitzrovia, as well as large estates like the Brunswick Centre.

Further north the character changes with many residential areas and neighbourhoods comprising of a mix of residential building types, such as Camden Town, Hampstead and Highgate, and larger estates and self-contained accommodation in areas such as Swiss Cottage, West Hampstead and Kentish Town.

The Borough has a rich architectural heritage with many special places and buildings reflecting Camden's history. There are 39 Conservation Areas, covering almost 50% of the land area, which recognise their architectural or historic interest and their character and appearance. Further guidance on the character of each Conservation Area is included in Conservation Area Statements, Appraisals.

Every building within the Borough is unique and contributes to the overall identity of each street and area of Camden. This is the reason why taking account of the wider streetscene and community context is so important when altering your home.

It is a significant challenge for Camden to adapt to population growth while improving the quality of life of residents, preserving our valued places, and promoting high quality design.

Throughout Camden there are areas characterised by their main function and purpose such as high streets, local centres, converted factories/studios, Georgian housing, Victorian housing, 20th century housing, post-war housing, 21st century housing, and tall buildings.

Clockwise:
Photo 1
Photo 2
Photo 3
Photo 4
Photo 5
Photo 6

PLANNING PROCESS

There are a multitude of things to consider before starting works to your home. One of the first steps is to be clear what the benefits of the proposed changes to your household are, and secondly, if these changes would require planning permission, or not.

In order to establish if planning permission is required, it is important you gain some awareness of the planning process by exploring what are the Council's policies and guidance relevant for your project. This guidance aims to build your awarness so you know what the next steps in achieving your desired home improvement are.

USER JOURNEY

0
Awareness & Exploration

Access Council website, Camden Local Plan 2017, Camden Planning Guidance (CPG), Conservation Area Appraisals, Neighbourhood Plans.

Use search engines (Google, Bing Maps) to identify similar extensions on aerial views.

Use Camden website to search for other planning records at your property and neighbouring ones.

Check what are the Local Area Requirements for your submision.

If you are a leaseholder you will need permission from your freeholder to proceed with your works.

1
Pre-application advice

If you are unclear what design approach would suit your building, you should consider pre-application advice & engaging a qualified professional. Include sketches and drawings in your submission. A fee is required for this pre-application service.

2
Engagement

If you have not already, before you submit your application, you should discuss this with your neighbours. This would ensure they are aware of your proposal.

3
Submission

Access a digital platform such as Planning Portal, iApply, etc. Create an account or sign in if you already have one.

4
Complete submission

Complete application form and upload all the information and drawings relevant to your proposal on the digital platform.

Double check Local Area Requirements to ensure a valid application.

5
Review, pay and submit

Review the application information and make sure you have included all that is required .

Pay the required fee and submit.

6
Follow-up

Now your application is with the Council.

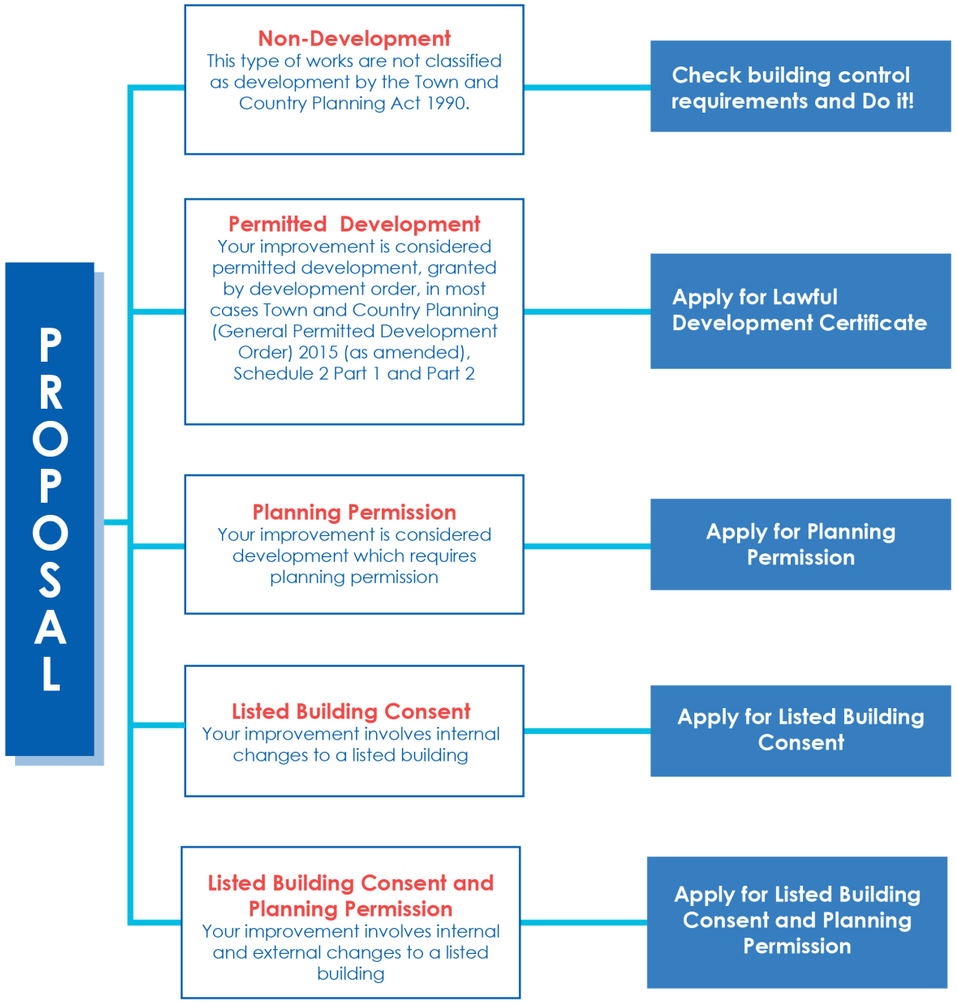
An Officer will notify you about validation and assessment of your proposal.

7
Decision

If your application is granted consent you need to check if any conditions or Section 106 Obligations have to be discharged before you start work. You should also review the listed informatives on the notice.

If refused you have the right to appeal the decision. More information about the appeal process here.

TYPES OF WORK & PLANNING PROCESS



This guidance does not provide any further information on listed buildings, for which you are encouraged to get detailed specialist advice from a heritage consultant, Historic England and subsequently Council Officers through pre-application advice, when considered necessary.

You are advised to apply for Lawful Development Certificates, Planning Permissions or Listed Building Consents electronically.

NON-DEVELOPMENT

Non-development refers to works of maintenance and/or like for like replacements of building features. These types of work are not classified as development by the Town and Country Planning Act 1990 (as amended) and therefore do not require planning permission.

PERMITTED DEVELOPMENT

Rules, known as 'permitted development' rights, applied nationally, allow you to carry out certain works without needing to apply for planning permission, only if specific limitations and conditions are met. If you live in a single family dwelling, then it is likely to have permitted development rights. Properties within Conservation Areas do have access to certain rights. These rights generally do not apply:

- to flats or properties converted into flats;
- to listed buildings;
- where permitted development rights have been removed by an Article 4 Direction, most likely within Conservation Areas;
- where permitted development rights were removed as part of previous planning permissions on certain buildings.

Permitted development rights are supported by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), in short GPDO. For more details see Permitted Development Rights for Householders: technical guidance prepared by the Government. These are subject to change therefore it is best to check this guidance regularly by following this link.

We strongly recommend you to apply for a Lawful Development Certificate and receive formal confirmation from the Council that your proposal is lawful under the GPDO, and planning permission is not required.

ARTICLE 4 DIRECTIONS

The Local Planning Authority can remove certain permitted development rights by issuing Article 4 Directions.

In relation to dwellings and flats, Article 4 Directions are aimed at ensuring that historic features are preserved and, where possible repaired rather than replaced.

Find more information about Article 4 Directions here.

PRIOR APPROVAL

There are certain permitted development rights for properties outside Conservation Areas, which allow for larger single storey rear extensions, subject to limitations and conditions by Government. For these types of extensions you will need to apply for Prior Approval: Larger home extension. A consultation process will be undertaken with adjacent neighbours, to ensure their amenity would not be harmfully affected by the proposals. For further information on prior approval follow here.

PLANNING PERMISSION

If the works do not fall under permitted development or prior approval, it is likely they will require planning permission. You will need to submit a planning application including existing and proposed drawings along with any other supplementary documentation, which is outlined on the Council's website.

The Council recommends engaging with a qualified professional as early as possible in the design process. He/she can prepare and submit the application on your behalf. Qualified planning consultants and architects can be found through RTPI or RIBA.

PRE-APPLICATION

If the works require planning permission and you are unsure of the design or just want to clarify certain aspects of your proposal, you are encouraged to engage with Council Officers prior to submission. The Council offers a pre-application service for an associated fee.

LISTED BUILDING CONSENT

Any works to a Listed Building whether it's internal or external will require Listed Building Consent. This guidance does not provide any further information on listed buildings, for which you are encouraged to get detailed specialist advice from a heritage consultant, Historic England and subsequently Council Officers through pre-application advice, when considered necessary.

Be aware, if you undertake works without planning permission and they are not permitted development, the Council's Enforcement team could take enforcement action against you.

OTHER APPROVALS/CONSENTS TO CONSIDER

Whichever option you choose, please note that a separate **Building Control** application will most likely be required. You should contact Camden Building Control who will confirm if your proposed works are exempt from building regulations.

Be mindful that any works or impacts to trees on your property may also require a separate tree application, particularly if it has a **Tree Preservation Order** or your home is in a Conservation Area.

If your proposal involves works to party walls, these are covered by Party Wall Act 1996 and are not considered by planning legislation. You should discuss with a Party Wall surveyor.

We would also encourage homeowners adjacent to the Regents Canal to contact the Canal and River Trust and refer to their Code of Practice for works affecting the Canal and River Trust.

You should also consider checking that your works do not involve any Thames Water Assets for which you may require their consent.

When you apply for planning permission it is important to follow the detailed advice in this document. The planning officer will use this guidance when assessing your application.

Photo 7

CONSERVATION AREAS & ARTICLE 4 DIRECTIONS HERITAGE AND CONSERVATION NEIGHBOURHOOD PLANS

You can check if your property is listed or in a Conservation Area on the Council website here or type in Conservation Areas in the search bar on the website.

CONSERVATION AREAS

No. Conservation Area

No. Conservation Area with Article 4

1. Alexandra Road Estate
2. Bartholomew Estate
3. Belsize
4. Bloomsbury
5. Camden Broadway
6. Camden Square
7. Camden Town
8. Charlotte Street
9. Dartmouth Park
10. Denmark Street
11. Elsworthy
12. Eton
13. Fitzjohns/Netherhall
14. Fitzroy Square
15. Hampstead
16. Hanway Street
17. Harmood Street
18. Hatton Garden
19. Highgate
20. Holly Lodge Estate
21. Inkerman
22. Jeffreys Street
23. Kelly Street
24. Kentish Town
25. Kings Corss/ St. Pancras
26. Kingsway
27. Mansifeld
28. Parkhill and Upper Park
29. Primrose Hill
30. Priory Road
31. Redington/Frognal
32. Regent's Canal
33. Regent's Park
34. Rochester
35. Seven Dials Estate
36. South Hampstead (formerly Swiss Cottage)
37. South Hill Park Estate
38. St. John's Wood
39. West End Green
40. West Kentish Town

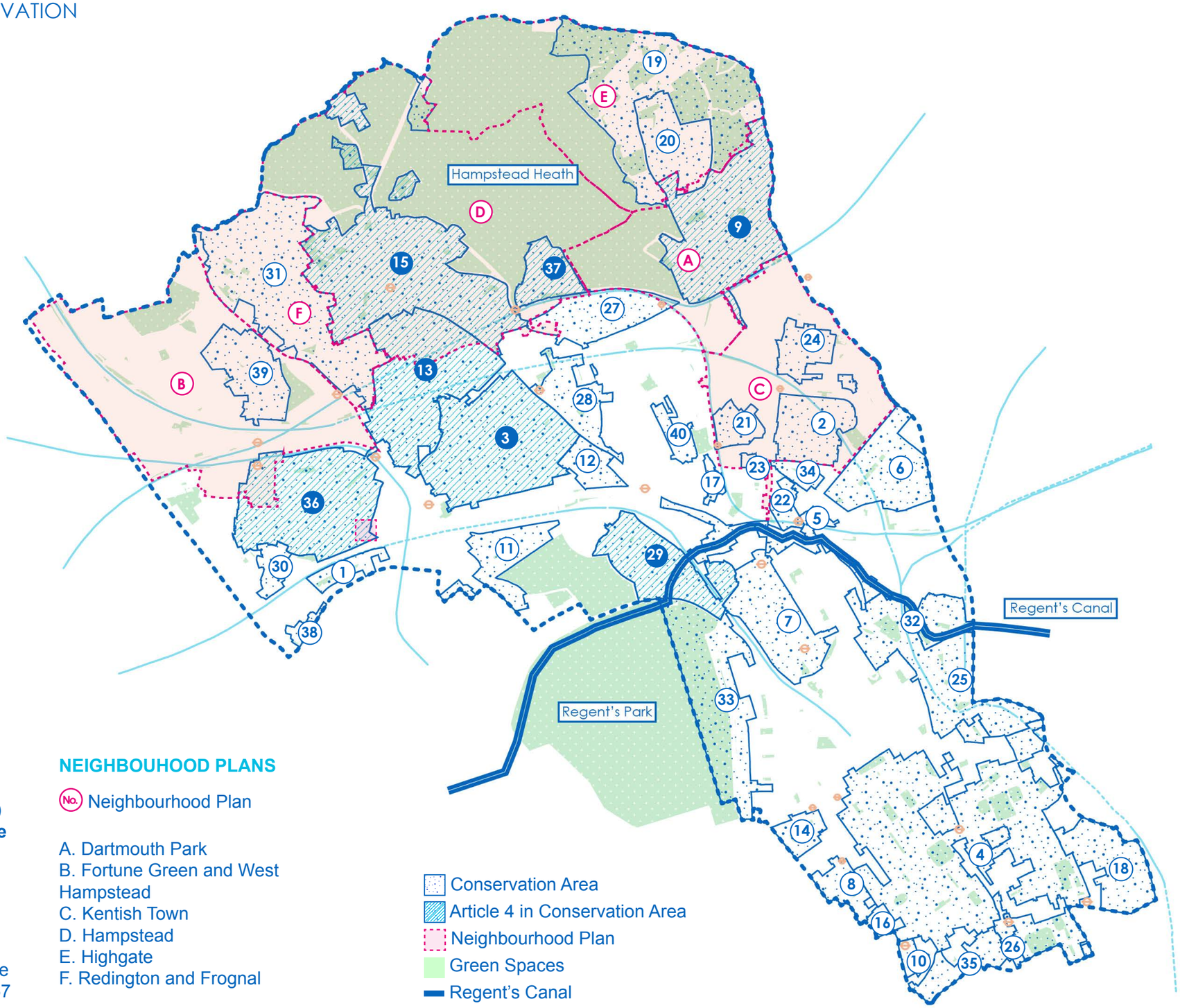
Article 4

9. Only for no. 33 York Rise
13. Only for the Cottage, 67 Fitzjohns Avenue
37. Only for nos. 32-66 (even) and 72-90 (even) South Hill Park

NEIGHBOUHOOD PLANS

No. Neighbourhood Plan

A. Dartmouth Park
B. Fortune Green and West Hampstead
C. Kentish Town
D. Hampstead
E. Highgate
F. Redington and Frognal



KEY PRINCIPLES

Throughout this document you will find a number of measures to guide the development of your home improvement within the key principles of home, sustainability, neighbours and community. The principles are interlinked and when applied cumulatively they will contribute to achieving high quality development which improves your living accommodation, responds to changes within your household, is sustainable and resilient, respects your neighbours and community and does not harm the natural and built environment.

HOME

These standards are to ensure your living conditions are improved by the proposed changes to your home. You should consider these along with the other key principles.

SUSTAINABILITY

There are certain elements that you can introduce along with the proposed changes to your home to make it more resilient, increase its energy efficiency, and reduce your bills and carbon footprint. You should consider these along with the other key principles.

NEIGHBOURS

These standards are to ensure that the proposed changes to your home would take into consideration the neighbouring properties and ensure the amenity of your neighbours would not be harmfully affected.

COMMUNITY

These standards encourage you to appreciate your property belonging within a wider community and therefore seeks to ensure that your proposal does not adversely impact the streetscene, local neighbourhood, and the wider built and natural environment surrounding your home.

HOME

These measures are to ensure your living conditions are improved by the proposed changes to your home. They should be closely adhered to for all residential extensions or alterations except in circumstances where the proposal would contravene any of the other key principles concerned with neighbours and the wider community.

A person's home can provide them with security, control, belonging, identity, and privacy, among other things. The things that make a home 'perfect' vary from person to person and can change with time and circumstance – a new child; children getting older; an elderly parent moving in; increased home working. When making a change to your home it is really important to consider why you are making the change, establish what currently works or doesn't work in your home and how you can alter or extend it so that it better meets your needs.

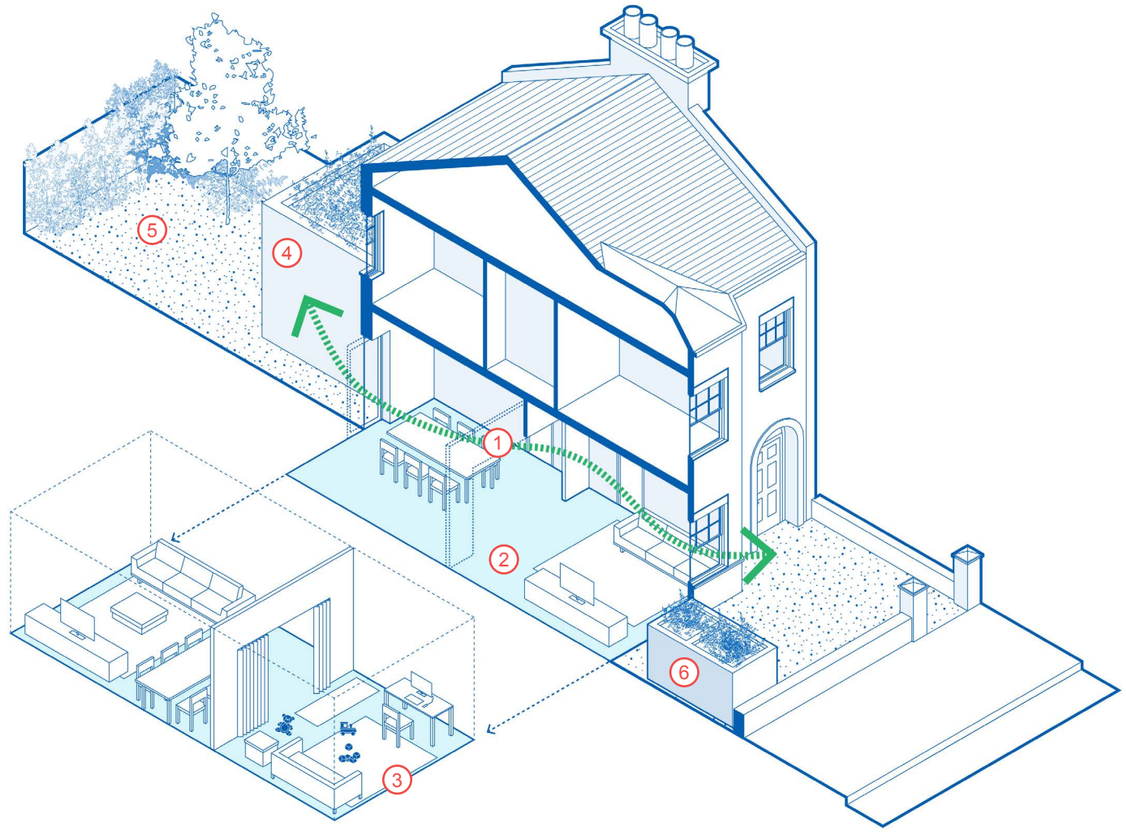
It is important to note that you don't always need to think big, as small changes can have a big impact on your living conditions. The depth of rooms, internal floor to ceiling height and window opening positions and dimensions, all have a direct impact on the way the rooms are perceived, how they make you feel and will influence the way you interact with it. The position and type of furniture is also an important factor in shaping the internal space of your home, which could make it more spacious or more restrictive.

The home is not just confined to internal spaces. The external space around your home holds significant value in terms of visual and physical amenity, sustainability and biodiversity. It supports outside activities, helps you relax and enjoy the surrounding area, whilst also providing space to extend your home, to add other garden structures such as outbuildings and storage. The extent of built areas around your home needs to be carefully balanced with the benefits of the outside space and greenery. You can find more information about changes to garden space in Gardens chapter.

Regardless of the type of alteration or extension you are planning there are some basic principles that you should consider:

- **Respect and be complementary to the original character of the existing building;**
- **Design spaces to be functional and adaptable for a range of uses, such as social gatherings, rest and relaxation;**
- **Ensure rooms achieve a good quality internal environment that benefit from adequate natural daylight, outlook and ventilation;**
- **Ensure that the space is usable and accessible to people with varying abilities;**
- **Consider sustainable measures within the design that maintain and improve your living conditions;**
- **Ensure extensions and alterations are safe and secure.**

GOOD PRACTICE BASIC PRINCIPLES



CONSIDERATIONS

1. Natural ventilation between spaces and dual aspect with good internal environment
2. Common internal layout
3. Adapted internal layout to various needs, such as: working from home, exercise, play
4. Subordinate rear extension
5. Adequate garden and green space retained
6. Storage space

SUSTAINABILITY

There are certain measures that you can introduce along with the proposed changes to your home to make it more resilient, increase its energy efficiency, reduce your bills and carbon footprint. You should consider these along with the other key principles.

A way in which you can improve your living conditions is to make your home more energy efficient. Home alterations and extensions are important because they can provide additional living space but crucially, they can also improve the overall energy efficiency of your home. An energy efficient alteration or extension can be a cost effective approach, as the additional cost can be quickly recovered in reduced fuel costs.

In Camden around 25% of carbon emissions come from our homes (Carbon Descent 2019). Therefore, increasing the energy efficiency of the existing building stock in the Borough is a critical component of reaching a Net Zero Carbon future.

There are various actions the Council is undertaking in response to the climate emergency, and these can be found in the Climate Action Plan. It is really important to Camden Council that we all play an active part in addressing climate change.

The way a building responds to climate change depends on a variety of factors including its location, orientation, design, construction, engineering services and the way it is used, managed and maintained. Whilst some of these are fixed, others can be altered over time which allows you to influence energy use and effectiveness of energy saving measures.

This key principle highlights sustainable measures that you could consider incorporating into your home improvement. These range from easy fixes to more complex measures as part of a deep retrofit approach. For more broad information about this please see CPG on Energy Efficiency and Adaptation.

Regardless of the type of alteration or extension you are planning, there are some basic standards you should consider:

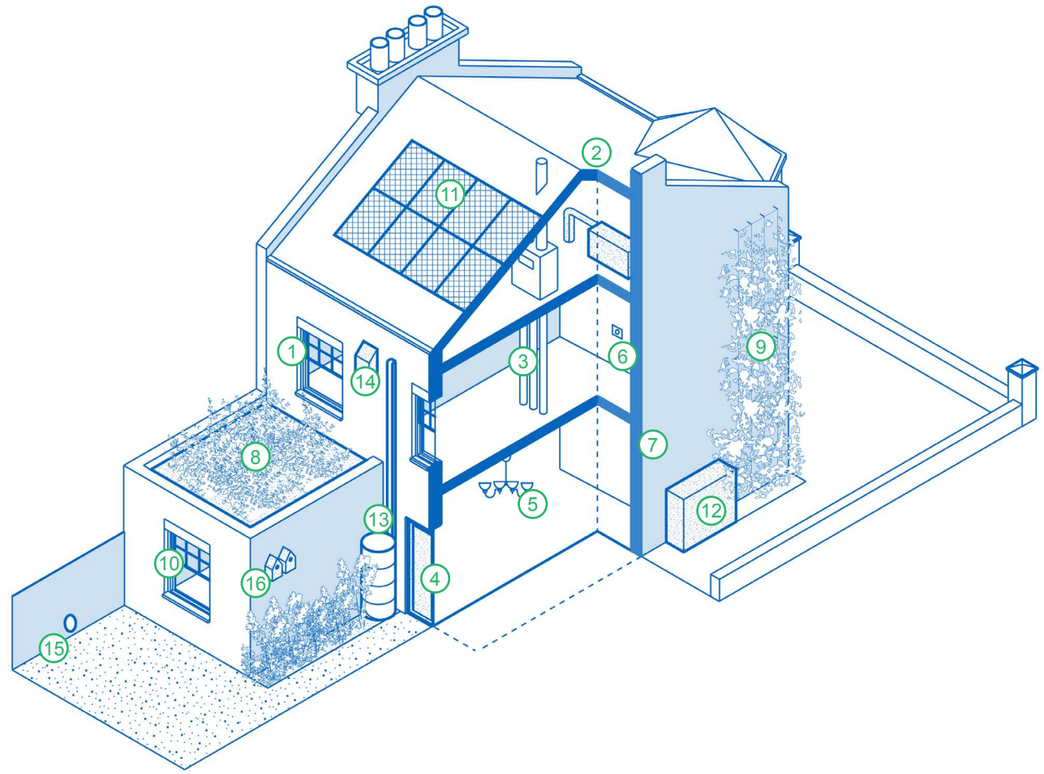
- **The orientation of your home and where the most appropriate location for an alteration/extension would be;**
- **The size and design of your proposal, a larger extension may not always be the best solution, so consider your internal and external space requirements and the climate impact, such as maintenance costs (heating), use of materials and their embodied carbon, and the resulting quality of the external/garden space;**
- **The quality of materials contributes to the overall efficiency and long term cost savings, particularly important for insulation and new windows/doors;**
- **The installation of insulation and inclusion of renewable energy measures such as photovoltaics, solar thermal, and heat pumps can improve the comfort of your home, reduce your carbon footprint and overall bill costs;**
- **The incorporation of green infrastructure as insulating material but also to improve the biodiversity, overall visual appearance and your wellbeing.**

All measures include information about:

- **Cost/payback**
- **Improvement level**
- **Disruption**

HOME ENERGY EFFICIENCY GREENING AND BIODIVERSITY MEASURES

1. NATURAL COOLING
2. ROOF INSULATION
3. PIPES AND SERVICING
4. DRAUGHT PROOFING
5. LIGHTS AND APPLIANCES
6. HEATING CONTROLS
7. WALL INSULATION
8. GREEN ROOF



9. VERTICAL GREENING
10. DOUBLE/ TRIPLE GLAZING
11. SOLAR PANELS - PV OR THERMAL
12. SUSTAINABLE HEATING
13. WATER TANK
14. BAT BOX
15. WILDLIFE GAPS
16. BIRD BOXES

ROOF INSULATION

Approximately ¼ of heat in an uninsulated house is lost through its roof. Roof insulation is generally the most cost effective way to reduce energy use.

You can insulate your roof in two ways:

- by using loft insulation blankets, also known as ‘quilts’ which you can do yourself. As a guide, loft insulation should be around 270mm (about 1 foot) thick if using mineral wool to be effective; or
- with blown insulation which uses specialist equipment to blow loose, fire-retardant material into the loft.

Flat roofs can be insulated too. This can be done by insulating the roof from above as part of re-roofing work. If the roof does not need replacing a layer of rigid insulation board can be fitted on top of the roof’s weatherproof layer or directly on top of the timber with a new weatherproof layer on top.

Green roofs are also a good way to insulate the roofs, see Greening and Biodiversity section below.

Your extension should be insulated to the Building Regulations standards. Why not ask your builder for a quote to insulate the rest of your home at the same time?

LOFT INSULATION

ROOM IN ROOF INSULATION

WALL INSULATION

Most homes that were built in the 1930s have cavity wall construction which means there is an exterior wall with a second wall built next to it. The space between the two walls is called the cavity and this is filled with insulation material. Insulating your cavity walls will help to heat your home more efficiently and can reduce heat loss by up to 60%.

For homes built before the 1930s, it is likely that they will have solid external walls. Solid walls have no gap, which allow nearly twice as much heat to pass through them if they are un-insulated. Solid walls can be insulated either with internal insulation or external insulation.

External wall insulation involves putting an insulating layer (about 100mm thick) on the outside of your home and is usually covered with brick slips or a render. Generally, external wall insulation could significantly affect the character and appearance of buildings, groups of buildings and wider area. However, there are cases where external insulation could fit in with the surroundings. This type of alteration is likely to require planning permission. You should firstly consider internal insulation and if not feasible, consider other energy efficiency measures.

Internal wall insulation uses insulation boards or a wooden frame filled with insulation attached to the inside of your walls. This type of alteration would not require planning permission.

CAVITY WALL INSULATION

INTERNAL WALL INSULATION

EXTERNAL WALL INSULATION

DRAUGHT PROOFING

Draught proofing is a cost effective way to reduce heat loss. Draughts are most common around doors and windows, between floor boards, behind skirting boards and anywhere there is a pipe or cable going through to the outside of the building.

Draught free homes are comfortable at lower temperatures so you’ll be able to turn down your thermostat, which could save approximately £55 per year. Draught proofing is really easy to install and you can even do it yourself.

If you have an existing extension, or are planning to build one, effective draught proofing should be installed between the existing building and the extension.

Floor insulation. If there are any gaps between floorboards and skirting boards, you can reduce heat loss by sealing them with a regular tube sealant. It is also very useful to insulate underneath the floorboards at ground floor level.

DRAUGHT PROOFING

GLAZING

Windows let light and heat into a building, but they can also let a lot of heat out when temperatures are colder outside than inside. If you are replacing windows or building an extension, thermally efficient glass will provide more effective insulation than older windows.

Consider the amount and orientation of glazed openings (windows, doors, and rooflights):

- **Southerly orientation** - a large proportion of glazing will likely cause overheating in the summer (unless they are effectively shaded), and heat loss in the winter (increasing heating costs). Rooms with a southerly orientation should be designed with shaded glazing or with other shading materials (blinds, shutters, trees, vegetation) and good ventilation.
- **Northerly orientation** - minimize window size to reduce heat loss, as they do not trap solar gains.
- **Daylighting** - consider the size of windows to maximise daylighting (reducing the need for artificial lighting) but limit overheating and heat loss.

Please also consider the impacts of light pollution on adjoining properties with roof glazing.

UPGRADING WINDOWS / NEW WINDOWS (SINGLE TO DOUBLE GLAZING

LIGHTING AND APPLIANCES

Lighting and other energy using equipment and appliances should run to use as little energy as possible. LED lights use significantly less energy but consider how many are required. Daylight sensors may help minimise lights being left on unnecessarily. External lighting should be kept to a minimum to protect biodiversity.

HEATING AND HOT WATER

Consider ways to reduce the demand for heating and hot water first by insulating your home as much as possible and installing low flow taps and showers.

Radiators. If you have a radiator on an outside wall you can reflect heat back into the room (rather than being lost through the wall) by adding an insulating panel with reflective material.

Pipework. Think about your boiler/heat pump location to minimise the distance hot water needs to travel when you turn on a tap (should be close to the kitchen and bathrooms) and ensure all pipes are well insulated to keep the water hot and reduce overheating of your home in summer.

Heating Controls. Install heating controls that allow control of the temperature in different parts of your home. You can set a timer or control them manually.

LIGHTING

PIPES / BOILER TANK INSULATION

RENEWABLE ENERGY

Buildings can also reduce their energy consumption by generating their own energy in the form of heat or electricity using low carbon and renewable technologies which use little or no energy.

Solar water heating. Solar panels are fitted to the roof to collect heat from the sun to heat up water stored in a hot water cylinder. They are appropriate for large family homes that use large quantities of hot water.

Solar PV panels. Panels convert light energy into electric energy and need only daylight to work, rather than bright sunshine. Solar PV panels are most efficient on a roof or wall that is south facing and are not overshadowed. These can also work well on top of a green roof because the cooler temperature created locally by the vegetation improves the efficiency of the solar panel.

The cost of a PV system depends on its size. Camden Climate fund can support some of PV system costs. You can find more information about this on the Camden Climate Fund webpage here.

Please complete the checklist of measures in Appendix 1 and submit with your planning application to demonstrate what you have considered.

SOLAR PV (ELECTRIC)

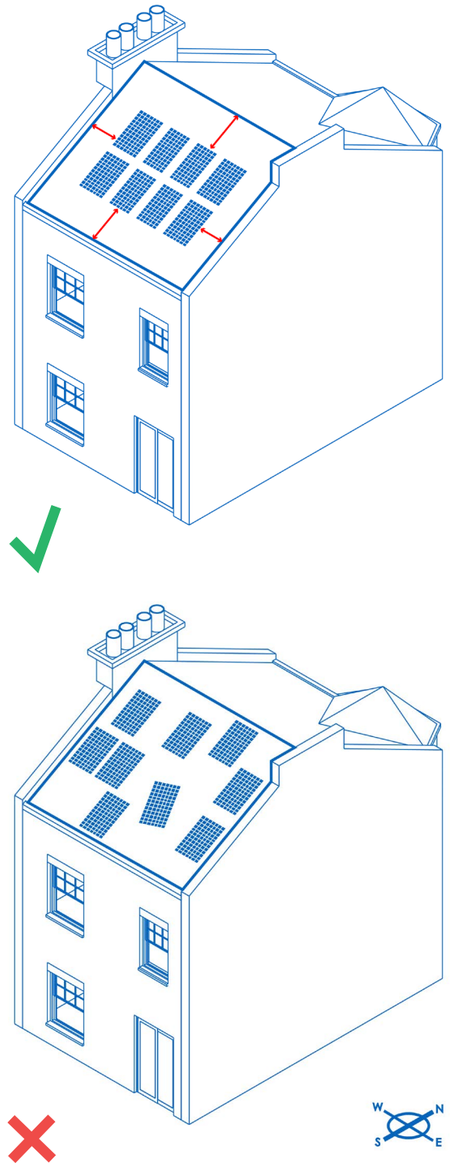
AIR SOURCE HEAT PUMP

GROUND SOURCE HEAT PUMP

Other tips you should consider when installing solar panels, to reduce their impact on the streetscene, and wider area:

- Ensure panels are spaced evenly on the roof slope and not in an irregular pattern.
- Ensure the position of the panels would retain even distances to the roof margins (ridge, eaves, party walls) and/or wall margins;
- Place panels behind parapets or roof features where possible (such as chimneys), and where these features do not cause shading issues;
- Run cabling in a position to minimise visibility from the street and adjacent properties;
- Use cabling and cable ducts which are in keeping with the colour of the building exterior (such as black for brick building, white for white rendered building).

Green roofs are compatible with solar PV. The vegetation provides thermal regulation for PV panels. The planting specifications should be tailored to realise the benefits most suitable for the site (CPG EE and Adaptation)



If your home improvement work requires scaffolding, such as a loft conversion, this would be an ideal time to install solar panels. Scaffolding is a significant part of the solar installation costs, so combining it with other works could make them much more cost-effective.

Photo 8

Heat pumps. Heat pumps are most efficient in buildings that are well insulated and draught proofed. If you are planning to fully retrofit your home this would be the best method to provide heating. The whole system is powered by electricity, which is becoming less carbon intensive but if it's not a renewable source the heat pump will still generate carbon emissions; however, this will be less than other conventional types of heating. The types of heat pump suitable for single domestic properties are:

- Ground source heat pump; or
- Air source heat pump.

Ground source heat pumps use a loop of pipes filled with water and antifreeze buried in the ground to absorb this heat and transfer it through a heat exchanger into the heat pump, which delivers the heat around the building.

Air source heat pumps act in a similar way to ground source pumps, but absorb heat from outside air. Check with the Council's Sustainability team for information on government grants.

Both types of heat pumps need to consider other aspects as well, including design and amenity impacts.

To qualify under permitted development, heat pumps must also comply with Microgeneration Certification Scheme (MCS 020 standard)

Subject to limitations and conditions of General Permitted Development Order, Schedule 2, Part 14 - Renewable Energy, the following are permitted for single family dwellings and blocks of flats:

Class A - Solar Panels

Class C - Ground source heat pumps

Class G - Air source heat pump

COOLING AND AIR CONDITIONING UNITS

Air conditioning units are discouraged by the Council, in line with Policy CC2 and guidance in CPG Energy Efficiency and adaptation.

If you are concerned that your home overheats in summer beyond comfort levels, your should consider passive cooling measures which do not rely on an energy source like air conditioning. The following measures could be taken to reduce overheating:

- Use shading (blinds, shutters, trees, vegetation), to be carefully designed to take into account the angle of the sun and the optimum daylight and solar gain;
- If you are planning an extension, use smaller windows on the south elevation and larger windows on the north (a balance is needed between solar gains (heat) and daylighting);
- Include high performance glazing e.g. triple glazed windows, specially treated or tinted glass;
- Incorporate green and brown roofs and green walls which help to regulate temperature as well as providing surface water run-off, biodiversity and air quality benefits;
- Porches, atriums, conservatories, lobbies and sheltered courtyards can be thermal buffers, they provide a transition between the cold outside and the warmth inside a building (or similarly the reverse in warmer months).

Air conditioning units require planning permission and the submission should include a Noise and Vibration assessment as well the table in Appendix 1 completed stating all the other measures that have been taken to address overheating in your home.

GREENERY AND BIODIVERSITY

Well-designed, planned and managed urban green infrastructure can bring a wide range of benefits to individuals, local communities and places, and can underpin sustainable economic growth.

The key benefits of green infrastructure are:

- **Climate change mitigation and adaptation;**
- **Regulation of air pollution;**
- **Flood alleviation;**
- **Quality of place;**
- **Health and well-being;**
- **Recreation and leisure, tourism.**

The focus of this guidance is maximising the benefits which can be derived from roofs and walls of buildings and private garden space which make a significant contribution to the Borough's wider green infrastructure.

When you extend the footprint of your home, through an extension or outbuilding, this would reduce the size of the garden area. Even if currently paved, gardens have potential for planting and sustaining wildlife, which planning officers would consider in their assessment of an application.

To balance this loss you should consider incorporating elements of greenery and biodiversity within the design of your extension or structure, such as green roofs, bird and bat boxes, and bug hotels.

Vines can reduce the heat transmission through a sunlit wall by providing shade and cooling to the immediate environment by evaporation

GREEN ROOFS / WALLS

For existing flat roofs or new extensions, you should consider the introduction of a green roof.

The key benefits of green roofs:

- **provide adequate insulation to your roof**
- **absorb water runoff**
- **support biodiversity**
- **reduce the carbon in the atmosphere by capturing it in the plant tissue and soil substrate**
- **reduce air and noise pollution**
- **reduce urban heat island effect through increase in evapotranspiration rate from the soil and plants**
- **reduce the proportion of infrared radiation returned to the air**

The wellbeing of a green roof/wall depends on the type of plants used and can range from basic sedum roofs to intensively landscaped roofs. The choice of roof may depend on the building structure, location and design. You are advised to consider native plants first to enhance biodiversity.

Think long term:

The level to which you would enjoy the benefits listed above is dependent on the depth of your green roof substrate. A deeper substrate (more than 100mm) would allow for plants to establish themselves better with an increased longevity and would be acceptable by planning officers.

More information can be found in the Energy Efficiency and Adaptation CPG.

Similar to green roofs, green walls have good insulation properties whilst improving the biodiversity, reducing the carbon around your property and enhancing amenity.

Complete the checklist of measures in Appendix 1 and submit with your planning application to demonstrate what you have considered.

WILDLIFE

Wildlife in the UK is protected under the Wildlife and Countryside Act (1981) (as amended). Before you start any works to your property you need to make sure wildlife and protected species would not be affected. In Camden, species most likely to be affected by development are nesting birds, bats, hedgehogs and reptiles.

Any works that would affect **breeding birds** and their nests, such as works of demolition, vegetation removal or site clearance, should be done outside the nesting season from 1st of March to 31st July inclusive. To help wild birds you can install bird boxes within your garden or 'swift bricks' within external walls, in a shaded location. The Royal Society for the Protection of Birds can provide advice on how to retain or create nesting spaces within the eaves. Also note that any scaffolding even for minor external works can prevent birds accessing their nest sites in buildings.

Bats are in rapid decline in the UK. In urban environments, bats use existing holes and gaps in trees and buildings for nesting. They can fit in gaps as small as a human thumb, so be mindful of missing tiles or gaps within the roof soffits before you start any works. To help them you can make and install bat boxes within your garden or external walls of your home facing south. See more information about this at Bat Conservation Trust. To find out if you are located in an area populated by bats see The London Bat Group.

Hedgehogs are in significant decline. They generally live and nest under piles of leaves and twigs. Before you start any works of site clearance or vegetation removal, check for hedgehogs. You can adapt your garden to be hedgehog (and other wildlife) friendly by allowing gaps within your boundaries for them to move and find food and shelter in the neighbouhood. You can find out more about hedgehogs and how you can help them on Hedgehog Street.

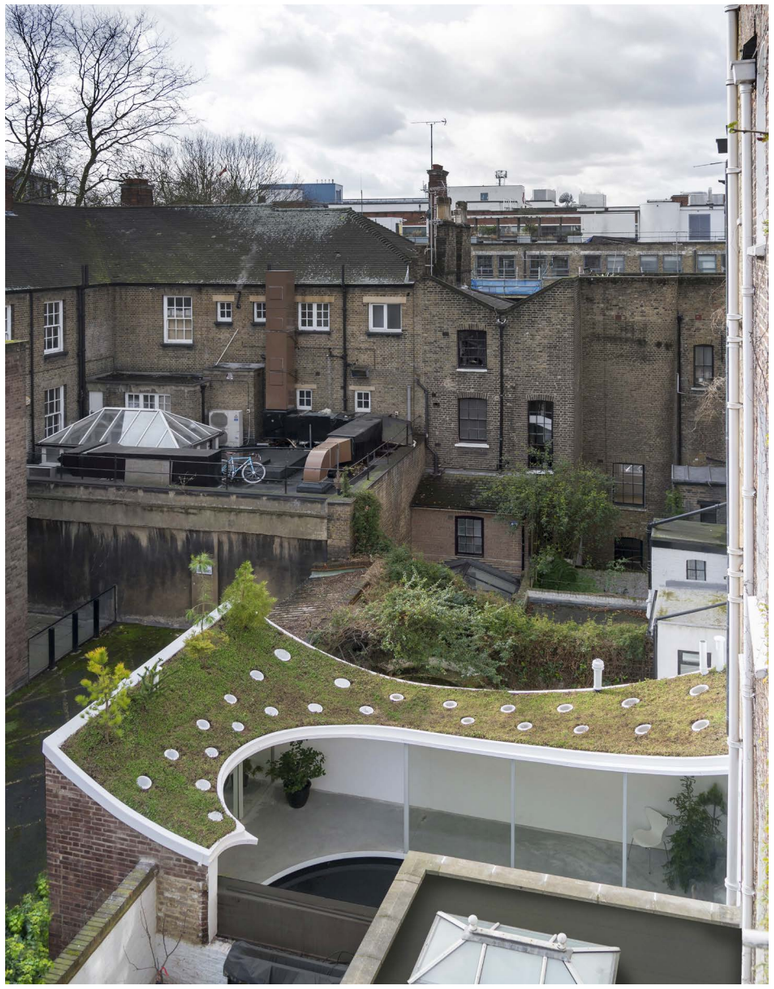


Photo 9

Photo 10

Photo 11

Photo 12

NEIGHBOURS

These standards are to ensure that the proposed changes to your home would take into consideration the neighbouring properties and ensure the amenity of your neighbours would not be harmfully affected.

When designing your home improvement you need to consider the impact that this will have on your adjoining neighbours in relation to the following key considerations:

- **Daylight & Sunlight**
- **Outlook**
- **Overlooking/Privacy**
- **Noise**

You should particularly take into consideration what room the potential impacted window/s serve. The impact on habitable rooms (bedrooms, living rooms, kitchens, diners) is of a greater concern than on non-habitable rooms (bathrooms, hallways, staircase landing, others).

We would strongly encourage you to speak to your neighbours about your proposed development, prior to submitting a formal application to the Council.

The Council consults local residents on most planning applications, therefore if you have previously discussed your proposal with your neighbours, and taken into account their views, they may be less likely to object.

If you and your neighbour decide that you would both like to build an extension which when assessed on their own merits might have an adverse impact, you could consider submitting a 'joint application'. A joint application will usually be subject to conditions or section 106 legal agreement to ensure that both extensions are constructed at the same time, to avoid adverse impact.

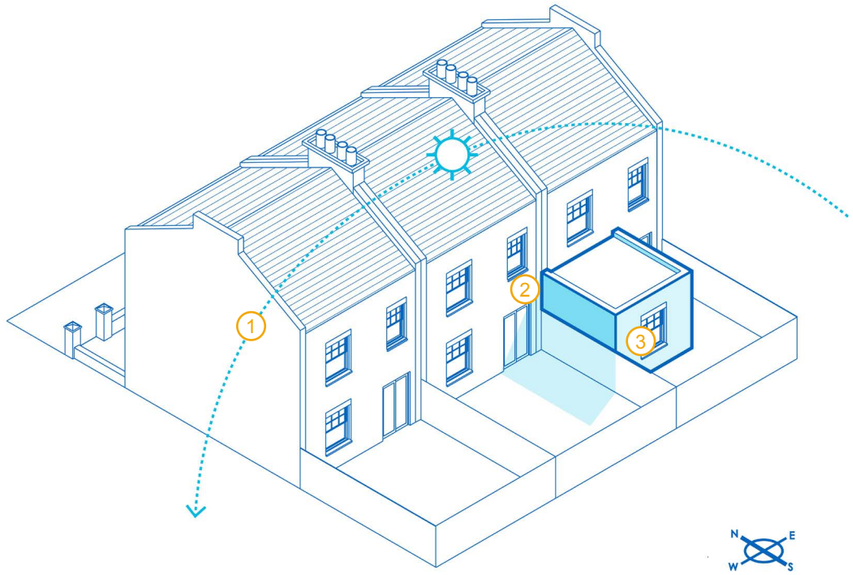
Regardless of the type of alteration or extension you are planning there are some basic principles that you should consider:

- **Ensure your proposal does not reduce your neighbours access to daylight & sunlight;**
- **Design your home improvement to not infringe on your neighbours outlook from their windows and garden;**
- **Ensure any opportunities for overlooking into or from your neighbour's property are removed and privacy for all properties is maintained;**
- **Ensure your extension or alteration does not result in excessive light pollution that adversely impacts adjoining properties;**
- **If you're proposing plant equipment, ensure it is sensitively designed and acoustically enclosed so it does not become a nuisance for your neighbouring properties.**

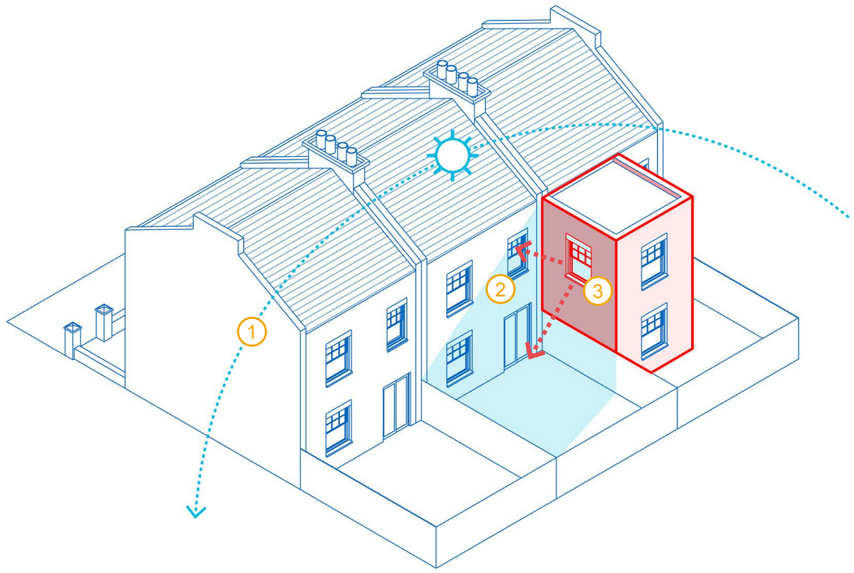
For more info please see CPG Amenity.

A joint application could remove the impact of the extension on each other if on the same side/position of the house

IMPACT ON NEIGHBOURING AMENITY



The new extension (in light blue) considered the position and location of neighbouring windows, and sun orientation. The extension would not cause harmful impact in relation to loss of light, outlook, and privacy to the neighbouring amenity.



The new extension (in light red) did not take into account the position and location of neighbouring windows, sun orientation or the actual proximity to the neighbourin building. The extension would result in harmful reduction of daylight, sunlight and outlook to neighbouring windows and harmful overlooking.

COMMUNITY

These standards encourage you to appreciate your property belonging within a wider community and therefore seek to ensure that your proposal does not adversely impact the streetscene, local neighbourhood, and the wider built and natural environment surrounding your home.

Home improvements should respect and respond positively to the surrounding context, so that its character is maintained or enhanced. The quality of the streetscape derives from a multitude of factors, such as boundary treatments, front gardens, greenery, flank walls, pavement treatment, roofscape, rhythm of buildings and their features. Depending on the type of improvement you are looking to make to your property, you should be aware of how this would impact the streetscape and therefore the wider area you live in.

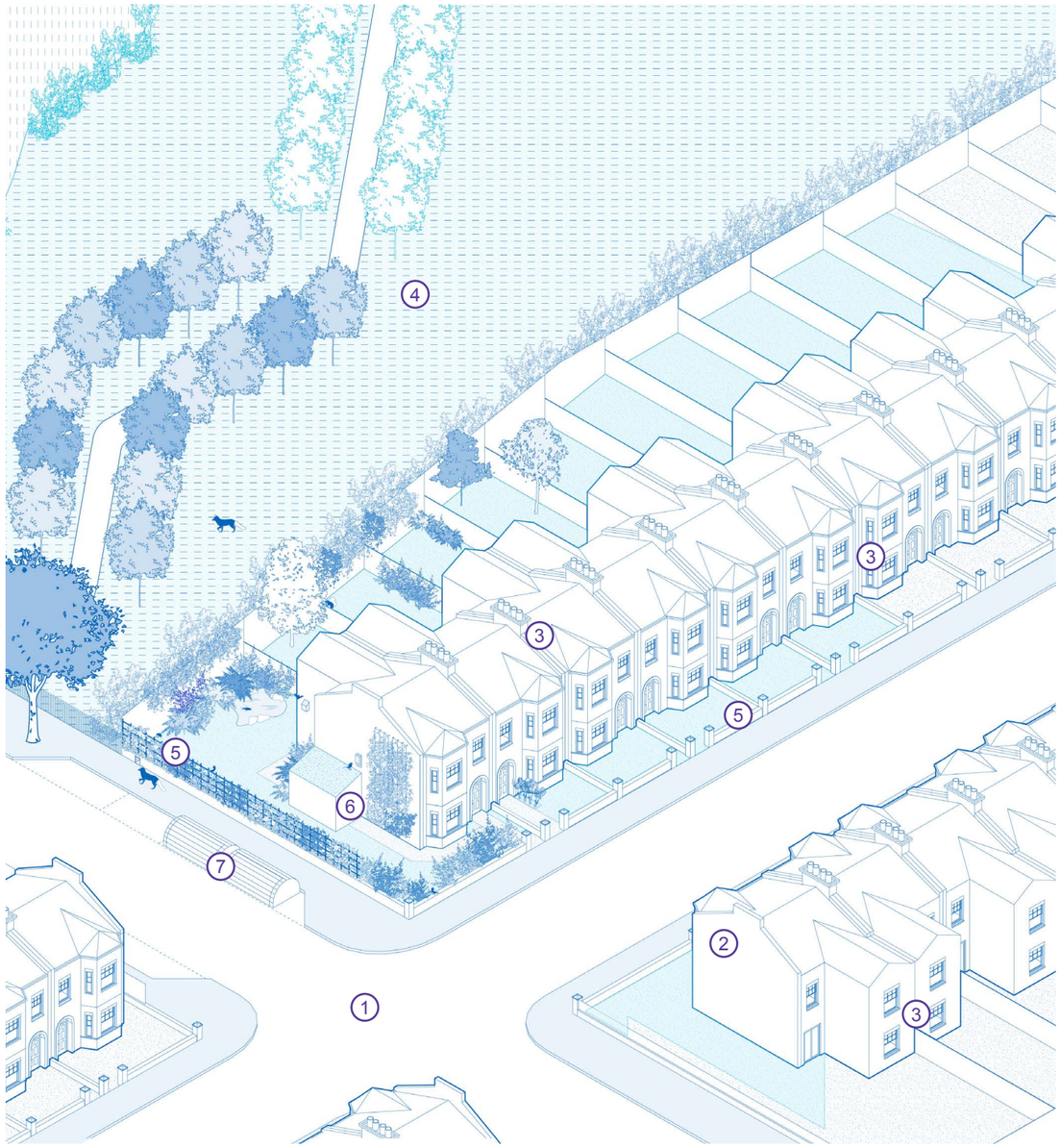
If you live in a Conservation Area, the elements of streetscape make a greater contribution to the character and appearance of the area. In this instance, your proposal should not cause harm to this established setting as described in Conservation Area Appraisals, but rather to preserve or enhance the area.

Communities can influence the future of your neighbourhood by preparing a Neighbourhood Plan. This sets out the vision for your local area and gives general planning policies to guide developments. You can find out if your area already has a Neighbourhood Plan on the Council's website.

General points to be considered in the design process for your proposal:

- **Character and proportions of host building, neighbouring ones and wider area;**
- **The existing common pattern of development and rhythm of gaps, buildings and street features;**
- **The visibility of your property from long views along the street, from further away if it sits at higher level, and from public spaces;**
- **Respect existing natural environment;**
- **Incorporate high quality landscape design and maximise opportunities for greenery;**
- **Boundary treatments and their relation to the pavement and streetscene;**
- **Consider designing out crime measures to minimise crime and antisocial behaviour;**
- **Preserves strategic and local views.**

Communal Street facilities: bikehangars replace on street parking spaces with cycle storage for up to 6 bicycles. Click here for more information about this facility. Bikehangars do not replace an individual site's requirements for cycle parking when these apply.



CONSIDERATIONS

1. Streetscene / views along the street
2. Prominent location
3. Rhythm and pattern of development
4. Open space
5. Gardens and boundary treatments
6. Street trees and greenery
7. Communal facilities / bikehangars

HOME IMPROVEMENTS

The changes you make to your home should always improve your living conditions. The following home improvements relate to the most common types of alterations and extensions and explain how the key principles apply within each. Make sure you consider all key principles when designing your scheme, as they are all material considerations in the officer's assessment of a planning application.

All homes, gardens and their context are different. Therefore, whilst your proposal would be expected to comply with the guidance, officers will apply this flexibility and every planning application will be assessed on its own merits.

1. MATERIALS

2. EXTENSIONS

2.1 Ground extensions
- Rear
- Side and front

2.2 Roof extensions
- Dormers
- New roof level
- Balconies

3. EXTERNAL ALTERATIONS

3.1 Windows and doors
3.2 Walls
3.3 External pipework
3.4 Roof
3.5 Rooflights

4. INTERNAL ALTERATIONS

4.1 Internal layouts

5. GARDENS

5.1 Landscaping
5.2 Front, rear and side gardens
5.3 Boundary treatments
5.4 Garden storage
5.5 Outbuildings