

APPENDIX 1 : PLANNING POLICY CONTEXT



National Planning Policy Framework (NPPF), March 2012

- 1.1. The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these policies should be applied. It identifies a presumption in favour of sustainable development.
- 1.2. Paragraph 7 explains that there are three dimensions to sustainable development – economic, social and environmental, and that these dimensions give rise to the need for the planning system to perform a number of roles. The economic role involves, amongst other things, contributing to building a strong, responsive and competitive economy. The social role includes creating a high quality built environment, with accessible local services that reflect the community's needs. Finally, the environmental role includes contributing to protecting and enhancing our natural, built and historic environment, and mitigating and adapting to climate change including moving to a low carbon economy. Paragraph 8 states that these roles should not be undertaken in isolation because they are mutually dependant, i.e. economic growth can secure high social and environmental standards, and well-designed buildings and places can improve the lives of people and communities.
- 1.3. Paragraph 26 advocates good design and states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 1.4. Paragraph 56 states that the Government attaches great importance to the design of the built environment, and that good design is a key aspect of sustainable development.
- 1.5. Paragraph 67 states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment...Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
- 1.6. Paragraph 128 requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution made by their setting.
- 1.7. Paragraph 129 states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).
- 1.8. Paragraph 131 of the NPPF requires that, in determining applications, local planning authorities should take account of:
 - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability and;

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- The desirability of new development making a positive contribution to local character and distinctiveness.
- 1.9. Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 1.10. Paragraph 134 requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 1.11. Paragraph 186 of the NPPF is concerned with decision-taking and states that Local Planning Authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The Framework also notes that LPAs should look for solutions rather than problems, and decision-takers, at every level should seek to approve applications for sustainable development where possible (Paragraph 187) working proactively with applicants to secure developments that improve economic, social and environmental outcomes for the community.

Regional Planning Policy

London Plan (2015)

- 1.12. **Policy 4.8** is concerned with Supporting a Successful and Diverse Retail Sector and Related Facilities and Services. Part (g) states that LDFs should manage clusters of uses having regard to their positive and negative impacts on the objectives, policies and priorities of the London Plan including a centre's:
- i. Broader vitality and viability
 - ii. Broader competitiveness, quality or diversity of offer
 - iii. Sense of place or local identity
 - iv. Community safety or security
 - v. Success and diversity of its broader retail sector
 - vi. Potential for applying a strategic approach to transport and land use planning by increasing the scope for "linked trips"
 - vii. Role in promoting health and well-being
 - viii. Potential to realise the economic benefits of London's diversity.
- 1.13. Policy 7.4 - addresses Local Character, stating that development should have regard to the form, function and character of an area. Buildings should make a positive contribution to the character of an area to positively influence its future character. New design should be informed by the surrounding historic environment.
- 1.14. Policy 7.6 - addresses Architecture, which should positively contribute to its local context and be of high quality, complementing rather than replicating existing local

character. Buildings should not cause unacceptable harm to surrounding land and buildings, particularly residential property in relation to privacy.

- 1.15. Policy 7.8 - Heritage Assets and Archaeology - seeks to protect and preserve heritage assets. Development affecting heritage assets and their materials should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Local Planning Policy

- 1.16. The Development Plan for the Borough comprises the Camden Core Strategy (2010), Development Management Policies (2010). The Council also have a number of supplementary documents which are a material consideration to these main documents.

Camden Development Policies (November 2010)

- 1.17. **Policy DP 24** – Securing High Quality Design – states that the Council will expect development to consider:
- 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;
 - 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.
- 1.18. **Policy DP 25** – Conserving Camden's Heritage – states that in order to maintain the character of Camden's conservation areas, the Council will:
- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
 - b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
 - c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
 - d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and

e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

1.19. Policy DP 26 – Managing the Impact of Development on Occupiers and Neighbours – seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we that will be considered will be:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation.

1.20. The Council would also require development to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical".

1.21. The Policy states that noise and vibration pollution have a major effect on amenity and health and can be a particularly significant issue in Camden given the borough's dense urban nature. With regard to potential odour and fumes from development, the Council will require the installation of appropriate extraction equipment and other mitigation measures.

1.22. **Policy DP 30 – Shopfronts** – When considering proposals for shopfront development, they will consider:

- a) the design of the shopfront or feature;
- b) the existing character, architectural and historic merit and design of the building and its shopfront;
- c) the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell;
- d) the general characteristics of shopfronts in the area; and
- e) community safety and the contribution made by shopfronts to natural surveillance.

- 1.23. The Council will resist the removal of shopfronts without a suitable replacement. The Policy also states that “new shopfronts should contribute towards the maintenance of a cohesive streetscape appearance, retain a consistent building line and contribute to the character and attractiveness of the centre it is located in” whilst framework features such as pilasters, fascias and console brackets, should be retained or restored.

Camden Planning Guidance 1: Design – September 2014

- 1.24. **CPG1** states within **Section 7** that shopfront proposals should respect the detailed design, materials, colour and architectural features of the shopfront and building itself. New shopfronts should be designed as part of the whole building and should sensitively relate to the scale, proportions and architectural style of the building and surrounding facades. Traditional shopfronts should avoid large undivided glass window displays and vertical glazing bars should be used to subdivide large windows. Doors should align with the stall risers to the bottom and the transoms to the top. Shopfronts should also be designed to be fully accessible to everyone and should incorporate a level access, and minimum clear door width of 775mm. Fascia signs and lettering should be proportionate to the shopfront.
- 1.25. **Section 8** states that externally illuminated signs should be unobtrusively sized and sited. Spotlights and trough lights should be fixed and sized as discreetly as possible.

Emerging Policy: Camden Local Plan

- 1.26. Although this document is not yet a material consideration, Policies D1 (Design), D2 (Heritage), D3 (Shopfronts) and D4 (Advertisements) follow the same general principles to those contained within the Camden Development Policies (2010).