

Camden Core Strategy 2010-2025

Local Development Framework



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London WC1H 8EQ

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Camden's Local Development Framework. Core Strategy 2010.

CS14. Promoting high quality places and conserving our heritage

- 14.1 Camden does not have a single built character but is made up of many diverse areas, each with their own identity. The southern part of the borough, which forms part of Central London, is characterised by a high density built environment and complex mix of uses. The central part of the borough contains several town centres surrounded by areas of medium-density housing and some employment uses. The north of the borough is predominantly residential of a lower density with substantial open space at Hampstead Heath. Throughout the borough there are examples of Camden's unique architectural heritage, with many high quality buildings and places, old and new. This is reflected in our large number of conservation areas and listed buildings, which have been recognised for their special architectural or historic interest.
- 14.2 Our overall strategy is to sustainably manage growth in Camden so it meets our needs for homes, jobs and services in a way that conserves and enhances the features that make the borough such an attractive place to live, work and visit. Policy CS14 plays a key part in achieving this by setting out our approach to conserving and, where possible, enhancing our heritage and valued places, and to ensuring that development is of the highest standard and reflects, and where possible improves, its local area. Policy CS13 above and policy DP22 in Camden Development Policies set out our approach to ensuring that design in the borough is sustainable and that schemes include measures to minimise the effects of, and adapt to, climate change.

CS POLICY

CS14 – Promoting high quality places and conserving our heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

Excellence in design

- 14.3 Camden has many special and unique places and historic and modern buildings of the highest quality. As well as preserving this rich heritage, we should also be contributing to it by making sure that we create buildings of equally high quality that will be appreciated by future generations. The design of the places and buildings that make up our local environment affects us all and our quality of life. High quality design is visually interesting and attractive but it is not just about what things look like. Good design makes places that put people first, are welcoming, feel safe and are enjoyable and easy to use for everyone, whether they are living in, working in or just passing through the borough.

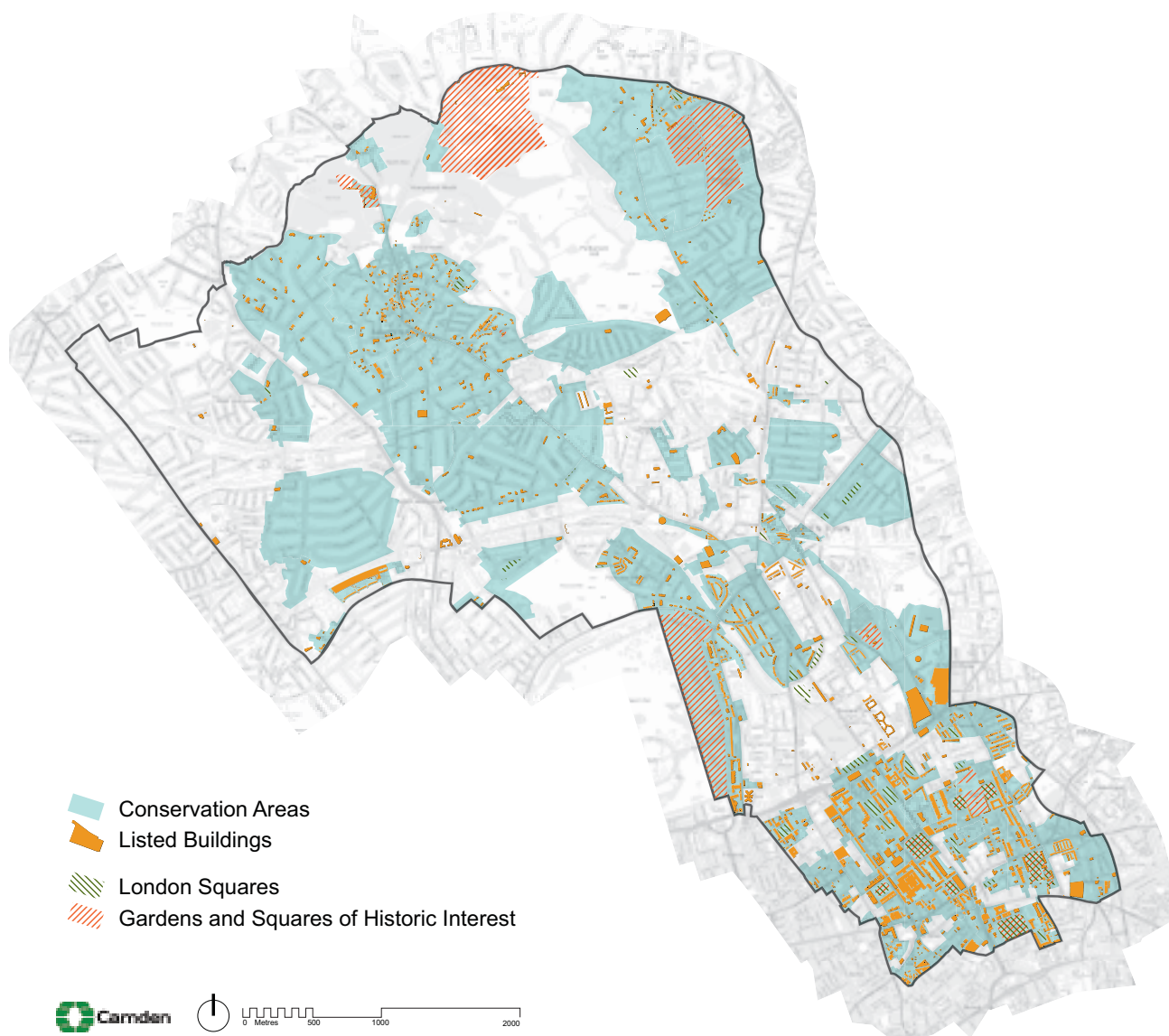


- 14.4 Development schemes should improve the quality of buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors. The Council will therefore insist on high quality design throughout the borough. In accordance with government guidance in Planning Policy Statement (PPS) 1 – *Delivering Sustainable Development* we will not accept design that is considered inappropriate to its context or which fails to take opportunities to improve the character and quality of an area and the way it functions. Please see Camden Development Policies (policy DP24) for more detailed guidance on our approach to the design of new development and alterations and extensions. When assessing design, we will also take into account government/CABE guidance *By Design – Urban Design in the planning system: towards better practice* and our own Camden Planning Guidance supplementary document.
- 14.5 The Council is working with its partners to promote and celebrate excellence in design and improve public buildings, landscaping and the street environment; for example through the Camden Design Initiative, which seeks to improve public space and the built environment and encourage involvement, awareness and understanding of good design, including the bi-annual Camden Design Awards, which recognise high quality and innovative designs.
- 14.6 Good design is safe and accessible, and responds flexibly to the needs of its users. It creates buildings that have minimal negative impact on the environment, during construction and beyond. The construction and use of buildings currently accounts for around half of national carbon emissions and it is therefore vital that new and redeveloped buildings are designed to have a beneficial impact on their environment. See CS13 – *Tackling climate change through promoting higher environmental standards* and CS17 – *Making Camden a safer place* for our approach to these matters.
- 14.7 High quality design also takes account of its surroundings and what is distinctive and valued about the local area. Camden is made up of a diversity of areas, each with their own distinctive character, created by many elements such as architectural style and layout, social and economic history, landscaping and mix of uses – as summarised in the description of Camden’s character below. As Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings, taking account of context and local character is particularly important. The Council will therefore expect the design of buildings and places to respond to the local area and its defining characteristics and reinforce or, if appropriate, create local distinctiveness.
- 14.8 While tall buildings offer the opportunity for intensive use, their siting and design should be carefully considered in order to not detract from the nature of surrounding places and the quality of life for those living and working around them. Applications for tall buildings will be assessed against policy CS14 and policies DP24 – *Securing high quality design* and DP25 – *Conserving Camden’s heritage* in Camden Development Policies, along with the full range of policies on mixed use, sustainability, amenity and microclimate. and other relevant policies. Effect on views, impact on local microclimate and provision of communal and private amenity space will also be important considerations.

Camden's heritage

- 14.9 Camden has a rich architectural heritage with many special places and buildings from throughout Camden's history (see map 6). 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. We have prepared conservation area statements, appraisals and management strategies that provide further guidance on the character of these areas. We will take these documents into account as material considerations when we assess applications for planning permission and conservation area consent in these areas.
- 14.10 Over 5,600 buildings and structures in Camden are nationally listed for their special historical or architectural interest, and 53 of the borough's squares are protected by the London Squares Preservation Act 1931. In addition, 14 open spaces in Camden are on English Heritage's Register of Parks and Gardens of Special Historic Interest. The Council will consult with English Heritage over proposals affecting these parks and gardens. We also encourage the restoration and management of Parks and Gardens of Special Historic Interest and London Squares to enhance their value. Camden also has a generally well-preserved archaeological heritage, with 13 identified archaeological priority areas, although this can be vulnerable to modern development and land use.

Map 6: Heritage



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- 14.11 We have a responsibility to preserve and, where possible, enhance our heritage of important areas and buildings. Policy DP25 in Camden Development Policies provides more detailed guidance on the Council's approach to protecting and enriching the range of features that make up our built heritage.
- 14.12 Architectural detail, materials, colour and structures such as walls can make a significant contribution to the appearance of an area, but can often be altered without the need for planning permission. Cumulatively, many minor building works can gradually erode the quality of an area and undermine the quality of conservation areas. We will therefore make use of 'Article 4 Directions' in appropriate locations to bring some minor works under planning control. We are intending to introduce such measures in the conservation areas of Belsize, Hampstead, and Swiss Cottage, where loss of historic character through cumulative change is apparent. Primrose Hill conservation area already benefits from a comprehensive Article 4 Direction, which has helped to retain its high quality historic character.

Landscaping and public realm

- 14.13 The quality of our streets and public spaces affects the quality of all our lives. We enjoy being in and passing through attractive, clean and well-maintained places, but are discouraged from walking in and through areas with a poor environment. An enhanced public realm should integrate transport and land use, contribute to improved walking and cycling environments, respect and reinforce local identity and character, attract people to the area and encourage the use of streets and public spaces to create diverse, vibrant and lively places.
- 14.14 The Council is committed to improving Camden's streets and public spaces and has carried out many improvement schemes with many more ongoing and planned. We have produced a Camden Streetscape Design Manual to raise the standard of street works throughout the borough. This sets standards for our own works and provides guidance for other agencies. It encourages respect for local character and promotes high quality, clutter-free design to make streets and public places that are safe and easy to use for all.
- 14.15 A number of studies on streets and spaces have been produced, particularly for the south of the borough (e.g. Bloomsbury, King's Cross and St Giles/Tottenham Court Road). These have been commissioned and funded by a range of organisations (including TfL, LDA, Design for London and UCL) sometimes in partnership with the Council. It is procedurally difficult for the Council to adopt these non-statutory documents as formal planning or other guidance. We will therefore look to draw on the best of this work to create a long-term vision for these areas, emphasising local character and providing a high quality environment for walking, which is formally agreed by the Council.
- 14.16 In order to improve the environment for walking in the borough, Camden is committed to the 'Legible London' concept which aims to improve how easily pedestrians can understand the layout of the capital and find their way around by introducing clear and consistent signage and maps. The programme has begun in Covent Garden and Bloomsbury, and future schemes are anticipated around the borough. Camden has also established a 'Place Shaping Board' to consider the most appropriate ways to shape the services, facilities, infrastructure and public realm to meet the needs of current and future populations (see section 4 – *Delivering and Monitoring the Core Strategy*).
- 14.17 Further information on measures being taken by the Council and its partners to improve the quality of our streets and public places is included in CS2 – *Growth areas*, CS8 – *Promoting Camden's centres and shops*, CS11 – *Promoting sustainable and efficient travel*, CS15 – *Protecting and improving our parks and open spaces and encouraging biodiversity*, and CS17 – *Making Camden a safer place*.
- 14.18 High quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings, bring trees and other greenery into built-up areas to relieve the hard landscaping and provide shade, and provide habitats for wildlife. The Council will expect development schemes to provide a high standard of landscaping and boundary features, such as walls and fences. We will encourage appropriate use of landscaping in the form of 'green roofs', 'brown roofs' and 'green walls' which have a number of environmental benefits (e.g. in providing wildlife habitats, in helping to cool and insulate buildings and in retaining water, helping to

reduce flooding), as well as being visually attractive. More detail on our approach to landscaping is set out in the Council's Camden Planning Guidance supplementary document and policy DP22 in Camden Development Policies.

Access

- 14.19 Good access benefits everyone. However, many people are disadvantaged by poor access to facilities and vulnerable and disadvantaged groups, such as the elderly and disabled people, can be particularly affected. Poor access can be caused by difficulties in reaching facilities or by difficulties in using the facilities themselves. The Council requires new buildings and spaces to be inclusive and accessible to all. As accessibility is influenced by perceptions as well as physical factors, buildings should also be designed to appear, as well as be, fully accessible. The Council will require Design and Access Statements for developments to show how the principles of inclusive design, ensuring access for all, have been integrated into the proposed development, and how inclusion will be maintained and managed.
- 14.20 Making roads and pavements and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will seek improvements for all pedestrians to ensure good quality access and circulation arrangements, including improvement to existing routes and footways. The Camden Streetscape Design Manual and our Camden Planning Guidance supplementary document provide more detailed guidance on this issue.

Views

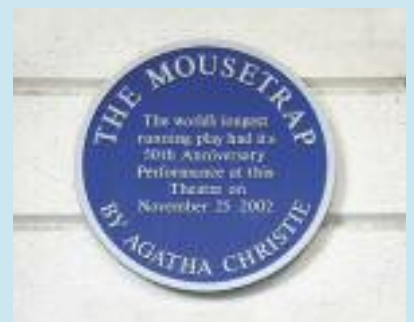
- 14.21 A number of London's most famous and valued views originate in, or extend into, Camden. These are:
- views of St Paul's Cathedral from Kenwood, Parliament Hill and Primrose Hill;
 - views of the Palace of Westminster from Primrose and Parliament Hills; and
 - background views of St Paul's from Greenwich and Blackheath.
- 14.22 The Council will protect these views in accordance with London-wide policy and will resist proposals that would harm them. Where existing buildings that affect a view are redeveloped it is expected that any replacement building will be of a height that does not harm the view. The current framework for protecting these views is set by the London Plan (policies 4B.16 – 4B.18) and the Mayor's London View Management Framework supplementary planning guidance.
- 14.23 The Council will also consider the impact of a scheme, in terms of the townscape, landscape and skyline, on the whole extent of a view ('panorama'), not just the area in the view corridor. Developments should not detract from the panorama as a whole and should fit in with the prevailing pattern of buildings and spaces. They should seek to avoid buildings that tightly define the edges of the viewing corridors and not create a crowding effect around the landmark.
- 14.24 The Council will also seek to protect locally important views that contribute to the interest and character of the borough. These may include:
- views of and from large public parks and open spaces, such as Hampstead Heath, Kenwood Estate, Primrose Hill and Regent's Park, including panoramic views, as well as views of London Squares and historic parks and gardens;
 - views relating to Regent's Canal;
 - views into and from conservation areas; and
 - views of listed and landmark buildings and monuments and statutes (for example, Centrepoint, St Stephen's, Rosslyn Hill and St George's, Bloomsbury).
- 14.25 We will seek to ensure that development is compatible with such views in terms of setting, scale and massing and will resist proposals that we consider would cause harm to them. Development will not generally be acceptable if it obstructs important views or skylines, appears too close or too high in relation to a landmark or impairs outlines that form part of the view. Further guidance on important local views is set out in our supplementary planning documents, for example in individual conservation area statements, appraisals and management strategies and the Planning Framework for the Tottenham Court Road Station and St Giles High Street Area.

Camden's character

Camden is characterised by a great richness and variety in its built and natural environment, with a valuable heritage of local, national and international significance. The following section describes the places, buildings and features that give Camden its distinctive character.

The southern part of the borough is where most of Camden's future growth will take place. It forms part of Central London and has a richly varied and dense character. The planned Georgian streets and squares (e.g. Bedford, Russell, Fitzroy) of Bloomsbury are evidence of the early expansion of London in a form that was architecturally groundbreaking. Modest mews developments to the rear of the terraces contrast in scale and are a particularly characteristic type here and elsewhere in the borough. Regents Park and Nash's 1820s residential development sit at the south western boundary of the borough, contrasting with the earlier Georgian developments in the area.

King's Cross and Euston are parts of the borough that are expected to experience the most change and development over the next fifteen years. Railways have had a significant impact on the appearance of the borough from the 19th century to the present day. These brought monumental architecture and inward migration to the borough and their viaducts, cuttings, tunnels and buildings still affect the shape of development in many parts of Camden, in particular to the north of Euston Road. King's Cross was the largest station in England when it opened and is the earliest great London terminus still intact in its original form. St Pancras (by George Gilbert Scott), now the new London terminus for Eurostar, can claim to be Britain's most impressive station in terms of both architecture and engineering and the station's dramatic roof line forms an important local landmark. Euston station, its ancillary accommodation and railway lines have a major impact on the nature of its surroundings and its future redevelopment will create opportunities to improve the local environment and links between neighbouring areas.





The Inns of Court were some of the earliest establishments in the southern part of the borough. The historic buildings, courtyards and squares of Lincoln's Inn and Gray's Inn give a distinctive atmosphere to this part of Camden, and create oases away from surrounding busy roads. Camden's Central London area also contains Seven Dials with its unusual star-shaped street layout and sundial pillar and the brick, semi-industrial buildings and intimate spaces of Hatton Garden, which were developed in the 19th century to house the workshops and offices of the jewellery trade. The area remains an internationally significant jewellery quarter.

Camden is home to a large number of further education establishments and most are located in the southern part of the borough, including the University of London, London School of Tropical Medicine, Central St Martin's College of Art and Design and the Royal Academy of Dramatic Art. These play a significant role in shaping the character and appearance of this part of the borough. The south of the borough also houses a number of nationally important hospitals and medical research institutions, including Great Ormond Street Hospital, the National Hospital for Neurology and Neurosurgery and the Wellcome Trust.



The town centres of Camden Town, Kentish Town and Kilburn High Road are key elements in **the central part of the borough**. These centres developed in a piecemeal fashion along historic routes into London. They are now marked by continuous, close grained development with commercial units at ground floor level on either side of the road, with terraced housing of a similar density on the streets to the east and west, and little open space. Buildings types are generally consistent in appearance, and public houses are frequent landmarks, which echo the original inns and travellers rests along the historic routes. There is a narrow range of scale and height, and dwellings usually have small gardens to front and rear. Camden Town is strongly characterised by its markets and entertainment. These create a strong draw for tourists and influence the style and appearance of development, which is in many cases colourful and individual.

The areas between these major roads and town centres are characterised by speculative, residential development from the mid to late 19th century for the then new middle classes. These show a variety of distinctive architectural forms and scales, with detached and semi-detached houses in classical Italianate form in Belsize and an eclectic variety of styles including neo-Gothic, Queen Anne, Domestic Revival, Arts & Crafts in Fitzjohns/Netherhall, Redington/Froggnal and South Hampstead/Swiss Cottage. Gospel Oak, West Hampstead and the southern parts of Dartmouth Park were developed to a higher density with terraced houses, smaller gardens and have a more urban feel than Camden's other residential areas.

Social housing schemes are also an important element in the borough's built environment. St Andrews House on Saffron Hill is the oldest surviving public housing block in London whilst early 20th century examples include the London County Council's Bourne Estate on Leather Lane. The LLC's Ossulston Estate is considered the most important inner-city estate of the inter-war period. Post-war examples illustrate an architecturally ambitious programme of housing schemes by Camden Council following its creation in 1965, many of which are listed. The characteristic form was a megastructure of stepped terraces. This low rise, high density approach reflected traditional terraced housing, but provided light, privacy and private open space for all levels of accommodation. Examples are Brunswick Centre, and the estates of Fleet Road, Alexandra Road, Maiden Lane and Highgate New Town.

The Regent's Canal runs through the centre of the borough. Although it is often hidden from surrounding areas, it provides an area of nature conservation interest and amenity space along its course through King's Cross and Camden Town to Regent's Park.

The northern part of the borough benefits from the presence of the large open space of Hampstead Heath, which provides amenity and leisure space, a verdant setting to the surrounding development and famous views across London. Hampstead and Highgate are derived from medieval hamlets and have clearly defined village centres which reflect their origins. They have a variety of building types from cottages and terraces to detached houses and grand residences, with a generally densely packed, high quality urban grain of a range of styles, scales and ages. Both areas contain many high quality, architect-designed houses from the 19th and 20th centuries, many of which have become important parts of the local heritage and are listed for their national significance.



Key evidence and references

- Conservation Area Statements/Appraisals/Management Strategies; London Borough of Camden; various dates
- Camden Walking Plan Second Edition 2006
- Camden Streetscape Design Manual 2005
- Planning Policy Guidance 16 – Archaeology and planning; DETR; 1990
- Conservation Principles, Policies and Guidance, English Heritage, 2008
- By Design: Urban Design in the Planning System – Towards Better Practice; DETR/CABE; 2000
- Planning Policy Statement 1 – Delivering Sustainable Development; ODPM; 2005
- Planning Policy Statement 5 – Planning for the Historic Environment; CLG; 2010
- Planning Policy Guidance 15 – Planning and the Historic Environment; DoE; 1994
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- London View Management Framework Supplementary Planning Guidance; Mayor of London; 2007
- Sustainable design, climate change and the built environment; CABE Briefing; 2007
- Easy Access to Historic Buildings, English Heritage, 2004
- Easy Access to Historic Landscapes, English Heritage, 2005
- Seeing History in the View: Methodology for assessing the heritage value within views, English Heritage, 2008
- Guidance on Tall Buildings, English Heritage/CABE, 2007



CS15. Protecting and improving our parks and open spaces and encouraging biodiversity

- 15.1 Camden has over 250 designated parks and open spaces and 36 sites of nature conservation importance. In addition many housing estates include green areas that play a role in meeting the open space needs of local people. Hampstead Heath is the largest open space in the borough, providing nearly half of our total area of open space and many of our outdoor sporting facilities. The openness and semi-rural feel of the Heath and its surrounding green areas is preserved through its designation as Metropolitan Open Land (MOL), broadly equivalent to the green belt.
- 15.2 The south of the borough is characterised by dense development with small enclosed spaces, many of which are preserved as London Squares. There are other small spaces scattered throughout the borough that provide various recreational and amenity opportunities. The most prominent open spaces near the centre of the borough are Regent's Park/Primrose Hill and the Regent's Canal. The Canal and railway sidings have an important role in nature conservation and provide habitat corridors (green chains) across Camden. Residents west of Finchley Road and in Central London have the lowest level of access to open space (not including land around housing estates), followed by Kentish Town, Somers Town and Gospel Oak.
- 15.3 Sites of nature conservation in Camden are generally small and undervalued, with pressure from adjoining sites and limited opportunities for expansion. However, green and brown roofs for both amenity and biodiversity value have been an increasing feature of new developments within Camden. Private gardens in Camden also provide a significant resource for biodiversity and amenity space.
- 15.4 Policy CS15 – *Protecting and improving our parks and open spaces and encouraging biodiversity* seeks to ensure that the growth in the number of residents and visitors to Camden, identified in policy CS1 – *Distribution of growth*, will be supported by increases and improvements in open space provision, including outdoor sport and recreation opportunities, and that development protects and makes provision for biodiversity.

CS POLICY

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity

The Council will protect and improve Camden's parks and open spaces. We will:

- a) protect open spaces designated in the open space schedule as shown on the Proposals Map, including our Metropolitan Open Land, and other suitable land of 400sqm or more on large estates with the potential to be used as open space;
- b) tackle deficiencies and under-provision and meet increased demand for open space by:
 - providing additional open space at King's Cross;
 - securing additional on-site public open space in the growth areas of Euston, West Hampstead Interchange, Holborn and Tottenham Court Road, and other parts of Central London. Where the provision of on-site public open space is not practical on a particular site in these areas, the Council will require a contribution to the provision of additional public open space on identified sites in the vicinity. If it can be demonstrated to the Council's satisfaction that no such suitable sites are available, we will require improvements to other open spaces in the area;
 - securing improvements to publicly accessible open land on the Council's housing estates; and
 - securing other opportunities for additional public open space.

CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity (*continued*)

c) secure from developments that create an additional demand for open space, where opportunities arise, improvements to open spaces, including to:

- the facilities provided, such as play and sports facilities;
- access arrangements; and
- the connections between spaces.

The Council will protect and improve sites of nature conservation and biodiversity, in particular habitats and biodiversity identified in the Camden and London Biodiversity Plans in the borough by:

- d) designating existing nature conservation sites;
- e) protecting other green areas with nature conservation value, including gardens, where possible;
- f) seeking to improve opportunities to experience nature, in particular in South and West Hampstead, Kentish Town and central London, where such opportunities are lacking;
- g) expecting the provision of new or enhanced habitat, where possible, including through biodiverse green or brown roofs and green walls;
- h) identifying habitat corridors and securing biodiversity improvements along gaps in habitat corridors;
- i) working with The Royal Parks, the London Wildlife Trust, friends of parks groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden;
- j) protecting trees and promoting the provision of new trees and vegetation, including additional street trees.

The Council will preserve and enhance the historic, open space and nature conservation importance of Hampstead Heath and its surrounding area by:

- k) working with the City of London, English Heritage and Natural England to manage and improve the Heath and its surrounding areas;
- l) protecting the Metropolitan Open Land, public and private open space and the nature conservation designations of sites;
- m) seeking to extend the public open space when possible and appropriate;
- n) taking into account the impact on the Heath when considering relevant planning applications;
- o) protecting views from Hampstead Heath and views across the Heath and its surrounding area;
- p) improving the biodiversity of, and habitats in, Hampstead Heath and its surrounding area, where opportunities arise.

The Council will preserve and enhance the Regent's Canal by:

- q) balancing the differing demands on the Canal, its towpath and adjoining land;
- r) implementing opportunities to make the Canal a safer place;
- s) applying the guidance in the Regent's Canal Conservation Area Management Strategy;
- t) implementing opportunities to provide additional nature conservation areas and improve the role of the Canal and its adjoining land as a habitat corridor (green chain);
- u) working with British Waterways, Natural England, other land owners/developers, users and the local community to improve the Canal and towpath.

Camden's open spaces

Protecting our open spaces

- 15.5 Camden's parks and open spaces are important to the borough in terms of health, sport, recreation and play, the economy, culture, biodiversity, providing a pleasant outlook and providing breaks in the built up area. They also help to reduce flood risk by retaining rain water and some are used for growing food. Camden's growth will increase the demand for our open spaces so it is important that we protect our existing parks and open spaces.
- 15.6 The Council will protect the open spaces designated in the open space schedule shown on the Proposals Map, as well as other suitable land with the potential to be used as open space. Camden has many large housing estates with land originally designed for use as open space, but has never been formally designated as such. The Council will continue to retain suitable land, not formally designated as open space for the use as open space on large estates, whilst providing the flexibility for various land uses to be re-configured across the estate, in conjunction with the re-provision of land for open space use. We will not allow development on these open spaces unless it is for limited development ancillary to a use taking place on the land and for which there is a demonstrable need. Extensions and alterations to existing buildings on open space should be proportionate to the size, including the volume, of the original building. We will only allow development on sites adjacent to an open space that respects the size, form and use of that open space and does not cause harm to its wholeness, appearance or setting, or harm public enjoyment of the space. We will take into account the cumulative impact of developments where appropriate. The poor quality of an open space will generally not be accepted as a reason for its partial development to fund improvements as, once built on, open space is lost to the community for ever.

Metropolitan Open Land

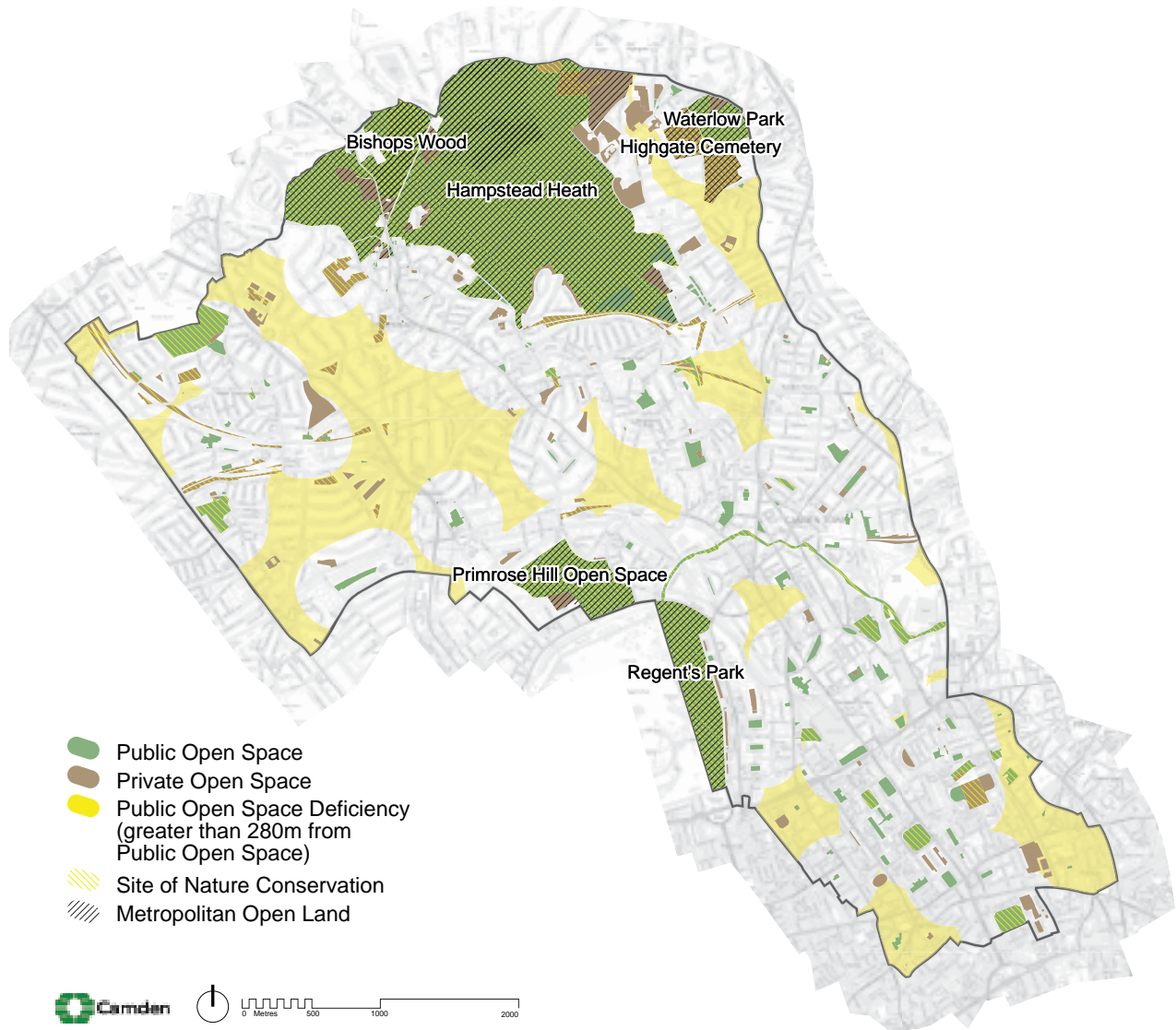
- 15.7 Camden's designated open spaces include Metropolitan Open Land. This is open space of London-wide significance that provides a break in the built up area and receives the same presumption against development as green belt land. There are four main areas of Metropolitan Open Land in Camden, which are of great importance to the borough and its character – Hampstead Heath and adjoining areas; Regent's Park; Primrose Hill/Barrow Hill Reservoir; and Highgate Cemetery/Waterlow Park/Fairseat. These will be protected in accordance with London Plan policy 3D.10. Guidance on Metropolitan Open Land and extensions to existing buildings within it is set out in government Planning Policy Guidance (PPG) 2 – Green Belts.

Tackling open space deficiency and securing additional and improved spaces

- 15.8 Camden's Open Space, Sport and Recreation Study 2004 and the needs assessment in Camden's Open Space Strategy demonstrated that nowhere in Camden had a surplus in open space. The Camden Open Space, Sport and Recreation Study Update 2008 found that there is currently 20sqm of public open space per person in the borough. This would drop to 17sqm by 2026 taking into account projected population increases and assuming no additional public open space is provided. The Study Update 2008 suggests standards for open space and highlights opportunities for improving the quantity and quality of open spaces in the borough, including play facilities and sports provision. These standards form the basis of our detailed policy on open space, sport and recreation in our Camden Development Policies Local Development Framework document (policy DP31 – *Provision of, and improvements to, open space and outdoor sport and recreation facilities*).
- 15.9 Most of Camden's population has reasonable access to a metropolitan or district park (that is Hampstead Heath or Regent's Park and Primrose Hill) but a large proportion of residents do not have reasonable access to local and small parks and open spaces. Camden's Annual Monitoring Report and the Camden Open Space, Sport and Recreation Study Update 2008 show that only a small amount of new public open space has been provided in the borough and therefore in many areas, including South and West Hampstead, Gospel Oak and Kentish Town and parts of central London, there is still poor access to small and local parks and open spaces. These areas are therefore considered to be deficient in public open space (see map 7). Areas deficient in public open space are defined as those without access to a public open space within 280m. The Camden Open Space, Sport and Recreation Study Update 2008 also identified areas where there is 'under-provision' of public open space. Although these areas do have access to open space, this is not adequate to

meet the level of local need due to the number of children, dwelling density, and social disadvantage in the area. These areas are identified in figure 4.4 (Composite Need) in Camden’s Open Space, Sport and Recreation Study Update 2008.

Map 7: Open Space



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15.10 To tackle deficiencies and under-provision of public open space and to ensure adequate new open space is provided in Camden’s growth areas, we will secure additional on-site open space on all appropriately sized and located sites. The Council wants to promote a green network approach to open space, where open spaces are connected by landscaped corridors or habitat corridors. We recognise that the built-up nature of Camden makes it difficult to provide new open space. However, the deficiency areas of West Hampstead, Camden Town and western Central London are near significant development sites that may have the potential to accommodate new public open spaces. The under-provided areas of South Hampstead, Camden Town and Somers Town are also near potential development sites that may be large enough to accommodate new public open space. The growth areas of King’s Cross, Euston, and West Hampstead Interchange contain development sites that have potential to provide on-site open space. For example, two open spaces plus smaller play spaces and sports facilities will be provided as part of the redevelopment of King’s Cross, providing much-needed facilities on the edge of central London and near Somers Town. We will use Camden’s Site Allocations document to promote areas and development sites where the Council will expect new public open space to be incorporated within development proposals.

- 15.11 Where the opportunity arises in Kentish Town or Gospel Oak and other areas that suffer from deficiency or under-provision, the Council will expect the provision of on-site public open space. These areas contain large housing estates which could also provide new public open space as part of any estate regeneration programme. The Council has identified opportunities to improve open land around Alexandra and Ainsworth estate and surrounding sites on Abbey and Belsize Roads, with other open space improvements anticipated at Maiden Lane estate. Further open space improvements on housing sites can be identified as the Council's estate regeneration programme is extended.
- 15.12 The existing built up nature of large potential development sites in the growth areas of Holborn and Tottenham Court Road may make it difficult to secure a significant amount of new public open space at these locations. However, the Council will expect the provision of some public open space on suitable sites to remedy the recognised deficiency.
- 15.13 Where on-site provision of public open space is not possible, the Council will continue to seek other forms of open space provision. These may include the provision of open space off-site, or the payment of a financial contribution towards obtaining land for open space use, improving the quality of existing open spaces or improving access to them. When considering which open space to improve as a result of contributions, the Council will consider nearby deficiencies and under-provision in open space and existing plans for the management of open space. We will also take into account exercise rates and obesity levels in the surrounding area, a priority issue for the Camden Public Health Partnership. Our Camden Development Policies Local Development Framework document (policy DP31 – *Provision of, and improvements to, open space and outdoor sport and recreation facilities*) sets out our detailed approach towards the provision of open space.
- 15.14 The Council will continue to seek to secure public use of open spaces on appropriate sites wherever practical, for example by putting in place suitable public access arrangements or purchasing land. Potential sites include land around housing estates and large private spaces, such as those adjoining Hampstead Heath.

Play facilities

- 15.15 Camden has numerous play facilities within open spaces and on housing estates. We will retain these, where appropriate, and seek to provide additional formal and informal play spaces in areas of deficiency or under provision in open space. The Council is providing and enhancing 28 play facilities as part of its Play Pathfinder project, including a new adventure playground at Kilburn Grange. This will significantly improve access for children and young people, particularly 8-13 year olds. Additional funding is also being provided by the NHS Camden. At least three play facilities for a range of ages will also be provided at King's Cross. Where additional demand for play space is created by development we will expect the provision of play space on the site, broadly in accordance with the Mayor's SPG on Providing for children and young peoples' play and informal recreation. See policy DP31 – *Provision of, and improvements to public open space and outdoor sport and recreation facilities* in Camden Development Policies for further details on the provision of play space expected. The Council's approach to play is set out in its Play Strategy 2007-2012.



Sports facilities

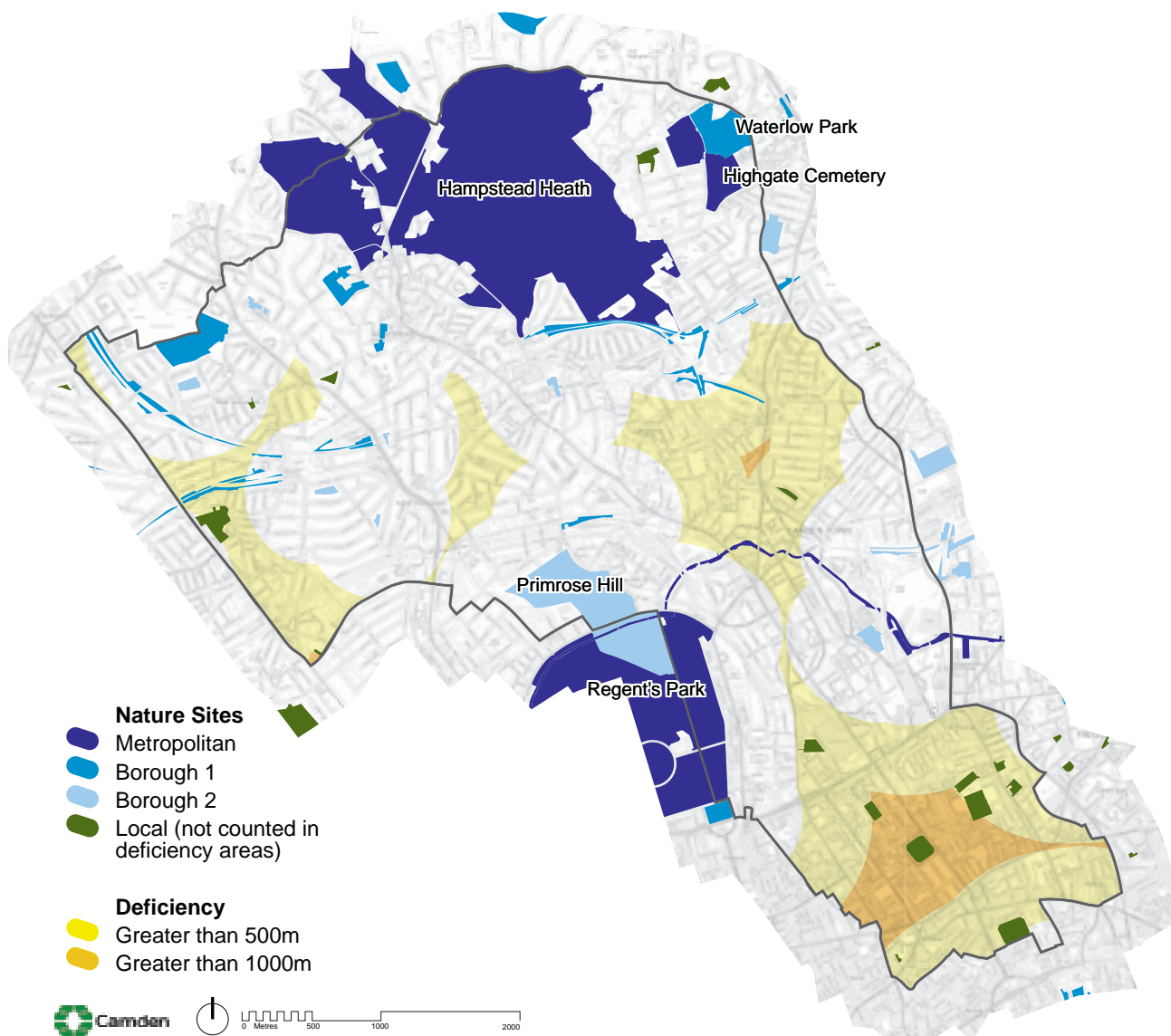
15.16 Camden also contains several full-sized pitches for various sports located on Hampstead Heath and Regent's Park. As the Council does not own these, they are not within our control to retain, maintain or alter to meet the changing needs of the borough. Given the built up nature of Camden, it is unlikely that new full size pitches will be provided. However, we will continue to seek to protect existing outdoor sport facilities by working with the City of London and the Royal Parks, and we will encourage the improvement of existing facilities. We will also seek to retain privately owned playing pitches. The Council owns several tennis courts in Waterlow Park and multi-games areas and smaller pitches on housing estates, in schools and on open spaces, which we will continue to maintain. New facilities have been secured at King's Cross and our Camden Site Allocations document will identify sites where outdoor sports or related facilities may be expected as part of any open space proposals. The Council's approach to sport is set out in its ProActive Sport & Physical Activity Strategy 2008-2012. For details on our approach to indoor sports facilities see CS10 – *Supporting community facilities and services*.

Nature conservation

15.17 Green spaces play a vital role in nature conservation and provision for biodiversity. Camden is fortunate to have Camley Street Nature Park, Kentish Town City Farm and several local nature reserves, which provide educational tools and health benefits for residents. The Council will continue to protect all sites in the borough formally identified as being of nature conservation value (see Map 8). Where possible we will also protect an amount of green space or garden space on a site that reflects the local built form and landscape character. The Council and statutory undertakers, who own some of the designated sites, have a duty to have regard to conserving biodiversity. However, most Sites of Nature Conservation Importance in Camden are not in the Council's control and therefore it is difficult to protect species, habitats and foraging areas other than those formally protected by international and national legislation. To protect our existing sites, we will resist the development of designated sites where the nature conservation value has been diminished or lost, especially where this loss is due to neglect or damage, and we will seek the reinstatement, or an equivalent level, of biodiversity on the site. The Council will be particularly keen to protect habitats and species identified in Camden's Biodiversity Action Plan.



Map 8: Locations Deficient in Access to Nature Conservation Areas



- 15.18 Residents and visitors further than 1km away from a metropolitan or borough Site of Nature Conservation Importance are considered to have poor access to the natural environment. These areas are shown on Map 8. Where opportunities exist in these areas we will explore ways to support biodiversity and nature conservation. We will use the Camden Site Allocations document to identify sites where enhanced or new measures to support biodiversity and nature conservation may be expected as part of any new proposals and new open spaces. Even where no additional open space is being created we will seek other forms of biodiversity such as biodiverse landscaping, habitat creation, green or brown roofs and, where appropriate, green walls. Camden's Biodiversity Action Plan identifies habitats and species that are particularly important in Camden. Our Camden Planning Guidance supplementary document will provide further information on the Council's expectations for improvements in nature conservation.
- 15.19 Developers and landowners should also give consideration to the need for species to move between different types of habitats which will help these species to cope with the effects of climate change. We will continue to retain habitat corridors in the borough, identify 'missing links' in these corridors and seek to secure habitat corridors as part of developments and through street improvements. Habitat corridors and missing links are identified on the Proposals Map. Areas that could provide habitat corridors or contribute to nature conservation include land adjacent to railway lines, where existing vegetation can be enhanced or new vegetation provided, and sites adjoining

existing open spaces. Opportunities for further links include around West Hampstead railway lands and from Kentish Town to Hampstead Heath (as shown on the Proposals Map).

- 15.20 There are limited opportunities to provide new ground-level habitats in the borough due to lack of space. Whilst the provision of habitat at ground level is important, there are opportunities on new and existing buildings to provide habitats in the form of green or brown roofs and green walls. We will expect developments to provide opportunities for biodiversity within the fabric and curtilage of buildings. Where redevelopment occurs on sites adjacent to existing wildlife sites we will expect developers to provide additional habitat of an appropriate scale. We will favour the provision of habitat for species identified in the Camden and London Biodiversity Action Plans. Where we secure additional land for nature conservation we will work with local nature conservation groups and social and corporate volunteers that help protect and enhance these new spaces in addition to the Council's existing Local Nature Reserves. Please see the Council's Camden Planning Guidance supplementary document for information on ways to improve biodiversity and on our areas of nature conservation deficiency.

Trees

- 15.21 Trees are important for their aesthetic value, as habitat, in shading, cooling and filtering the air and in removing carbon dioxide and providing oxygen. They will play an increasingly important role in providing shade and refuge in the hotter summers predicted due to climate change. More guidance on trees and groups of trees can be found in Camden Development Policies and our Camden Planning Guidance supplementary document. There is often pressure for the removal of trees and groups of trees in the borough due to subsidence fears, perceived dangers, locations close to existing underground infrastructure and to facilitate development.
- 15.22 The Council has a Tree Strategy which deals with tree management on its land. This aims to retain trees and provide new trees on Council land. We have a tree planting programme which is increasing the number of trees in the borough, in streets, parks housing estates and schools. We will resist the loss of trees and groups of trees wherever possible and, where this is not possible, require their replacement on development sites or nearby streets and open spaces. The choice of species should consider historic context, availability of space, soil conditions, potential improvements to air and soil quality and reducing the effects of and adapting to climate change. Further information on protected trees and groups of trees, the procedures for seeking their removal and their replacement is set out in the Council's Camden Planning Guidance supplementary document.





Hampstead Heath

- 15.23 Hampstead Heath has been a valuable recreational resource for Londoners since the mid-17th century and is Camden's largest open space. The City of London, who own and manage the Heath, has developed a management plan in consultation with the local interest groups and the wider community. We will work with the City, English Heritage and Natural England on preparing and implementing plans for the Heath.
- 15.24 The Heath and some of its surrounding areas are designated Metropolitan Open Land (see para 15.7 above). It is also important for its ecology being a Metropolitan Site of Nature Conservation, a Site of Special Scientific Interest and containing two areas of Ancient Woodland. There are also numerous large private gardens adjacent to the Heath that are designated open space.
- 15.25 We will continue to use the guidance in the conservation area statements, appraisals and management strategies for Dartmouth Park and Mansfield, Hampstead, Highgate Village, Redington and Frognal and South Hill Park to preserve and enhance the built environment around the Heath and preserve outlooks and views from it. Many views to and from the Heath are protected, for example the views from Kenwood House and Parliament Hill to St Paul's and from Parliament Hill to the Palace of Westminster (see policy CS14).

The Regent's Canal

- 15.26 The Regent's Canal, Camden's only significant open watercourse, winds through the borough from Regents Park through Camden Town and King's Cross, and is undergoing significant regeneration. It serves several purposes, from its open space, leisure and recreational functions and biodiversity importance to its historic significance and commercial and transport role. The Canal forms part of London's Blue Ribbon Network, which has its own set of policies within the London Plan. The Canal is an important historical feature and it is important that development near the Canal reflects its unique character. The Council will therefore take into account the Regent's Canal Conservation Area Appraisal and Management Strategy when assessing applications for sites along and adjacent to the Canal.
- 15.27 The Council has been working with the Metropolitan Police and British Waterways to improve security along the Canal. Its separation from streets and buildings is an important element of the Canal's character but this also makes it susceptible to crime and anti-social behaviour. Any development along the Canal needs to address these challenges.
- 15.28 The Canal is a main east-west pedestrian and cycle route through the borough linking Regents Park, Camden Town and King's Cross. Its role as a connecting route will increase as more activities locate in King's Cross. The Council will seek to improve conditions for users where possible and, where developments are proposed, will investigate opportunities to provide additional access to the Canal.
- 15.29 The Canal is also an important ecological corridor and is designated as a site of metropolitan importance for nature conservation. Camley Street Nature Reserve is located along the Canal and the section at Albert Road near London Zoo is especially important, particularly for foraging bats as an unlit green space at night. The Council will therefore prevent the loss and degradation of habitat including from overshadowing and lighting in especially sensitive areas. We will also work



with British Waterways to improve biodiversity within and along the Canal and with developers to improve biodiversity through planting, provision of green or brown roofs and green walls. The redevelopment of Hawley Wharf provides an opportunity to improve the nature conservation and open space functions of the Canal.

15.30 The part of the Canal that runs through Camden is mainly used for leisure boating rather than transportation of goods and waste. A flexible approach to canal-side development that provides for the delivery and removal of material from both the road and canalside will be encouraged to enable future use of the Canal for transportation of goods and materials. The use of the Canal for any energy saving or generation measures and as a water store will be welcomed subject to schemes not harming the Canal’s special qualities.

Key evidence and references

- Camden Open Space, Sport and Recreation Study; KKP; 2004
- Camden Open Space, Sport and Recreation Study Review; Atkins; 2008
- Open Space Strategy for Camden 2006-2011
- Draft Camden Biodiversity Action Plan 2009
- Strategy for managing, maintaining and replacing Council owned trees 2007-2011
- Camden Sustainability Task Force Report on Food, Water, Biodiversity and Open Space; 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Connecting with London’s nature: The Mayor’s Biodiversity Strategy; 2002
- Planning Policy Statement (PPS) 9: Biodiversity and Geologic Conservation; 2005
- Planning Policy Guidance (PPG) 17: Planning for open space, sport and recreation; 2004
- Bringing your rivers back to life. A strategy for restoring rivers in North London; Environment Agency; 2006
- Hampstead Heath Management Plan Part 1. Towards a Plan for the Heath 2007-2017; City of London & Land Use consultants; 2007
- The Regent’s Canal Conservation Area Appraisal and Management Strategy
- Inland Waterways. Unlocking the Potential and Securing the Future of Inland Waterways through the Planning System; TCPA; 2009
- Under Lock and Quay. Reducing criminal opportunity by design; British Waterways and the Metropolitan Police; 2000

CS17. Making Camden a safer place

- 17.1 Crime and fear of crime is a primary concern for many of Camden’s residents and businesses, and can undermine people’s quality of life and well-being. Tackling this critical issue is one of the key challenges facing the Council and its partners. *A safe Camden that is a vibrant part of our world city* is one of the key themes of the Camden Community Strategy. Our challenge is to make Camden a safer place for local residents and those who work in and visit the borough, while making sure that it maintains the vibrancy that contributes so much to its character and success.
- 17.2 The level and type of crime and anti-social behaviour varies across the borough and areas of higher crime have been identified at Camden Town, King’s Cross, Bloomsbury, Covent Garden and Kilburn. The borough’s central location and thriving night time economy can be linked to a range of problems including alcohol and drug related criminal and anti-social activity. Development in the borough provides the opportunity to implement measures to improve community safety, in particular where development takes place in areas with relatively high levels of crime and anti-social behaviour.

CS POLICY

CS17 – Making Camden a safer place

The Council will aim to make Camden a safer place. We will:

- a) work with our partners to tackle crime, fear of crime and anti-social behaviour;
- b) encourage appropriate security and community safety measures in buildings, spaces and the transport system;
- c) require developments to demonstrate that they have incorporated design principles which contribute to community safety and security, particularly in areas with relatively high levels of crime, in particular Camden Town, King’s Cross, Bloomsbury, Covent Garden and Kilburn;
- d) ensure Camden’s businesses and organisations take responsibility for reducing the opportunities for crime through effective management and design;
- e) promote safer streets and public areas; and
- f) address the impact of food, drink and entertainment uses, particularly in Camden Town, Central London and other centres.

- 17.3 The Camden Community Safety Partnership has been established to reduce crime, disorder and nuisance in the borough. The Partnership is a network of organisations involved in community safety including the Council, various police organisations, the Camden Community & Police Consultative Group and the NHS Camden. The Partnership’s Strategy, *Camden Safe*, sets out its priorities and measures to make sure that everyone living in, working in or visiting Camden will be safer and feel safer, day and night. To help achieve these priorities, operational and working groups have also been set up to focus on priority areas and youth crime.
- 17.4 Consideration of how crime, disorder and fear of crime can be addressed is an important element in good design. This can create safe and attractive places to live and work, reduce the opportunity for crime and allow for better maintenance and management of buildings and spaces. The Council will require all development to include appropriate design, layout and access measures to help reduce opportunities for crime, the fear of crime and to create a more safe and secure environment. These



features should be incorporated into a scheme from the beginning of the design process; however, they should complement other key design considerations. All developments should also seek to design out risks from fire. The Council will expect development proposals to reflect the guidance in the government publication *Safer Places: The Planning System and Crime Prevention*. This will be particularly important in the borough's areas of highest crime and measures should reflect any crime and anti-social behaviour problems specific to the local area. Further information on designing safer environments is set out in the Council's Camden Planning Guidance supplementary document.

- 17.5 The design of streets, public areas, and the spaces between buildings needs to be accessible, safe and uncluttered. Careful consideration needs to be given to the design and location of any street furniture or equipment. The use of a site and the layout can have a major impact on community safety and the Council will seek 'active frontages' which attract people and allow streets to be overlooked. The Council wants to ensure that Camden's spaces and places can be used by all members of the community. People will make more use of high quality, safe streets and places and this increase in use will, in turn, increase perceptions of safety and reduce the opportunities for crime. Development which restricts movement into or through a scheme, such as 'gated' developments will not be permitted.
- 17.6 The provision of appropriate management and maintenance arrangements can play a key role in reducing the opportunity for crime and disorder and making the borough feel safer. The Council will seek the following measures:
- the use of Design and Access Statements, submitted with planning applications, to demonstrate how community safety issues have been addressed within development proposals;
 - contributions from large developments (that is, schemes of 10 homes or more, or sites of 1,000 sqm or more) to appropriate community safety measures;
 - the submission of a Crime Impact Assessment and lighting plan with planning applications, where relevant;
 - the use of local management agreements (secured through section 106 agreements or attached as a condition when the Council grants a license) to encourage owners/occupiers to take responsibility for potential impacts of their premises on their surroundings;
 - the maintenance of some interior lighting overnight, where appropriate, particularly within areas identified as having high levels of crime and other centres; and
 - the use of shopfront security measures that do not require external shutters or grilles of any kind. Further guidance on shop shutters is set out in the Council's Camden Planning Guidance supplementary document.



- 17.7 Camden’s food, drink and licensed entertainment premises contribute to the attractiveness and vibrancy of the borough but, particularly where there is a concentration of late night activity, there can be problems such as noise and disturbance, littering, anti-social behaviour, crime and violence. Alcohol related crime and late night disorder have been identified as significant issues in Camden Town and parts of Central London. The Council will seek to make sure that that food, drink and licensed entertainment uses do not, individually or cumulatively, cause harm to the local area. Please see CS7 – *Promoting Camden’s centres and shops and policy DP12* in Camden Development Policies for further details on our approach to managing planning applications for such uses. The Council has prepared more detailed planning guidance for Central London and the centres of Camden Town, Finchley Road/Swiss Cottage and West Hampstead, with particular focus on food, drink and evening entertainment uses. We will take these into account when assessing relevant planning applications in these areas. The Council will also use management and maintenance agreements with owners and operators to make sure that the areas outside of premises used in the evening economy are appropriately managed.
- 17.8 In addition to its planning functions, the Council also regulates premises that sell alcohol and provide entertainment and late-night refreshment thorough its actions as a licensing authority. The key objectives of Camden’s Statement of Licensing Policy include preventing crime and disorder, addressing issues of community safety and preventing public nuisance. We also seek to balance conflicting interests and recognise the wish of local people to live and work in a safe and healthy environment and the importance to the local economy and community of well-run leisure and entertainment premises.
- 17.9 Camden’s position in the centre of a major international city, its high profile, major transport interchanges and famous buildings and places make security an important issue in the borough. The Council will therefore expect the design of buildings, spaces and transport facilities to include appropriate and proportionate security and community safety measures.

Key evidence and references

- Camden Safe 2008 – 2011; Camden’s Community Safety Partnership Strategy;
- Camden Together – Camden’s Sustainable Community Strategy 2007 – 2012
- Camden Statement of Licensing Policy 2008
- Planning Guidance for Central London/Camden Town/Finchley Road/Swiss Cottage/West Hampstead; London Borough of Camden (various dates)
- Safer Places – the Planning System and Crime Prevention; ODPM; 2004
- The London Plan (consolidated with alterations since 2004); Mayor of London; 2008

Camden Development Policies 2010-2025

Local Development Framework



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Camden's Local Development Framework. Development Policies.



Section 3

A sustainable and attractive Camden – Tackling climate change and improving and protecting Camden’s environment and quality of life

- 2.1 The Core Strategy sets out our overall approach to managing Camden’s growth so that it is sustainable, meets our needs for homes, jobs and services, and protects and enhances quality of life and the borough’s many valued and high quality places. This helps to achieve *A Sustainable Camden that adapts to a growing population* – one of the elements in the vision in the Camden Community Strategy.
- 2.2 This section of Camden Development Policies contributes to delivering the Core Strategy by providing detailed policies that we will use when determining applications for planning permission to ensure that development contributes towards a sustainable and attractive Camden. In particular, it supports the Core Strategy by focussing on:
- promoting sustainable design and construction;
 - reducing our water consumption and the risk of surface water flooding;
 - securing high quality design and conserving our heritage;
 - managing the impact of development and noise and vibration;
 - providing and improving open space, sport and recreation; and
 - our approach to basements and lightwells, improving access, shopfront design and air quality and Camden’s Clear Zone.



Promoting sustainability and tackling climate change

DP22. Promoting sustainable design and construction

- 22.3 Promoting a sustainable Camden is an integral element of our Local Development Framework strategy. Core Strategy policy CS13 – *Tackling climate change through promoting higher environmental standards* sets out a key part of our overall approach to tackling climate change, which includes promoting higher environmental standards in design and construction. Policy DP22 – *Promoting sustainable design and construction* contributes towards delivering the strategy in policy CS13 by providing detail of the sustainability standards we will expect development to meet. DP22 should be read in conjunction with Core Strategy policy CS13 and policy DP23 – *Water*. Core Strategy policy CS11 and policies DP16 to DP21 in this document set out our approach to sustainable transport.
- 22.4 Although the need for sustainable design and construction is not specific to Camden, the borough’s highly built-up, inner urban environment means that we face specific environmental issues such as poor air quality and surface water flooding but have fewer options on how we can implement sustainable development and minimise our carbon emissions. The measures we can take to minimise the impacts of climate change and adapt to its effects need to consider, and be appropriate to, Camden’s dense and historic character and sensitive environments. They should also take opportunities to build on the borough’s past high performance on requiring sustainable measures within developments.
- 22.5 Core Strategy policy CS13 states that the Council will have regard to the costs and feasibility of measures to tackle climate change within developments (paragraph 13.4). This approach also applies to policy DP22. We will also take into account the cumulative costs of not responding to the need to mitigate and adapt to climate change as well as the long term cost savings, such as on energy and water bills, to future occupiers. Measures to tackle climate change are integral in the development process and are a priority of the Council. Therefore they should not be seen as ‘add-ons’.



DP POLICY

DP22 – Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

- a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and
- b) incorporate green or brown roofs and green walls wherever suitable.

The Council will promote and measure sustainable design and construction by:

- c) expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016.;
- d) expecting developments (except new build) of 500 sq m of residential floorspace or above or 5 or more dwellings to achieve “very good” in EcoHomes assessments prior to 2013 and encouraging “excellent” from 2013;

- e) expecting non-domestic developments of 500sqm of floorspace or above to achieve “very good” in BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019.

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

- f) summer shading and planting;
- g) limiting run-off;
- h) reducing water consumption;
- i) reducing air pollution; and
- j) not locating vulnerable uses in basements in flood-prone areas.

Sustainable design and construction measures

- 22.6 The construction and occupation of buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. The possibility of sensitively altering or retro-fitting buildings should always be strongly considered before demolition is proposed. All proposals for demolition and reconstruction should be fully justified in terms of the use of resources and energy, and the energy and water efficiency of the existing and proposed buildings. Where the demolition of a building cannot be avoided we will expect either the re-use of materials on-site or the salvage of appropriate materials to enable their re-use off-site. Where materials cannot be salvaged whole and where aggregate is required on-site, this demolished material should be crushed on-site for re-use, with measures taken to minimise dust and noise. Policy DP26 – *Managing the impact of development on occupiers and neighbours* sets out how we will expect development to limit the disturbance from dust due to demolition.
- 22.7 When a building is constructed, the accessibility of its location; its density and mix of uses; its detailed design taking into account the orientation of the site; and the mechanical services and materials chosen can all have a major impact on its energy efficiency. The Council will require all schemes to consider these general sustainable development principles, along with the detailed elements identified in the table below, from the start of the design process. Developments of 5 or more dwellings or 500sqm of any floorspace should address sustainable development principles in their Design and Access statements or in a separate Energy Efficiency Statement, including how these principles have contributed to reductions in carbon dioxide emissions. When justifying the chosen design with regards to sustainability the following appropriate points must be considered:



Design	Fabric/Services
<ul style="list-style-type: none"> • the layout of uses • floorplates size/depth • floor to ceiling heights • location, size and depth of windows • limiting excessive solar gain • reducing the need for artificial lighting • shading methods, both on or around the building • optimising natural ventilation • design for and inclusion of renewable energy technology • impact on existing renewable and low carbon technologies in the area • sustainable urban drainage, including provision of a green or brown roof • adequate storage space for recyclable material, composting where possible • bicycle storage • measures to adapt to climate change (see below) • impact on microclimate 	<ul style="list-style-type: none"> • level of insulation • choice of materials, including - responsible sourcing, re-use and recycled content • air tightness • efficient heating, cooling and lighting systems • effective building management system • the source of energy used • metering • counteracting the heat expelled from plant equipment • enhancement of/provision for biodiversity • efficient water use • re-use of water • educational elements, for example visible meters • on-going management and review

22.8 Our Camden Planning Guidance supplementary document contains detailed guidance on further elements of sustainable design and construction. Please also see Core Strategy policies CS16 – *Improving Camden’s health and well-being* and CS18 – *Dealing with our waste and encouraging recycling*, and policies DP32 – *Air quality and Camden’s Clear Zone* and DP28 – *Noise and vibration* in this document.

Green and brown roofs and green walls

- 22.9 Green and brown roofs and green walls play important roles in achieving a sustainable development. They retain rainfall and slow its movement, provide additional insulation, provide valuable habitat to promote biodiversity, provide opportunities for growing food, reduce the heating up of buildings and the wider city and provide valuable amenity space. They should be designed to enable the benefits that are most suitable for the site. This will include ensuring a sufficient soil depth is provided and selecting the correct substrate and vegetation. The design of green walls should ensure sufficient irrigation for plants without the need for excessive energy consumption for pumping water.
- 22.10 Green and brown roofs can be easily incorporated into a flat roof and, where carefully designed, on a pitched roof. Therefore, it is important that the inclusion of a green or brown roof is considered at the initial design stage. In historic areas where a specific roof form dominates, it may be possible to incorporate a green or brown roof at the rear of buildings where they would not be visible from the street. Further details on our expectation for green and brown roofs and green walls can be found in our Camden Planning Guidance supplementary document.

Sustainable design and construction assessment tools

- 22.11 The government has set environmental targets for all new build dwellings, in *Building a Greener Future: Towards Zero Carbon*, and produced the Code for Sustainable Homes as the tool to assess these targets. BREEAM (Building Research Establishment Environmental Assessment Method) and EcoHomes assessments, which apply to non-residential developments and residential development arising from conversions and changes of use respectively, are other tools which enable us to assess the environmental sustainability of a development.
- 22.12 These assessment tools contain several categories (such as Energy, Water, Materials, Waste, Surface Water, Management, Transport, Land use, Ecology, Health and Well-being, and Pollution). Each category contains credits that can be obtained by implementing a sustainable design or construction measure. All the credits obtained are weighted and added together to achieve the overall score, which relates to a rating of either Pass, Good, Very Good, Excellent or Outstanding.
- 22.13 For developments in Camden it is generally easy to obtain the transport credits in BREEAM and EcoHomes assessments as the borough is well served by public transport and services. The credits in the management category are also reasonably easy to obtain. Therefore, in recent years we have been successfully applying sub-targets, which we developed in consultation with the Building Research Establishment in 2006, within the assessment categories of Energy, Water and Materials. The securing of the credits in these categories is considered to have the greatest environmental benefits. These sub-targets ensure that developments have fully addressed the main issues of sustainable design and construction and climate change relevant to the borough. They can be found in our Camden Planning Guidance supplementary document. The Council will also expect developments to achieve any higher energy/carbon reduction, water and environmental sustainability targets set by the government in the future.
- 22.14 We have been successfully applying a minimum standard of Level 3 for the Code for Sustainable Homes and Very Good for EcoHomes for residential developments of 5 dwellings or more in the borough. As Camden receives some applications for particularly large dwellings with a relatively higher energy and water use, we will apply this approach to developments of 500sqm or more of residential floorspace. For new build housing we will continue to require developments to achieve Level 3 of Code for Sustainable Homes and encourage improvements in environmental sustainability performance in line with the government's timetable towards zero carbon housing. For EcoHomes assessments (for dwellings resulting from conversions and changes of use) we will continue to expect the existing target of Very Good. The government is consulting on ways to improve energy use in existing buildings and, therefore, we will encourage homes resulting from conversions and changes of use to meet a higher EcoHomes target in 2013, in line with the next stage of the government's timetable towards zero carbon for new housing. Works to listed buildings and development within conservation areas should also consider the policies set out in Core Strategy policy CS14 – *Securing high quality design* and DP25 – *Conserving Camden's heritage*.

22.15 We will also apply the 500sqm threshold to non-residential developments to ensure all developments of the same size make a minimum contribution to environmental sustainability. If feasible at the time, we will expect non-residential development to achieve a BREEAM rating of 'excellent' from 2016 so that such schemes make an increasing contribution to environmental sustainability, in line with that expected from housing development.

22.16 BREEAM and EcoHomes assessments and the Code for Sustainable Homes provide a good overall guide to the environmental sustainability of a development. However, the largest group of credits in the Energy category of these assessments do not consider the energy efficiency of the initial design. To ensure that developments firstly incorporate energy efficient design, we will require schemes to adopt appropriate energy efficiency principles as highlighted in paragraph 22.7 above. An example of energy efficiency principles are the Passivhaus standards. PassivHaus includes:

- very good levels of insulation with minimal thermal bridges;
- good utilisation of solar and internal heat gains;
- an excellent level of air tightness; and
- good indoor air quality, provided by a whole house mechanical ventilation system with highly efficient heat recovery.

The Council will strongly encourage schemes to meet Passivhaus standards. Further details on energy efficient design and principles and PassivHaus are set out in our Camden Planning Guidance supplementary document.

Designing to adapt to climate change

22.17 It is predicted that in the future we will experience warmer and wetter winters and hotter and drier summers. These changes could lead to more intense rainfall and local flooding; subsidence due to increased shrinking and expanding of Camden's clay base; poorer air quality; a hotter micro-climate; and increased summer electricity use due to increased demand for cooling. Alongside the measures to reduce the effects of climate change set out above, we will require developments to incorporate appropriate measures to enable occupants to adapt and cope with climatic changes. Measures include:

- natural ventilation;
- summer shading;
- planting trees and vegetation;
- openable windows;
- the provision of external space; and
- the inclusion of pervious surfaces to enable water to infiltrate the ground to reduce clay shrinking and flooding.





- 22.18 The Council will discourage the use of air conditioning and excessive plant equipment. In addition to increasing the demand for energy, air conditioning and plant equipment expel heat from a building making the local climate (microclimate) hotter. Where the use of this equipment is considered acceptable by the Council, for example where sterile internal air is required, we will expect development to make a contribution towards cooling the local environment. This could be through the provision of green or brown roofs, green walls and the planting of trees and vegetation, on or off-site. For further details on the methods that can be incorporated within a development to enable it and its occupants to adapt to climate change and on green and brown roofs and green walls, please refer to our Camden Planning Guidance supplementary document. For further details on how to consider microclimate see policy DP26 – *Managing the impact of development on occupiers and neighbours* and Camden Planning Guidance.
- 22.19 Our expectations on designing for water efficiency and addressing extreme rainfall can be found in policy DP23 – *Water*. Policy DP27 – *Basements and lightwells* sets out our expectations for basement development. Our approach to improving Camden’s air quality is set out in policy DP26 – *Air quality and Camden’s Clear Zone* and Core Strategy policy CS16 – *Improving Camden’s health and well-being*. Please see policy DP24 – *Securing high quality design* for further details on other aspects of design.

Key evidence and references

- Towards a Sustainable Camden. Camden’ Environmental Sustainability Delivery Plan 2008-2012
- Camden Sustainability Task Force Report on Energy and Energy Efficiency; 2007
- Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1; Communities and Local Government; 2007
- Building A Greener Future; Communities and Local Government; 2006
- Sustainable Design and Construction – Supplementary Planning Guidance; Mayor of London; 2006
- Building A Brighter Future. A Guide to Low Carbon Building Design; Carbon Trust; 2005
- Building Research Establishment Environmental Assessment Method (BREEAM); Building Research Establishment; 2006 and 2008
- Strategy for Sustainable Construction; BERR; 2008
- Definition of Zero Carbon Homes and Non-domestic Buildings Consultation; CLG; 2008
- Heat and energy saving strategy Consultation; Department of Communities and Local Government & Department of Energy and Climate Change; 2009

DP23. Water

- 23.1 Our built environment plays a large role in the way water is consumed, distributed and disposed of. The way water is used in a building and the pollutants it picks up running across a site affect the quality of the water that reaches our combined storm water and sewer system. In addition, the location of a development, and any flood mitigation measures used, can have an impact on local and downstream surface water flooding. For example, by capturing surface water on-site so that the flood risk to downstream properties is reduced or, in poorly located and designed schemes, by diverting surface water onto adjoining sites, increasing the risk of flooding on those sites.
- 23.2 As noted in paragraph 22.4 above, although the need for sustainable design and construction is not specific to Camden, our dense built-up environment limits the ways sustainability can be addressed. The efficient use and disposal of water and the minimisation of surface water run-off are elements of sustainable design and construction that need to be addressed sensitively taking into account Camden's specific characteristics.
- 23.3 Core Strategy policy CS13 – *Tackling climate change through promoting higher environmental standards* sets out our overall approach to tackling climate change which includes reducing our water consumption and reducing the risk of surface water flooding. Map 2 and policy CS13 identify areas of the borough that have been affected by sewer or surface water flooding in the past as well as areas identified as being at risk of surface water flooding.
- 23.4 Policy DP23 contributes to the implementation of the strategy set out in policy CS13 by seeking to reduce water consumption and limit the amount of waste water entering the combined storm water and sewer network. Policy DP23 should be read in conjunction with policy Core Strategy CS13, policy DP22 – *Sustainable design and construction* above and the North London Strategic Flood Risk Assessment.

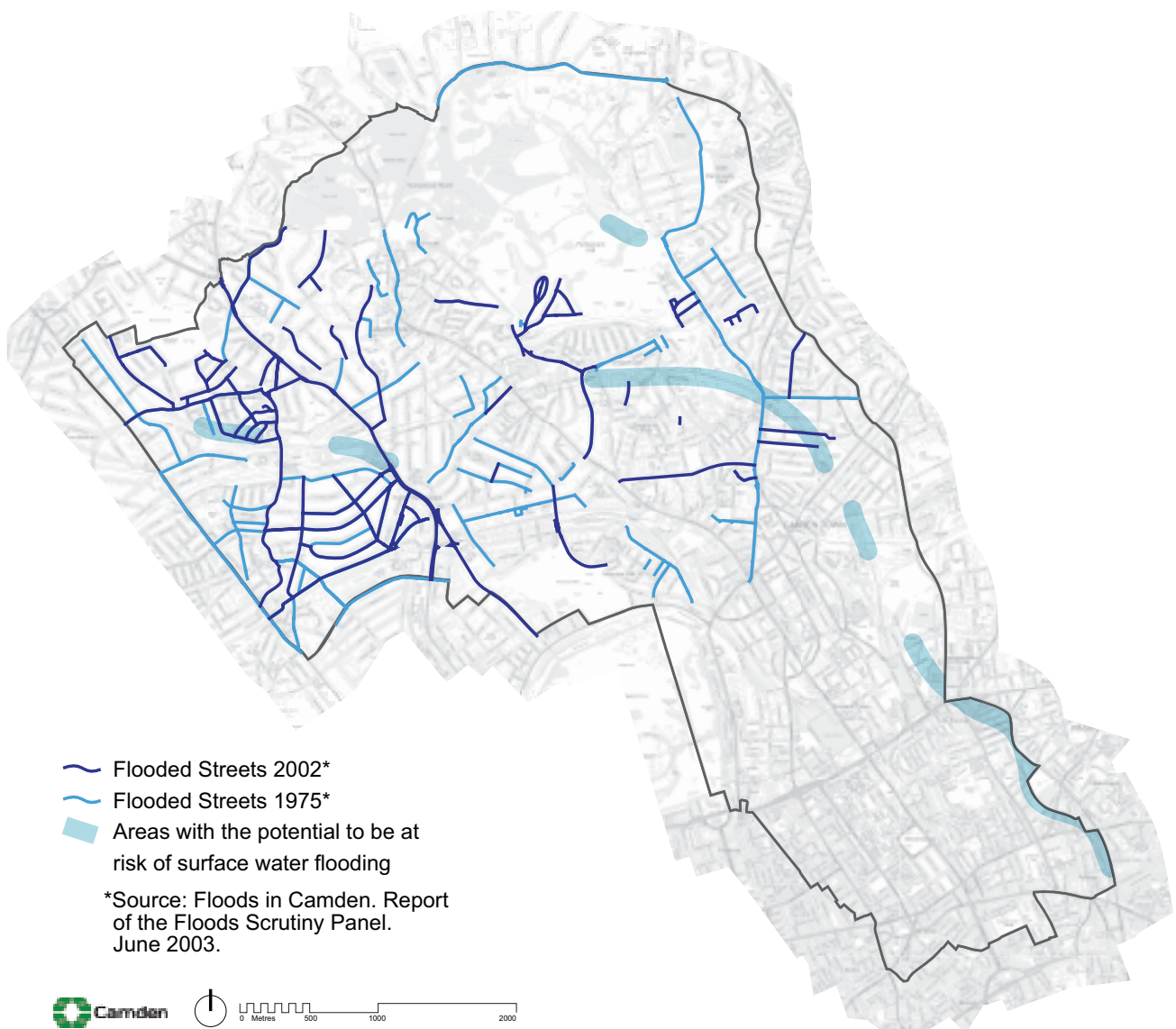
DP POLICY

DP23 – Water

The Council will require developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding by:

- a) incorporating water efficient features and equipment and capturing, retaining and re-using surface water and grey water on-site;
- b) limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through the methods outlined in part a) and other sustainable urban drainage methods to reduce the risk of flooding;
- c) reducing the pressure placed on the combined storm water and sewer network from foul water and surface water run-off and ensuring developments in the areas identified by the North London Strategic Flood Risk Assessment and shown on Map 2 as being at risk of surface water flooding are designed to cope with the potential flooding;
- d) ensuring that developments are assessed for upstream and downstream groundwater flood risks in areas where historic underground streams are known to have been present; and
- d) encouraging the provision of attractive and efficient water features.

Map 2: Flood Risk



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- 23.5 We only consume a small proportion of water that enters a building. Most of the water we use is for washing and flushing the toilet and therefore leaves the site again. The pumping and cleaning of water to drinking level consumes energy. In order to save energy and drinking water, water should be consumed efficiently and, where possible, treated and consumed close to source. Most of the water we do not consume, including rainfall, ends up in the combined storm water and sewer system. Our increased use of water, along with a growing population and increasing use of impervious surfaces, means more waste water is entering the combined storm water and sewer system, putting pressure on it.

Efficient use of water

- 23.6 Developments must be designed to be water efficient to minimise the need for further water infrastructure. This can be through the installation of water efficient appliances and by capturing and re-using rain water and grey water on-site. Rainwater harvesting systems are discussed in paragraph 23.8 below. Grey water use captures water from sinks, showers and washing machines for its re-use. Major developments and high or intense water use developments, such as hotels, hostels and student housing, should include a grey water harvesting system. Where such a system is not feasible or practical, developers must demonstrate to the Council's satisfaction that this is the

case. We will assess the performance of water-saving measures against the Water category in BREEAM, EcoHomes or the Code for Sustainable Homes assessments (see our Camden Planning Guidance supplementary document for further details).

Reducing surface water run-off

- 23.7 The water efficient methods expected above will help reduce the overall amount of waste water entering the combined storm water and sewer system so it retains some capacity to deal with heavy rainfall. The volume and rate of run-off from heavy rainfall can be reduced through the use of sustainable urban drainage systems (SUDS), including green and brown roofs, pervious paving and detention ponds or tanks. We will seek to achieve the most sustainable methods of SUDS wherever possible. The Council's expectations for the design and location of green and brown roofs are set out in policy DP22 – *Promoting sustainable design and construction*. Where green or brown roofs are provided we will expect them to be designed to reduce run-off.
- 23.8 Some sustainable urban drainage methods enable captured water to be re-used, and are generally known as 'rainwater harvesting systems'. These systems capture water falling on a site, in particular on roofs and impervious paved areas, and use the water for irrigation, flushing of toilets and, where the water is clean enough, washing clothes. With appropriate filtration, the capture of rainwater can also be incorporated into a grey water system.
- 23.9 It is important that water is captured from the top of the water catchment area, which generally starts at the top of a hill, to prevent flooding of more susceptible sites below. We will require all new build developments where run-off is likely to have an impact on buildings downstream (see Map 2) to include a green or brown roof and/or a rainwater harvesting system, with the aim of achieving a 'greenfield' rate of run-off. A greenfield run-off rate is one that reflects the natural rate of water run-off from a site before it was developed. All other development that increases the amount of impervious surface will be expected to minimise the amount and rate of run-off from the site to at least the existing rate. The size of a rainwater harvesting system should take into account annual rain yield, consumption rates and the need for on-site detention to prevent flooding. Information on sizing based on annual yield and consumption rates can be obtained from the Environment Agency.



Minimising flood risk

- 23.10 All sites over one hectare are required by government Planning Policy Statement (PPS) 25 – *Development and Flood Risk* to produce a site specific Flood Risk Assessment. In Camden these assessments should focus on the management of surface water run-off and should address the amount of impermeable surfaces resulting from the development and the potential for increased flood risk both on site and elsewhere within the catchment.
- 23.11 The area shown on Map 2 is known to be at risk from local surface water flooding. It is especially important for development within this area to be designed to cope with being flooded without placing additional pressure on adjoining sites and on the combined sewer system. For example, development should not prevent the flow of water across its site where this would lead to water build up or divert water onto an adjoining site. Instead, water should be captured and stored for re-use or for slow release to the combined sewer. Where a site is known to have a particular drainage issue, development should not place additional strain on the existing drainage infrastructure. Within the areas shown on Map 2 we will expect water infrastructure to be designed to cope with a 1 in 100 year storm event (including an appropriate allowance for climate change) in order to limit the flooding of, and damage to, property. Please see Planning Policy Statement 25 and its Practice Guide for further guidance on managing flood risk. The Council's Camden Planning Guidance supplementary document also contains further information on water and sustainable design and construction.
- 23.12 Development can have an impact on the water environment beyond the site where it takes place by altering the flow of water above and below ground and changing where water is absorbed or rises to the surface. For example, the construction of a basement could cause surface water flooding if its location forces water to the surface or could cause flooding elsewhere if the movement of water below ground is altered. Changing water movements can alter soil conditions in the wider area. Applications for developments in areas where historic underground streams are known to have been present will be required to include assessments of the potential for, and management of, groundwater flood risk (see our Camden Planning Guidance supplementary document for further information). Basements also affect the ability of the ground to absorb rain when soil is replaced by an impervious structure and can be particularly susceptible to flooding due to their underground location. In certain circumstances the use of basements may be restricted to non-habitable uses. For further detail on our approach to basements please see policy DP27-*Basements and lightwells*.

Water features

- 23.13 Water features can celebrate the importance of water and can be used as an educational tool. We will expect any water feature provided to be of a high quality and, where possible, provide some interpretation of the local environment or community. For example, any water feature provided along the route of the old Fleet River, which used to run from Hampstead Heath to the City of London, could take the opportunity to provide an interpretation of this lost watercourse. Any proposed water feature should also be water and energy efficient.

Key evidence and references

- Camden Sustainability Task Force Report on Food, Biodiversity and Water; 2008
- Towards a Sustainable Camden – Camden's Environmental Sustainability Delivery Plan 2008-2012
- Sustainable Design and Construction Supplementary Planning Guidance; Mayor of London; 2006
- Planning Policy Statement 25 – Development and Flood Risk; CLG, 2006
- Planning Policy Statement 25 – Development and Flood Risk – Practice Guide; CLG, 2008
- North London Strategic Flood Risk Assessment; Mouchel; 2008
- Greywater: An information guide; Environment Agency; 2008
- Harvesting Rainwater for domestic uses; Environment Agency; 2008

Improving and protecting our environment and quality of life

DP24. Securing high quality design

- 24.1 Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage* sets out the Council’s overall strategy on promoting high quality places, seeking to ensure that Camden’s places and buildings are attractive, safe, healthy and easy to use and requiring development to be of the highest standard of design that respects local context and character. Camden has a unique and rich built and natural heritage, with many areas with their own distinct character, created by a variety of elements including building style and layout, history, natural environment including open spaces and gardens, and mix of uses. We have a duty to respect these areas and buildings and, where possible, enhance them when constructing new buildings and in alterations and extensions.
- 24.2 Policy DP24 contributes to implementing the Core Strategy by setting out our detailed approach to the design of new developments and alterations and extensions. These principles will ensure that all parts of Camden’s environment are designed to the highest possible standards and contribute to providing a healthy, safe and attractive environment.
- 24.3 The Core Strategy also sets out our approach to other matters related to design, such as tackling climate change through promoting higher standards (CS13), the importance of community safety and security (CS17) and protecting amenity from new development (CS5). Further guidance on design is contained in our Camden Planning Guidance supplementary document.

DP POLICY

DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- | | |
|---|--|
| <ul style="list-style-type: none"> a) character, setting, context and the form and scale of neighbouring buildings; b) the character and proportions of the existing building, where alterations and extensions are proposed; c) the quality of materials to be used; d) the provision of visually interesting frontages at street level; | <ul style="list-style-type: none"> e) the appropriate location for building services equipment; f) existing natural features, such as topography and trees; g) the provision of appropriate hard and soft landscaping including boundary treatments; h) the provision of appropriate amenity space; and i) accessibility. |
|---|--|



Promoting good design

- 24.4 The Council is committed to design excellence and a key strategic objective of the borough is to promote high quality, sustainable design. This is not just about the aesthetic appearance of the environment, but also about enabling an improved quality of life, equality of opportunity and economic growth. We will therefore apply policy DP24 to ensure that all developments throughout the borough, including alterations and extensions to existing buildings, are of the highest standard of design. In accordance with government guidance in Planning Policy Statement (PPS) 1 – *Delivering Sustainable Development* we will not accept design that is inappropriate to its context or which fails to take opportunities to improve the character and quality of an area and the way that it is used by residents and visitors.
- 24.5 Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings. Design should respond creatively to its site and its context. This concerns both smaller-scale alterations and extensions and larger developments, the design and layout of which should take into account the pattern and size of blocks, open spaces, gardens and streets in the surrounding area (the ‘urban grain’).
- 24.6 The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality contemporary design will be welcomed. When assessing design, we will take into account government/CABE guidance *By Design – Urban Design in the planning system: towards better practice* and our own Camden Planning Guidance supplementary document.
- 24.7 Development should consider:
- the character and constraints of its site;
 - the prevailing pattern, density and scale of surrounding development;
 - the impact on existing rhythms, symmetries and uniformities in the townscape;
 - the compatibility of materials, their quality, texture, tone and colour;
 - the composition of elevations;
 - the suitability of the proposed design to its intended use;
 - its contribution to public realm, and its impact on views and vistas; and
 - the wider historic environment and buildings, spaces and features of local historic value.
- 24.8 Buildings should be designed to be as sustainable as possible. Environmental design and construction measures are set out in Policy DP22 – *Promoting sustainable design and construction*. Sustainable development also embraces principles of social sustainability which can be addressed by new development which:
- provides comfortable, safe, healthy and accessible space for its users;
 - is fit for purpose and can accommodate future flexibility of use;
 - provides a mix of uses and types of accommodation and provides for a range of needs within the community; and
 - provides sufficient amenity space for the promotion of health and wellbeing.



- 24.9 The re-use of existing buildings preserves the ‘embodied’ energy expended in their original construction, minimises construction waste and reduces the use of new materials. Many historic buildings display qualities that are environmentally sustainable and have directly contributed to their survival, for example the use of durable, natural, locally sourced materials, ‘soft’ construction methods, good room proportions, natural light and ventilation and ease of alteration. The retention and adaptation of existing buildings will be encouraged.
- 24.10 Due to the dense nature of Camden with extensive range and coverage of heritage assets, such as conservation areas, numerous listed buildings and five strategic views and two background views crossing the borough, the Council does not consider that it is practical to identify broad areas either suitable, or not suitable, for tall buildings. In the borough, a site may be suitable for a tall building while adjacent sites are not, due to impact on either views, conservations areas or listed buildings. Indeed, in some cases, suitability for a tall building differs across a single site. Given Camden’s strategic environmental characteristics, the entire borough is considered as being within the ‘sensitive’ category, as defined by the English Heritage/CABE Guidance on Tall Buildings (2007). Tall building proposals in Camden will therefore merit detailed design assessments. As part of the revision of the Camden Planning Guidance SPD further clarity will be provided on tall buildings and design issues in Camden.

Respecting local character

- 24.11 Given the highly built-up nature of Camden, careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context is needed in order to achieve high quality development which integrates into its surroundings.
- 24.12 In order to best preserve and enhance the positive elements of local character within the borough, we need to recognise and understand the factors that create it. Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings. Within areas of distinctive character, development should reinforce those elements which create the character. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials. In areas of low quality or where no pattern prevails, development should improve the quality of an area and give a stronger identity.
- 24.13 Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. Overly large extensions can disfigure a building and upset its proportions. Extensions should therefore be subordinate to the original building in terms of scale and situation unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.
- 24.13 Design and Access statements should include an assessment of local context and character, and set out how the development has been informed by, and responds to it. We have prepared a series of Conservation Area Statements, Appraisals and Management Plans which describe the character and appearance of individual conservation areas and set out how the Council considers each can be conserved and enhanced. These should be used by developers to inform their understanding of the special character of the area, and we will take these into account when assessing development proposals in conservation areas. Development Policy DP25 – *Conserving Camden’s heritage* provides further guidance on the preservation and enhancement of the historic environment.

Detailing and materials

- 24.15 Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings, such as cornices, mouldings, architraves, porches and chimneys should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors and the cladding and painting of masonry can also spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.
- 24.16 Schemes should incorporate materials of an appropriately high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

Contributing to the street frontage

- 24.17 Buildings should be visually interesting at street level, with entrances and windows used to create active frontages, which allow overlooking of public areas, provide a sense of vitality and contribute to making Camden a safer place (see Core Strategy policy CS17). Ground floors should be occupied by active uses and should not turn their back on streets and other public spaces.

Incorporating building services equipment

- 24.18 Building services equipment, such as air cooling, heating, ventilation and extraction systems, lift and mechanical equipment, as well as fire escapes, ancillary plant and ducting should be contained within the envelope of a building or be located in a visually inconspicuous position.

Responding to natural features

- 24.19 New developments should respond to the natural assets of a site and its surroundings, such as slopes and height differences, trees and other vegetation. Extensions and new developments should not cause the loss of any existing natural habitats, including private gardens. Core Strategy policy CS15 – *Protecting and improving our parks and open spaces and encouraging biodiversity* provides further guidance on nature conservation in Camden and the Council's strategy for trees.
- 24.20 Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. Gardens help shape their local area, provide a setting for buildings and can be important visually. Therefore they can be an important element in the character and identity of an area (its 'sense of place'). We will resist development that occupies an excessive part of a garden, and where there is a loss of garden space which contributes to the character of the townscape.
- 24.21 Development will not be permitted which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of an area. Where appropriate the Council will seek to ensure that developments make adequate provision for the planting and growth to maturity of large trees.





Incorporating Landscaping

24.22 As with buildings, consideration of context is essential in the design of new hard and soft landscaping. Hard landscape elements (surfaces, boundary treatments etc), and the materials from which they are made, play a significant role in defining the character and attractiveness of a site or area and reinforcing local distinctiveness. New planting can contribute to the attractiveness of a development, soften and balance the impact of buildings and contribute to the biodiversity value of a site. Effective maintenance is often essential to the success of soft landscaping (shrubs, grass etc) and, where appropriate, the Council will expect planting plans to be accompanied by a maintenance schedule. New hard and soft landscaping should be of high quality and should positively respond to its local character.

Providing amenity space

24.23 Private outdoor amenity space can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Gardens, balconies and roof terraces are greatly valued and can be especially important for families. However, the densely built up nature of the borough means that the provision of private amenity space can be challenging, and the Council will require that the residential amenity of neighbours be preserved, in accordance with policy DP26 – *Managing the impact of development on occupiers and neighbours* and Core Strategy policy CS5 – *Managing the impact of growth and development*.

Accessibility

24.24 In line with policy DP29 – *Improving access* the Council will expect all buildings and places to meet the highest practicable standards of access and inclusion. Any adaptation of existing buildings must therefore address this issue and respond to access needs whilst ensuring that alterations are sympathetic to the building's character and appearance. Policy DP25 – *Conserving Camden's heritage* provides further guidance on providing access to listed buildings.

Key evidence and references

- By Design: Urban Design in the Planning System – Towards Better Practice; DETR/CABE; 2000
- Planning Policy Statement (PPS) 1 – Delivering Sustainable Development, 2005
- Planning Policy Statement (PPS) 12 – Local Spatial Planning, 2008
- Making design policy work, CABE; 2005
- The London Plan (consolidated with alterations since 2004); Mayor of London; 2008
- Building in Context, CABE/English Heritage, 2002
- Tree and Woodland Framework for London, Mayor of London, 2005