

London Borough of Camden

Regeneration and Planning

Authority Monitoring Report 2013/14



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Introduction

Under the town and country planning regulations local planning authorities must publish information that shows how the implementation of their adopted plan is progressing, reports on any Local Plan preparation, and reports any activity relating to the duty to cooperate. Local authorities should also provide up-to-date information on the implementation of any neighbourhood plans.

Every year Camden monitors and analyses the performance of our planning policies and our progress on our planning policy documents and publishes the details in the Authority Monitoring Report.

We monitored 39 indicators in 2013/14 to track our performance against our planning policies. Where possible we link indicators to existing planning policies and targets, although not all indicators are directly related to planning activity. Some, such as air quality and recycling indicators, monitor the significant effects of activities on which planning has limited influence on which nevertheless provide an insight on the state of the borough and its environment.

Key Trends

Housing

In 2013/14 a net total of 1,617 homes (conventional self-contained as well as student and hostel bedrooms) were completed exceeding the annual London Plan target of 665. Camden is also on track to meet its 5-year and 10-year targets for new housing over the longer. Camden's supply of deliverable homes for the next 5 years amounts to 6,790 homes (or circa 1,358 homes per year), significantly exceeding the annual target of 4,285 homes.

In 2013/14, 201 net affordable dwellings were completed, 44% of all net additional self-contained homes completed in the Borough, close to Camden's target for 50% of housing to be provided as affordable housing.

Employment floorspace

The amount of office floorspace developed in Camden varies year by year however the last 5 years have seen a net gain of office floorspace of approximately 45,121sq m, most of which is as a result of major redevelopments. 2013/14 also saw an increase in office floorspace overall with a net gain of approximately 54,590sq m completed. Camden has a good supply of office floorspace projected for development with approximately 382,000sq m net additional office floorspace expected to be created over the remainder of the plan period. The majority of this floorspace will be provided at King's Cross Central.

The last five years have seen a gradual conversion of industrial and storage and distribution space to other uses. In 2013/14 this trend

continued with losses in both B2 industrial floorspace and B8 storage and distribution.

Town centres and retailing

2014 saw a reduction in vacant premises on Camden's protected shopping frontages. The percentage of vacant premises on Camden's protected shopping frontages dropped from 6.5% in 2013 to 6.2% in 2014. The vacancy rates on designated shopping frontages across the borough rose from 5.4% vacant in 2007 gradually up to 7.7% in 2012, with 2013 being the first year of recorded improvement since comparable records began in 2007. Camden has lower average vacancy rates than the London (10%) and national averages (14%) (Local Data Company).

After a period of decline the proportion of shops (A1 use class) increased again as a proportion of the ground floor uses in Camden's centres. Against this the proportion of food, drink and entertainment uses (A3, A4 and A5) decreased slightly. In 2013/14 the Camden's centres have 47% shops (A1), 19% food, drink, and entertainment uses (A3, A4, A5) which includes cafes and restaurants. Overall these changes have been slight and the proportion of uses on Camden's centres has remained relatively stable.

Housing quality

Building for Life is a nationwide tool for assessing the design quality of homes in which points are awarded according to a number of criteria including environment and community, character, street, parking and pedestrianisation, and design and construction. Camden has target whereby the majority of schemes should achieve a score of 10 or more. This target has been significantly exceeded. In 2013/14 all 7 eligible schemes scored over 10 points, two achieved the silver standard (over 14 points), and four achieved the gold standard (over 16 points).

Sustainable development

In 2013/14 the majority of eligible schemes met their targets for sustainable design and construction. Developers are required provide a sustainability plan, either BREEAM assessments (Building Research Establishment Environmental Assessment Method) for commercial buildings and domestic refurbishment or Code for Sustainable Homes Assessments for new residential buildings.

In 2013/14, 9 schemes undertook BREEAM assessments, of these:

- 3 schemes achieved an 'Excellent' rating;
- 5 achieved a 'Very Good' rating (Camden's target); and
- 1 achieved a 'Good' rating.

In 2013/14, 6 schemes undertook BREEAM domestic refurbishment assessment, of these:

- 2 schemes achieved an 'Excellent' rating, and
- 4 schemes achieved a 'Very good' (Camden's target) rating.

In 2013/14, 6 schemes undertook a Code for Sustainable Homes assessment. All 6 schemes achieved Level 4 for Sustainable Homes, achieving Camden's target.

Transport

There has been a considerable change in transport modes used within the borough over recent years with a clear decrease in car usage and increase in bicycle travel. In the period 2006 to 2013 cycle flows increased from 9% to 15% of the proportion of traffic. Cars on the other hand were declining as a proportion of traffic, falling from 47% in 2006 to 46%. The past two years has seen a slight reversal of these trends, with cycle mode share dropping from 16% back to 15% and the share of cars on the rise again moving from 44% to 46%.

Heritage

Buildings at Risk are listed buildings which are in a poor condition and often, but not necessarily, vacant. They are in need of repair and if vacant need to be put to a suitable use. In 2013/14, 5 buildings were removed from the register as a result of repairs or being brought back into use and 8 buildings were added having been identified through survey by the Council's Conservation and Urban Design officers.

Policies

Planning policy documents being prepared or recently adopted

Local Plan

The Council is preparing a new draft Local Plan to ensure Camden has robust and up-to-date planning policies to deliver sustainable growth, sustainable communities and other local priorities. The Local Plan will replace our existing Core Strategy and Development Policies documents. The Council published the Draft Camden Local Plan for comment on 16 February 2015 and consultation is scheduled to finish on 17 April 2015. The draft plan is informed by public engagement undertaken by the Council in November to December 2013. The Council sought views on how the policies are working, and where they should be added, removed, or amended. Further details are available at camden.gov.uk/localplan.

Euston Area Plan

The Euston Area Plan (EAP) is a planning framework to guide development in the Euston area up to 2031 that is being produced by Camden, the Greater London Authority (GLA) and Transport for London (TfL). The plan responds to the government's plan to build a new high speed rail link (HS2), which terminates at Euston, and seeks to shape emerging station designs. The Council is opposed to the HS2 project and the current HS2 station design but if the project and design proceed, it wants to secure the best deal for local communities. Camden Council adopted the Euston Area Plan at its full Council meeting on 26 January 2015. In addition, the Mayor of London adopted the Plan as supplementary planning guidance to the London Plan on 21 January 2015. The adopted plan has now been published and is available for download from the Euston Area Plan website at: <http://www.eustonareaplan.info/documents/>

North London Waste Plan

Camden is the lead borough in a consortium of seven planning authorities preparing the North London Waste Plan (NLWP), which is a Joint Waste Development Plan Document. The six other boroughs are Barnet, Enfield, Hackney, Haringey, Islington and Waltham Forest.

The NLWP will establish a planning framework in the sub region for the development of waste management facilities needed to meet EU and national targets and to replace the current reliance on landfill. The plan will safeguard existing waste sites across the boroughs and identify new land to meet North London's waste needs. It will also set out policies for determining waste planning applications.

Key evidence base documents for the NLWP, including a data study, reports on consultation work and the sustainability appraisal scoping report

are available on the NLWP website www.nlwp.net. The Draft Plan will be issued for consultation in May - June 2015.

Site Allocations

Camden Site Allocations sets out the Council's expectations for areas and sites in the borough that are likely to experience significant development. It focuses on the Growth Areas set out in the Camden Core Strategy, as well as other key sites which fall outside them. It outlines what we expect to see on each site. The Site Allocations Plan was adopted by the Council on 9 September 2013 following three stages of public consultation and independent examination. The details and documents can be downloaded on the [Site Allocations webpage](#).

Fitzrovia Area Action Plan

We prepared an Area Action Plan for Fitzrovia to help shape the future of the area by developing a shared direction and coordinating development proposals across a number of significant sites. It seeks to balance the needs of the residential community with those of businesses and institutions. We developed the plan working closely with the Fitzrovia Area Action Plan steering group, which is comprised of key landowners, community representatives, councillors and council officers. The Fitzrovia Area Action Plan was adopted on 3 March 2014. You can find out more on the [Fitzrovia Area Action Plan webpage](#).

Updates to Camden Planning Guidance

In September 2013 the Council adopted a number of amendments to Camden Planning Guidance (CPG) – the series of documents that provide further advice and information on how we will apply our planning policies. The main changes and additions are listed below:

- guidance for central London for retail, specialist retail and food, drink and entertainment uses (CPG5 Town Centres, Retail and Employment).
- maximising affordable housing by using deferred contributions and stronger guidance on including affordable homes on-site, and additional guidance in on combining two homes to one; (CPG2 Housing)
- additional guidance on how the Council will assess applications for artworks, statues and memorials, (CPG1 Design)
- new requirements for evidence regarding applications for basements (CPG4 Basements and Lightwells)

You can view the revised documents on our [Camden Planning Guidance webpage](#).

The consultation in November and December 2012 included amendments CPG2 Housing that related to the affordable rent model of delivering housing. These were not taken forward to Cabinet for adoption as there were conflicts with alterations to the London Plan. Camden and several other London boroughs are considering making a legal challenge to the

publication of the Revised Early Minor Alterations to the London Plan, which sets out the Mayor's approach to affordable rent.

Current planning documents

The current statutory development plan for Camden, which forms the starting point our planning decisions consists of the following documents:

- Camden Core Strategy
- Camden Development Policies
- The London Plan 2011

In addition, we have produced many other planning policy documents (known as supplementary planning documents or SPD) to provide further guidance on our approach to specific topics, areas or sites. Along with the Core Strategy, Development Policies and London Plan they make up Camden's Local Development Framework (LDF), the group of documents that set out our planning strategy and policies. Our current supplementary planning documents are listed below.

Camden Planning Guidance Supplementary Planning Guidance

- CPG 1 Design
- CPG 2 Housing
- CPG 3 Sustainability
- CPG 4 Basements and lightwells
- CPG 5 Employment sites and business premises
- CPG 6 Amenity
- CPG 7 Transport
- CPG 8 Planning obligations

Other Supplementary Planning Guidance documents

- Euston Area Planning Framework (April 2009)
- Hawley Wharf Area Planning Framework (February 2009)
- Camden Town Underground Station Planning Brief (October 2007)
- Sites of Nature Conservation Importance in Camden SPD (September 2006)
- King's Cross Opportunity Area Planning and Development Brief (January 2004)
- Planning Framework for Tottenham Court Road Station and St Giles High Street Area (July 2004)
- Denmark Place Planning Brief (July 2004)
- Planning Brief for 21-31 New Oxford Street (former Post Office Site) (July 2004)

Partnership working and Duty to Co-operate

Partnership working

The Council actively seeks to work in partnership with the Mayor of London, neighbouring authorities and other stakeholders, particularly where there are clear advantages to delivering planning and regeneration outcomes. A number of planning and policy guidance documents are being prepared through this collaborative approach.

The Euston Area Plan was prepared in partnership with the Greater London Authority and Transport for London.

The North London Waste Plan is being prepared by the North London Waste Authorities, comprising Camden, Barnet, Enfield, Hackney, Harringey, Islington, Waltham Forest.

The Council is working with LB Harringey to support the Highgate Neighbourhood Planning Forum with the emerging Highgate Neighbourhood Plan, which covers areas in Camden and Haringey. We are also working with other neighbouring boroughs (LB Islington, LB Brent and Westminster City Council) to support a number of emerging cross-borough neighbourhood forums / areas.

Duty to Co-operate

Under the Localism Act 2011, councils are required “to engage, constructively, actively and on an ongoing basis” with neighbouring planning authorities and a list of prescribed bodies in the preparation of development plan and other local development documents concerning matters of strategic significance’. The prescribed bodies include:

- The Environment Agency,
- The Historic Buildings and Monuments Commission for England,
- Natural England,
- The Mayor of London,
- The Civil Aviation Authority,
- The Homes and Communities Agency,
- NHS (Joint Commissioning Bodies),
- Office of Rail Regulation,
- The Highways Agency,
- Transport for London,
- Integrated Transport Authorities,
- Highways Authorities, and
- The Marine Management Organisation.

(Prescribed in Regulation 4. of the Town and Country Planning (Local Planning) (England) Regulations 2012)

A full auditable record of Duty to Co-operate actions will be maintained and presented at relevant public examinations for the preparation of all relevant documents. A list of key Duty to Co-operate actions for the reporting year is set out below.

Duty to Co-operate Actions 2013/14

Local Plan

- In Nov / Dec 2013, we began initial engagement work in relation to updating our planning policies prior to producing a full draft for consultation
- Met with adjoining authorities, Brent, Barnet, Haringey, Islington, City of London and Westminster to discuss key strategic issues
- Met with the GLA to discuss general strategic issues
- Held phone discussions with Haringey, Islington and Westminster prior to jointly commissioning a Strategic Housing Market Assessment (SHMA) for Camden and Islington
- Consulted with key infrastructure providers and prescribed bodies as identified above.
- Discussed draft plan issues with public health bodies
- Engaged with the Business Community and Development industry

Euston Area Plan

- Worked in partnership with Greater London Authority and Transport for London in the preparation of the planning framework.
- Liaised on an ongoing basis with Westminster City Council and contacted all London borough planning departments and key cities along the proposed High Speed 2 (HS2) rail link.
- Plan was discussed at the HS2 London Planning Forum, which includes, LB Brent, Westminster and RB Kensington
- Ongoing engagement with relevant health bodies
- Ongoing consultation at stage 1, vision and objectives and stage 2 draft EAP with the Environment Agency, English Heritage, Natural England, Highways Agency, HS2 Ltd and Network Rail.
- Thames Water engagement resulted in the incorporation of a new policy and text regarding water and sewerage capacity

North London Waste Plan

The North London Boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are working together as planning authorities to prepare the North London Waste Plan (NLWP). The boroughs have a duty to co-operate with those waste planning authorities (WPAs) where there is a "significant impact" on the area where the waste is received.

In January 2014 the North London Boroughs wrote to all 121 WPAs who receive waste exports from north London. The boroughs asked these

WPAs if they wished to continue a dialogue on strategic waste planning and proposed guideline thresholds to indicate “significant” waste flows from north London. As a result of this work, the North London Boroughs identified 41 individual WPAs, or groups of WPAs working together on waste planning, with which to continue constructive and ongoing engagement on waste movements. This list is not finite and may be subject to change as new data on waste flows becomes available.

In addition, the North London Boroughs have held regular meetings with the Environment Agency, the Greater London Authority (GLA), the North London Waste Authority, the London Legacy Development Corporation and neighbouring London boroughs on the NLWP. Separate detailed reports on the duty to co-operate work undertaken by the North London Boroughs is available on the www.nlwp.net website.

Fitzrovia Area Action Plan

- Formed an Area Action Plan steering group which included Camden Councillors, Local Resident groups and landowners, along with officers from Camden, Westminster City Council and the GLA
- Liaised with Westminster City Council throughout the preparation and gained support for the plan principles
- Worked with the health authorities throughout the formulation of the plan and discussed particular site proposals in detail with relevant parties including Camden and Islington NHS Foundation Trust and UCLH NHS Foundation Trust
- Ongoing engagement with Environment Agency to discuss climate mitigation, SUDs and sustainable design aspects
- Engaged with English Heritage particularly around masterplanning principles
- Consultation with Natural England, TfL, and Thames Water led to changes in the plan to respond to comments raised
- The Highways Agency responded but had no specific comments

Camden Planning Guidance

Following public consultation the Council adopted amendments to the Camden Planning Guidance documents CPG1, CPG2, CPG3, CPG4 and CPG5 on 4 September 2013.

In May and June 2013, the Council consulted on the amendments to its planning guidance. The main changes were to:

- Add guidance for how the Council will assess applications for artworks, statues and memorials, (CPG1 Design)
- Add new requirements for evidence regarding applications for basements (CPG4 Basements and Lightwells), and
- Update the guidance for central London for retail, specialist retail and food, drink and entertainment uses (CPG5 Town Centres, Retail and Employment).

In November and December 2012, the Council consulted on amendments to Camden Planning Guidance, which primarily affected CPG2 on Housing. The proposed amendments related to the affordable rent model of housing were not taken forward to Cabinet for adoption.

Cabinet approved the draft Camden Planning Guidance amendments for consultation on 10 April 2013 (CENV/2013/18). Public consultation took place over the 6 week period 25 April to 6 June 2013.

The consultation was advertised in the Camden New Journal, published on the planning pages of the Council's website and on We Are Camden (the Council's public discussion and consultation website).

We notified by email all Councillors, statutory consultees and individuals and groups on the Local Development Framework database. This database comprises people who have previously commented on Local Development Framework matters (including Camden Planning Guidance) and other interested parties who have requested email notifications.

All neighbouring authorities were consulted (Barnet, Brent, City of London, Haringey, Islington).

We received 16 responses including from land owners, developers, statutory consultees, amenity groups, and individual residents. English Heritage responded on all the amendments and changes related to all three CPG documents.

Development Management statistics

In 2013/14 Camden approved 79% of all applications. Major developments comprised 1.4% of all applications. Refer to Tables 1 – 4, below.

Table 1. Planning decisions – major applications 2005/06-2013/14

Period	Decisions	% of total	Granted	% granted
2005/06	58	1.90%	44	76%
2006/07	45	1.50%	37	82%
2007/08	30	0.90%	15	50%
2008/09	28	1.00%	19	68%
2009/10	45	1.70%	32	71%
2010/11	68	2.00%	54	79%
2011/12	42	1.20%	32	76%
2012/13	54	1.58%	41	76%
2013/14	56	1.40%	35	63%

Source: Development Management, LB Camden

Table 2. Planning decisions – minor applications 2005/06-2013/14

Period	Decisions	% of total	Granted	% granted
2005/06	956	31%	791	83%
2006/07	926	30%	769	83%
2007/08	907	27%	708	78%
2008/09	777	27%	649	84%
2009/10	868	33%	751	87%
2010/11	1,383	42%	1,187	86%
2011/12	1,459	43%	1,247	85%
2012/13	1,527	45%	1,230	81%
2013/14	1,507	38%	1,142	76%

Source: Development Management, LB Camden

Table 3. Planning decisions – other applications 2005/06-2013/14

Period	Decisions	% of total	Granted	% granted
2005/06	2,081	67%	1,798	86%
2006/07	2,076	68%	1,800	87%
2007/08	2,420	72%	2,061	85%
2008/09	2,079	72%	1,799	87%
2009/10	1,731	65%	1,495	86%
2010/11	1,869	56%	1,639	88%
2011/12	1,871	55%	1,679	90%
2012/13	1,827	54%	1,571	86%
2013/14	2,443	61%	1,975	81%

Source: Development Management, LB Camden

Table 4. Planning decisions – all applications 2005/06-2013/14

Period	Decisions	% of total	Granted	% granted
2005/06	3,095	100%	2,633	85%
2006/07	3,047	100%	2,606	86%
2007/08	3,357	100%	2,784	83%
2008/09	2,884	100%	2,467	86%
2009/10	2,644	100%	2,278	86%
2010/11	3,320	100%	2,880	87%
2011/12	3,372	100%	2,958	88%
2012/13	3,408	100%	2,842	83%
2013/14	4,006	100%	3,152	79%

Source: Development Management, LB Camden

Placeshaping

Placeshaping is a strategic, holistic approach to the way the Council serves different parts of the borough, matching resources to the needs of places, and helping to deliver the Camden Plan, the corporate plan for the borough. The multi-disciplinary Placeshaping service works together with communities and partners to create and deliver a vision for Camden, harnessing opportunities from the key areas of change within the Borough. Placeshaping links key Council programmes and initiatives, such as the Local Plan with the Community Investment Programme. Place shaping involves the collaborative working between Council departments and other organisations, and is important in delivering key corporate objectives in times of reduced resources.

Place Plans

Place Plans set out the visions and priorities for the identified areas of focus. They are prepared with extensive input from ward members and stakeholder groups from the initial key issues stage, meaning that local people are helping to define vision for their areas. Each Place Plan includes an action plan to be delivered by Council and other organisations involved in an area, including the Metropolitan Police, Transport for London, Business Improvement District Partnerships and local business and resident groups. The following plans have now been approved and are in the implementation stage for delivering the shared vision and actions identified within the plans:

- Camden Town Place Plan – April 2010, updated December 2013;
- Kentish Town Place Plan - February 2012;
- West Hampstead Place Plan - March 2012;
- King's Cross Place Plan - July 2012; and
- St Giles to Holborn - October 2012.

Neighbourhood planning

In November 2011, the Government established Neighbourhood Planning under the Localism Act. The Neighbourhood Planning Regulations came into effect in April 2012 and this has introduced the option for communities to prepare neighbourhood plans to influence the future of their area. Neighbourhood plans are planning documents that allow communities to set out their vision for their local area and general planning policies to shape and direct development in their neighbourhood.

Neighbourhood plans have to be in line with the overall strategic approach in Camden's existing adopted plans and national policy. Once communities interested in neighbourhood planning have both their area and forum designated by the Council they can start the process of preparing a neighbourhood plan for their area.

To date there are 9 designated neighbourhood areas and forums and 1 designated area, these are:

- Fortune Green and West Hampstead;
- Highgate (jointly with Haringey);
- Kentish Town;
- Somers Town;
- Dartmouth Park;
- Camley Street;
- Fitzrovia East (area only);
- Church Row and Perrins Walk;
- Hampstead; and
- Redington and Frognal.

Preparation process of a neighbourhood plan includes: 6 week local public consultation, carried out by the Neighbourhood Forum; submission of the neighbourhood plan to the Council for consultation; Independent Examination of the neighbourhood plan; and local Referendum (dependent on the outcome of examination).

Fortune Green and West Hampstead Neighbourhood Forum has produced a Neighbourhood Development Plan which has recently been subject to Examination. The Examiner's report states that subject to the changes recommended in his report the Neighbourhood Plan meets the relevant legal requirements and once modified it should proceed to referendum.

Highgate Neighbourhood Forum have commenced their local public consultation on their Neighbourhood Development Plan.

Indicators by policy

Table 5. List of indicators relevant for each policy

POLICY	INDICATORS
1 Location and management of Camden's growth	
CS1 Distribution of Growth:	0, 13, 14
CS2 Growth areas:	13, 14, 19, 20
CS3 Other highly accessible areas:	13, 18, 19, 20
CS4 Areas of more limited change:	13
CS5 Managing the impact of growth and development:	13, 18
DP1 Mixed use development:	No indicator
2 Meeting Camden's needs Providing homes, jobs and facilities	
CS6 Providing quality homes:	1, 8, 9
CS7 Promoting Camden's centres and shops:	18, 19, 20
CS8 Promoting a successful and inclusive Camden economy:	13, 14, 15, 16, 17
CS9 Achieving a successful Central London:	13, 18, 19, 20
CS10 Supporting community services and facilities:	39
CS11 Providing sustainable and efficient travel:	31, 32, 33
CS12 Sites for gypsies and travellers:	10
DP2 Making full use of Camden's capacity for housing:	9
DP3 Contributions to the supply of affordable housing:	1, 8
DP4 Preventing the loss of affordable housing:	1, 8
DP5 Homes of different sizes:	8
DP6 Lifetime homes and wheelchair homes:	11
DP7 Sheltered housing and care homes for older people:	No indicator
DP8 Homeless people, vulnerable people and hostels:	No indicator
DP9 Student Housing, bedsits and other housing with shared facilities:	1, 7
DP10 Helping and promoting small and independent shops:	No indicator
DP11 Markets:	No indicator

DP12 Managing the impact of food, drink, entertainment and other town centre uses:	18, 19, 20
DP13 Employment sites and premises:	13, 14, 15, 16, 17
DP14 Tourism development and visitor accommodation:	21
DP15 Community and leisure uses:	39
DP16 Transport implications of development:	33, 34
DP17 Walking, cycling and public transport:	31
DP18 Parking standards and limiting the availability of car parking:	32, 33
DP19 Managing the impact of parking:	No indicator
DP20 Movement of goods:	No indicator
DP21 Development connecting to the highway network:	No indicator
3 A sustainable and attractive Camden Tackling climate change and improving and protecting Camden's environment and quality of life	
CS13 Tackling climate change through promoting higher environmental standards:	22, 23, 24, 25, 33
CS14 Promoting high quality places and conserving our heritage:	12
CS15 Improving and protecting our parks and open spaces and encouraging biodiversity:	26, 27
CS16 Improving Camden's health and wellbeing:	25
CS17 Making Camden a safer place:	12
CS18 Dealing with our waste and encouraging recycling:	28, 29
CS19 Delivering and monitoring the Core Strategy:	39.
DP22 Promoting sustainable design and construction:	22, 23.
DP23 Water:	24, 36, 36.
Improving and protecting our environment and quality of life	
DP24 Securing high quality design:	12.
DP25 Conserving Camden's heritage:	34.
DP26 Managing the impact of development on occupiers and neighbours:	No indicator
DP27 Basements and lightwells:	24, 36, 37

DP28 Noise and vibration:	No indicator
DP29 Improving access:	11
DP30 Shopfronts:	No indicator
DP31 Provision of, and improvements to, open space, sport and recreation:	26, 27
DP32 Clear Zone and air quality:	25

Housing

The Local Development Framework seeks to make full use of Camden's capacity for housing to establish a plentiful supply and broad range of homes with particular concern to provide affordable housing. In addition to meeting or exceeding Camden's housing targets, the Local Development Framework seeks to ensure that new homes are built to a high standard and provide well-designed accommodation that meets the needs of a range of occupiers.

The following housing indicators seek to monitor past and projected housing delivery against our housing targets.

1. Housing trajectory

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	See housing trajectory
TARGET MET	Yes
RELATED POLICIES	CS1 Distribution of Growth, DP2 - Making full use of Camden's capacity for housing, DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

2. Net additional dwellings – in previous years

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	London Plan housing target for the preceding 5 years
TARGET MET	Yes
RELATED POLICIES	DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

3. Net additional dwellings – for the reporting year

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	500 self-contained and 165 non-self contained housing homes for 2013/14
TARGET MET	Self-contained target not met (401 homes), non-self contained target met (1,216) for the reporting year. Please see para 5.1 for further details
RELATED POLICIES	DP2 – Making full use of Camden's capacity for housing DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

4. Net additional dwellings – in future years (including five-year housing land supply)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	6,650 homes between 2011 and 2021 4,285 homes between 2015 and 2020 (5,142 with 20% margin)
TARGET MET	On course to meet these targets
RELATED POLICIES	DP2 – Making full use of Camden's capacity for housing DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

5. Managed delivery target

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	To keep the annual managed delivery requirement below the annual housing target set by the London Plan
TARGET MET	No for the reporting year, however, on course to meet future target
RELATED POLICIES	DP2 – Making full use of Camden's capacity for housing DP3 – Contributions to the supply of affordable housing DP4 – Minimising the loss of affordable homes

- 5.1. The housing indicators above (indicators 1 to 5) are included in our housing trajectory which is presented in Table 7 and Figure 1 below. The Council produces and updates a housing trajectory each year as part of the Annual Monitoring Report. It shows how we are bringing forward sites to deliver self-contained homes over the next 15 years, and measures Camden's anticipated performance against our monitoring target for additional homes. The housing trajectory relates to the creation of self-contained homes and non-self contained dwellings through the planning process. The annual target between 2011 and 2021 is 665 (500 self-contained and 165 non-self contained). During 2013/14, there was a net increase of 1,617 homes (401 additional self-contained homes and gain of 1,216 non-self contained homes), which is lower than our annual housing target. Camden is on target to meet its long term housing supply targets, with the estimated number of completed homes in the plan exceeding the London Plan target for the plan period.
- 5.2. Table 6 below shows Camden's housing target for the year of assessment. Figure 1 shows the housing provided in Camden up to 2013/14 and gives a projection of likely provision set against the GLA housing targets. The bottom chart on Figure 1 shows that Camden is on target to meet and exceed its London Plan target before the end of the plan period.

Table 6. London Plan Housing Provision Annual Target and 2013/14 Completions

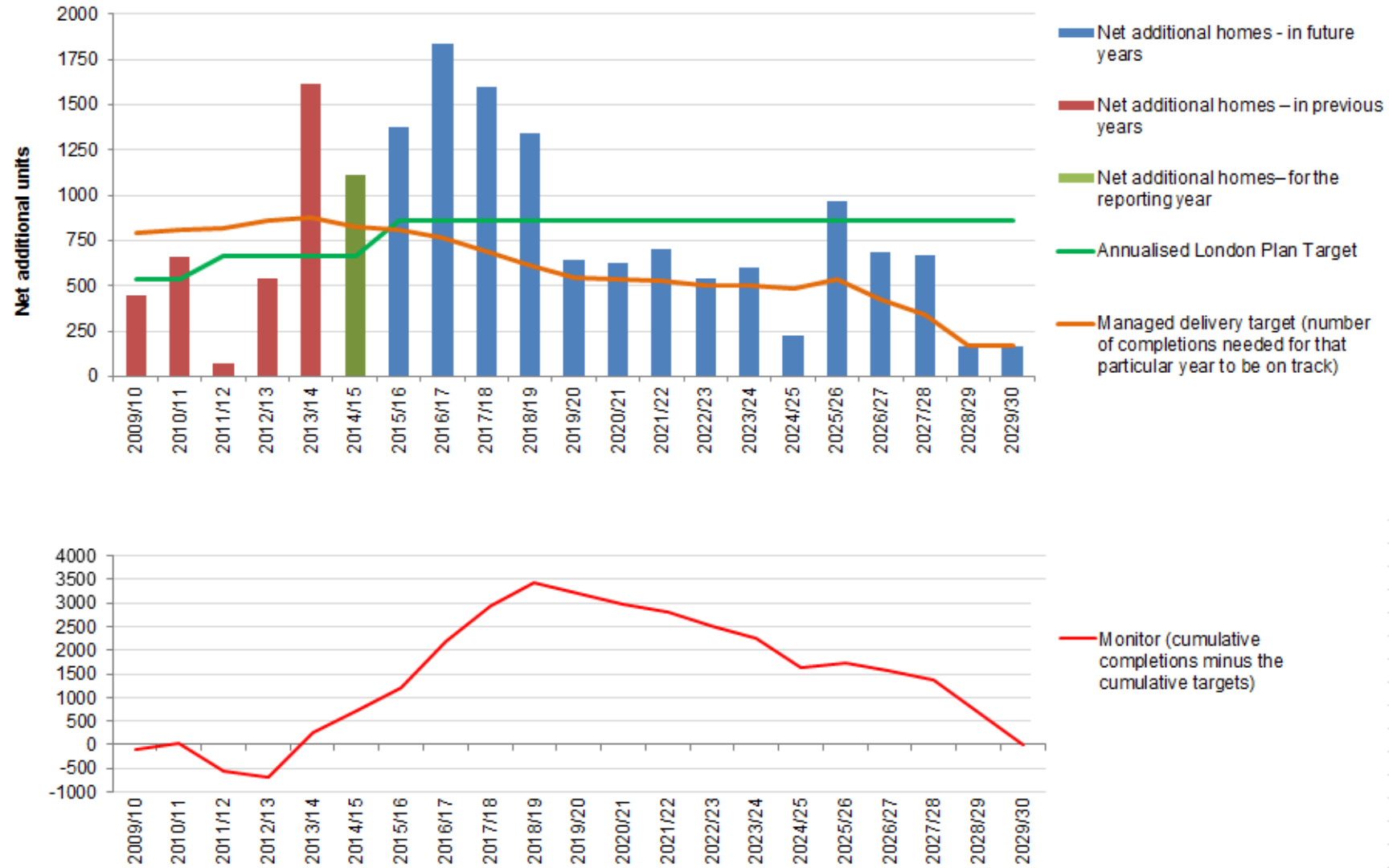
Plan Period	London Plan Target	2013/14 Camden Provision
Self-contained homes	500	401
Non-self contained household spaces (e.g. Halls of residence, hostels)	165	1,216
Total	665	1,617

Source: Strategic Planning and Implementation team, LB Camden

Table 7. Camden's Housing Trajectory 2014 (Summary)

Indicator	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Net additional dwellings – in previous years	419	561	367	569	401																
Net additional student accommodation - completions	54	110	96	0	856																
Net additional hostel bedrooms - completions	-30	-10	-395	-33	11																
Allocated Sites						266	635	911	670	420	220	203	281	115	80	58	800	520	500	0	0
Local authority delivery sites (not covered above) (some delivery subject to funding and planning permission)						141	69	254	254	254	254	254	254	254	254						
Allocated student accommodation (including West Hampstead Growth Area)					349										100						
Permissions (dwellings)						235	235	235	235	235											
Permissions (student accommodation)						493	493	493	493	493											
Permissions (hostel bedrooms)						-58	-58	-58	-58	-58											
Windfall Projection (small sites)											169	169	169	169	169	169	169	169	169	169	169
Net additional homes – in future years						1,077	1374	1835	1594	1344	643	626	704	538	603	227	969	689	669	169	169
Annualised London Plan Target	537	537	665	665	665	665	857	857	857	857	857	857	857	857	857	857	857	857	857	857	857
Cumulative Annualised Planning Target	537	1074	1739	2404	3069	3734	4591	5448	6305	7162	8019	8876	9733	10590	11447	12304	13161	14018	14875	15732	16589
Cumulative Completions	443	1104	1172	1708	3325	4402	5776	7611	9205	10549	11192	11818	12522	13060	13663	13890	14859	15548	16217	16386	16555
Monitor (cumulative completions minus the cumulative targets)	-94	30	-567	-696	256	668	1185	2163	2900	3387	3173	2942	2789	2470	2216	1586	1698	1530	1342	654	-34
Managed delivery target (no of completions needed to be on track)	790	807	815	857	875	829	812	772	691	615	549	540	530	508	504	488	540	433	347	186	203

Figure 1. Camden’s Housing Trajectory for self-contained homes, student accommodation and hostels (includes windfall assumptions for self-contained only and excludes reduction in the number of long term vacant homes)



Five Year Housing Land Supply

- 5.3 The National Planning Policy Framework (NPPF) published in March 2012, states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.
- 5.4 Camden's five-year land supply has been included in our housing trajectory above. To inform and underpin Camden's five-year housing land supply the Council has undertaken the following tasks:
- assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented;
 - assessed land availability by identifying buildings or areas of land that have development potential for housing, including those within mixed use developments, and the potential level of housing that can be provided on identified land;
 - evaluated past trends in windfall land¹ coming forward for development and estimated the likely future implementation rate;
 - identified constraints and issues that might make a particular site unavailable, unviable or unsuitable for development.
- 5.5 We estimate that the amount of windfall housing will remain relatively constant throughout the plan period (although this will be annually reassessed through the housing trajectory), while the proportion of dwellings built on identified sites will fluctuate.
- 5.6 We have identified sites that have the potential to deliver housing during the next 5 years, following the government's assessment criteria. Potential sites include sites that have planning permission (outline or a full planning permission that has not been implemented) sites in the Site Allocations document² and the Council's Community Investment Programme³ that have the potential to make a significant contribution to housing delivery during the 5 year period.
- 5.7 Taking into account all of the sources mentioned above, Camden's five-year supply (2015/16 – 2019/20) of deliverable sites for housing amounts to 6,790 homes (or circa 1,358 homes per year). This significantly exceeds the annual target of 857 homes which is derived from the London Strategic Housing Land Availability Assessment. Table 8 outlines the proposed sites

1.1. _____

¹ Windfall sites are sites that do not yet have planning permission and have not been individually identified in a development plan document.

² Site Allocations document was submitted to the Secretary of State in September 2012 and was subsequently found sound (subject to modifications) in June 2013 following an examination in public by a planning inspector.

³ Some delivery subject to funding and planning permission.

that Camden expects to be developed in the next five years. 'Permissions' refer to unallocated sites that had planning permission at the end of March 2014. These include 20 sites that each provide 10 or more additional homes and have been assessed as deliverable: 9 of these are already under construction. Sites with permission for 10 or more additional homes are expected to deliver 646 net additional homes in total.

- 5.8 However, with regards to self-contained homes, sites providing fewer than 10 self-contained dwellings represent over 97% of existing number of schemes and 55% of net additional homes. It would not be feasible to predict delivery dates for so many individual sites at that scale. Therefore to calculate the number of homes deliverable, we have applied the past ratio of completions to permissions for small sites (66%) to current small-site permissions. We expect that sites with permission for less than 10 additional homes will deliver 524 homes in total. The overall number of deliverable homes (1,173) has been divided equally between the 5 years from 2015/16 to 2019/20, giving roughly 235 net additional homes per year.
- 5.9 Due to its central London location we expect certain amount of windfalls every year. For the first five years of the period starting from 1st April 2014 we relied on the above information to predict housing delivery. For the remainder of the 15 year housing trajectory we also included windfall assumptions of 169 homes a year. This figure is based on the previous delivery of the housing schemes providing less than 10 additional homes.

Table 8. Five year housing delivery 2015/16 – 2019/20

Address	2015/16	2016/17	2017/18	2018/19	2019/20	Total
Middlesex Hospital Annex, Cleveland St WC1			58			58
Arthur Stanley House, 44-50 Tottenham St, W1		16				16
6-17 Tottenham Court Road and others					20	20
61-63 Tottenham Court Road and 1-7 and 11-13			8			8
Hawley Wharf, Water Lane and 39-45 Kentish Town Rd.		128				128
202-212 Regents Park Road, (Round House Carpark)		50				50
Westminster Kingsway College, Regents Park Centre,	55					55
Bangor Wharf, Georgiana Street		36				36
115 Wellesley Road (including 2-16 Vicars Road) and		50				50
Former Nurses Hostel, 29 New End	15					15
Phoenix Place WC1	100	100	90			290
Royal Mail Sorting Office, 21-31 New Oxford St WC1			31			31
Herbal House, 10 Back Hill, EC1R 5LQ		30				30
Land Bounded by 50-57 High Holborn, (including	22					22
12-42 Southampton Row and 1-4 Red Lion Square		35				35
Land Bound by New Oxford Street, Museum Street and		11				11
Former BR Staff Club, College Lane	30					30
19-37 Highgate Road, former Lensham House (AandA	30					30
Kentish Town Police Station, 10A,12A, 14 Holmes Road				35		35
Belsize Road Car Park			26			26
Fire Station 20 Highgate Road			50	67		117
277a Grays Inn Road				40		40
Camden Town Hall Extension			13			13
Land at Goldsmith's House and adjoining land,		60				60
Kings Cross Railway Lands	150	200	150	178	200	878
4 St Pancras Way			94			94
103 Camley Street	40					40
24-58 Royal College Street		97	100			197
100 Avenue Road, Swiss Cottage				100		100
187-199 West End Lane NW6 (West End Lane 1)	100	98				198
156 West End Lane NW6 (West End Lane 2)	93					93
Total Site Allocations identified above	635	911	670	420	220	2,856
Additional Local Authority sites	69	254	254	254	254	1,085
Permissions (dwellings)	235	235	235	235		940
Permissions (student accommodation not covered)	493	493	493	493		1,972
Permissions (hostel bedrooms)	-58	-58	-58	-58		-232
Windfall projection (small sites)					169	169
Total net additional homes - in future years	1,374	1,835	1,594	1,344	643	6,790
London Plan target	857	857	857	857	857	4,285

Source: Sites Development Team, Strategic Planning and Implementation team, LB Camden

6. Affordable housing completions

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	50% of the borough-wide target for additional self-contained homes is provided as affordable housing
TARGET MET	No
RELATED POLICIES	CS6 - Providing quality homes DP3 – Contributions to the supply of affordable housing DP4 – Minimising the loss of affordable homes

- 6.1. In November 2010, the Council adopted its Local Development Framework (LDF) Core Strategy and the Development Policies documents. This introduced a sliding scale approach to affordable housing whereby requiring a varying percentage of self-contained homes to be affordable depending on the size of the housing scheme i.e. 10% of 10 homes, 20% of 20 homes, and 50% of 50 or more of additional homes.
- 6.2. The Council expects residential developments providing 10 or more self-contained homes to make a contribution to the supply of affordable housing. The Council negotiates on the basis of a target of 50% affordable housing for each development. In considering the amount of affordable housing sought in new developments the Council takes into consideration a number of factors including character and size of the site, other planning objectives that are a priority for the site and the financial viability of the development (refer to DP3 in the Local Development Framework Development Policies Document for more detail).
- 6.3. In 2013/14, 201 net affordable dwellings were completed, 44% of all net additional self-contained homes completed in the Borough. Delivery of housing and the overall proportion of completed affordable housing can show significant swings from one year to another as illustrated in table 1 above and table 4 below. The fluctuations are due to different number and size of schemes brought forward by the developers each year.

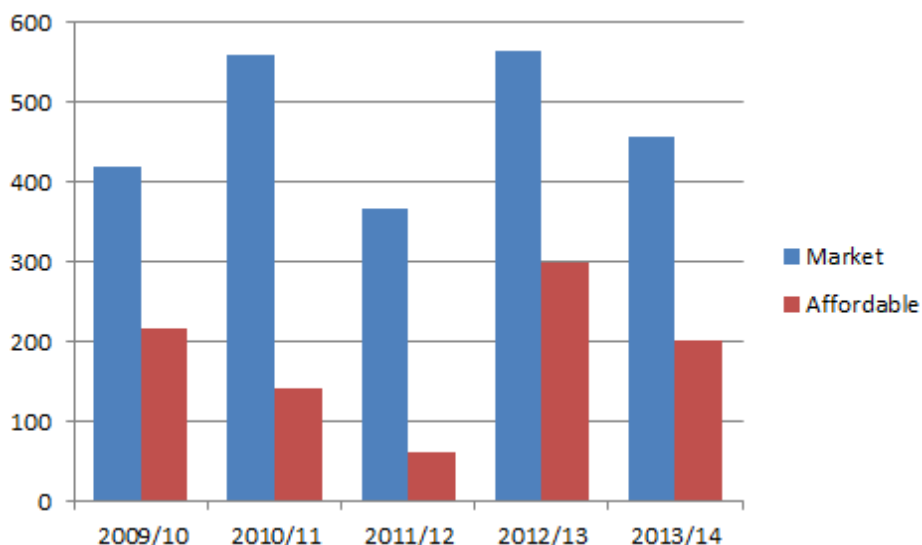
Table 9. Affordable Housing completed, 2009/10 to 2013/14

Financial Year	Total number of completed self-contained homes		Affordable Housing Completed	
	Gross*	Net	Gross	Net
2009/10	696	420	219 (31%)	216 (51%)
2010/11	752	559	142 (19%)	142 (25%)
2011/12	544	366	164 (30%)	62 (17%)
2012/13	746	566	377 (51%)	299 (53%)
2013/14	568	456	201 (35%)	201 (44%)

Source: London Development Database

* Gross figures only consider what has been built, where as the net figures take into account the number of homes lost through demolition or conversion as part of the development.

Figure 2. Net additional market and affordable housing completed (2009/10 – 2013/14)



Source: London Development Database

- 6.4. Affordable housing is mainly required from schemes that produce 10 or more additional dwellings. As a result, 93% of all affordable homes completed were in schemes of 10 dwellings or more. This is in contrast to the profile of total number of schemes completed overall in Camden, in which 91% were in schemes of 10 dwellings or less. During 2013/14, about 44% of all net additional homes were affordable.
- 6.5. According to our records, during 2013/14, 19% of all permitted homes were affordable (224 out of 1,210 homes).

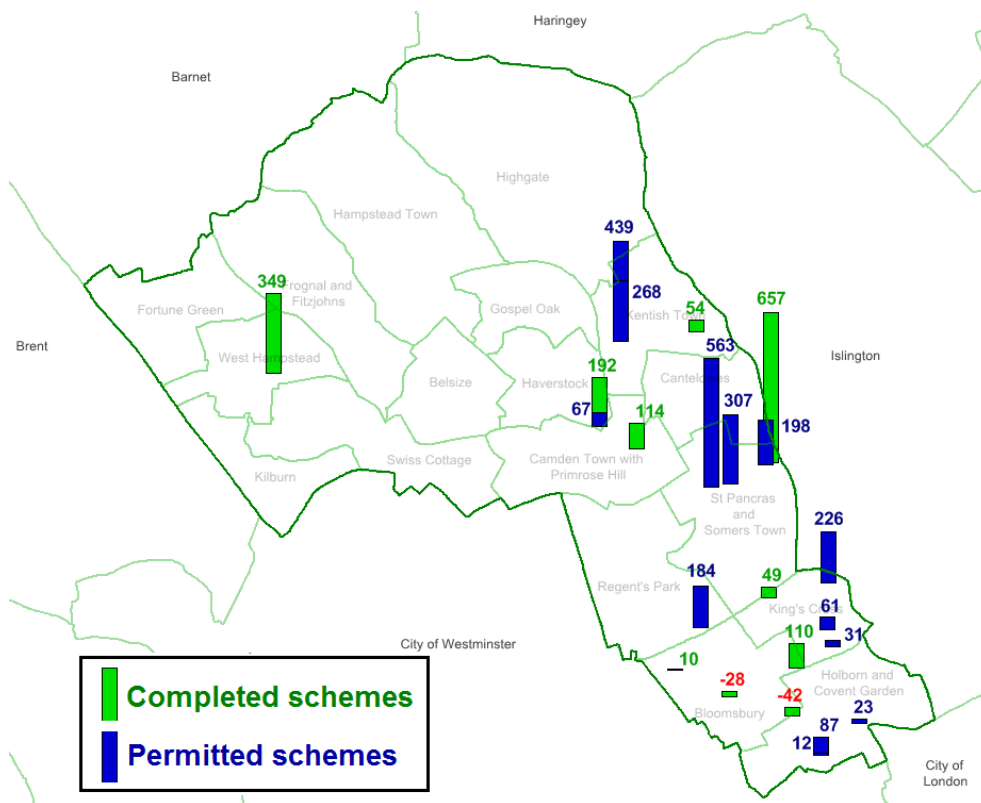
7. Completed non-self contained homes by type (student accommodation and hostels)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Gain of 165 non-self contained homes in the reporting year
TARGET MET	Yes. Recorded gain of 1,216 bedrooms
RELATED POLICIES	DP9 Student Housing, bedsits and other housing with shared facilities

- 7.1. The London Strategic Housing Land Availability Assessment (SHLAA) 2009 identified that Camden had a capacity for achieving 165 non-self contained dwellings per year between 2011 and 2021 (25% of the overall target for housing delivery). This study was later updated with the 2014 study which identified capacity of 115 bedrooms between 2015 and 2025. This study classifies non-self contained dwellings as development of residential premises that do not fall within planning use class C3 (dwelling houses).

- 7.2. From 1 April 2009 to 31 March 2014 we recorded 1,008 new additional non-self contained housing units in Camden, mostly from student accommodation. In fact during the same period there was an overall net loss of 457 hostel bedrooms and a gain of 1,465 student bedrooms. During 2013/14, a total of 1,216 bedrooms (1,205 additional student bedrooms and 11 hostel bedrooms) were completed in the borough exceeding the 165 bedroom target.
- 7.3. The distribution of completed and pipeline of permitted student accommodation schemes is demonstrated by Figure 8 below. As of 1 April 2014 there were 2,466 unimplemented student bedrooms in the Borough.

Figure 3. Geographical distribution of completed and unimplemented Student Accommodation schemes (2009/2014)



Source: London Development Database

8. Mix of dwelling sizes in developments

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	To secure a range of housing types to meet housing needs
TARGET MET	Yes
RELATED POLICIES	Development Policy DP5

- 8.1. Camden's Housing Needs Survey identified needs for a range of housing to cater for the population of Camden. Camden aims to secure a range of suitable housing types, as well as a range of tenures. The Council's Development Policy DP5 states that Camden "will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes" and sets out a Dwelling Size Priorities Table in the policy (republished in this report in Table 11 below). The council will aim for at least 50% of social rented dwellings and 10% of intermediate affordable dwellings to be large homes with 3-bedrooms or more, and for at least 40% of market housing to contain 2-bedrooms.
- 8.2. Figure 9 shows that 33% of all self-contained homes completed in 2013/14 had one-bedroom, 41% had two bedrooms, 16% had three bedrooms and 4% had four or more bedrooms. Overall there is a good mix of housing sizes across all tenures.

Table 10. Mix of dwelling sizes

No. of Bedrooms	2009/10	2010/11	2011/12	2012/13	2013/14
studio	2%	8%	4%	1%	6%
1	38%	34%	40%	38%	33%
2	34%	34%	33%	38%	41%
3	16%	15%	16%	17%	16%
4 +	10%	9%	7%	6%	4%

Source: London Development Database

- 8.3. According to our records, 23% of all social rented and affordable rented home completions in 2013/14 were made up of 3 or more bedrooms (larger homes). This outcome is below the target set out in the DP5. During 2013/14, 97% of all completed intermediate homes consisted of one and two bedroom units. The lack of larger social rented and intermediate homes brings the overall proportion of completed large affordable homes to 20%. During the same period 44% of all market housing contained 2-bedrooms. Please see the table below.

Table 11. Dwelling Size Priorities Table

	1-bedroom (or studio)	2-bedroom	3-bedrooms	4-bedroom or more	Aim	2013/14 completions
Social Rented	lower	medium	high	very high	50% large	21% large
Intermediate affordable	medium	high	high	High	10% large	0% large
Market	lower	very high	medium	medium	40% 2-bed	44% 2-bed

Source: Local Development Framework

9. Vacant dwellings

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Reduction in the number of dwellings which are vacant for more than 6 months
TARGET MET	No
RELATED POLICIES	London Plan target

- 9.1. According to our Council tax records, as at 1st April 2014 there were 1,246 properties of all tenures that had been vacant for more than 6 months. This represents a slight increase of 107 long term vacant dwellings over the year.

Table 12. Number of dwellings vacant for more than 6 months

Date	Dwellings
01/04/2013	1,139
01/04/2014	1,246

Source: Camden Council tax records

10. Net additional Gypsy and Traveller pitches

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	No net loss of gypsy traveller sites
TARGET MET	Yes
RELATED POLICIES	CS12 Sites for Gypsies and Travellers

- 10.1. The Housing Act 2004 required local authorities to include Gypsies and Travellers in their Accommodation Needs Assessment, and to have a strategy in place which sets out how any identified needs will be met as part of their wider housing strategies. There are two permanent gypsy and traveller sites in the borough, providing five pitches. These sites (105 Camden Street and 96 Castlehaven Road) are managed by Camden Council. In addition, there is a privately owned site for travelling show people at the Vale of Health. In 2012/13 there was no loss of gypsy accommodation in the borough.

Table 13. Gypsy and traveller pitches in Camden

Site/ Location Name and address	Grid Ref	Total number of pitches	Total number of Caravans/ Movable Dwellings on both residential and transit pitches
105 Camden Street NW1 0HS	529147 183902	4	6
96 Castlehaven Road NW1 8PU	529147 183902	1	1

Source: Camden iForm. Data correct as of 01/02/2013

11. Number and proportion of completed wheelchair homes

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	All new housing to meet Lifetime Homes standards and be 10% wheelchair housing
TARGET MET	Yes for permitted schemes (information not available for completed schemes)
RELATED POLICIES	DP6 Lifetime homes and wheelchair homes DP29 Improving access

- 11.1. Camden recognises that housing should be built to be accessible to everyone, regardless of their ease of mobility. Therefore, policy DP6 seeks for all housing development to meet Lifetime Homes standard and for 10% of homes developed to either meet wheelchair housing standards or be easily adaptable to meet them.
- 11.2. During 2013/14, 808 out of the 1,210 homes that were permitted in the borough proposed to comply with all lifetime homes criteria. The Council acknowledges that the design or nature of some existing properties means that it will not be possible to meet every element of the lifetime homes standard, for example in listed buildings and change of use applications, but considers that each scheme should achieve as many features as possible. A significant number of housing schemes propose to partially meet lifetime homes standards. We are currently exploring ways to monitor whether built schemes meet the required lifetime homes criteria.

In this monitoring year, 79 permitted homes (10% of total Lifetime Homes) proposed to either meet wheelchair housing standards or are to be easily adaptable to meet the

Permitted development change of use from office to residential

The government in May 2013 introduced a right to convert offices into homes without the need to apply for a planning permission. Applicants seeking to convert office use into residential ask the Council whether a prior approval is needed for the permitted change of use. In receipt of the prior approval application, the Council then decides whether the proposed change of use requires prior approval from the Council and if it does whether to approve or dismiss the application. Between 30th May 2013 and 4th August 2014 Camden Council received a total of 147 prior approval applications under Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. About 83% of the decided prior approval applications were approved.

- 87 granted approval,
- 27 refused (2 appealed),
- 23 withdrawn and
- 9 still awaiting decision

One application did not require prior approval.

The overall impact of the approved developments would be loss of circa 50,000 sqm of office floorspace making way for up to 634 self-contained homes. Unfortunately, we have identified multiple applications for certain sites which creates uncertainties in the predicted number of homes. The proposed housing figures currently do not form part of the housing trajectory but we will be looking at ways to assess their impact in more detail in the future.

12. Housing Quality – Building for Life Assessments

OBJECTIVE	To show the level of quality in new housing development
TARGET	Majority of assessed developments awarded at least 10 out of 20
TARGET MET	Yes
RELATED POLICIES	<p>Core Strategy</p> <p>CS6 Providing quality homes</p> <p>CS11 Promoting sustainable and efficient travel</p> <p>CS13 Tackling climate change through promoting higher environmental standards</p> <p>CS14 Promoting high quality places and conserving our heritage</p> <p>CS17 Making Camden a safer place</p> <p>Development Policies</p> <p>DP15 Community and leisure uses</p> <p>DP17 Walking cycling and public transport</p> <p>DP18 Parking standards and limiting the availability of car parking</p> <p>DP22 Promoting sustainable design and construction</p> <p>DP24 Securing high quality design</p>

- 12.1. Building for Life is a tool for assessing the design quality of homes and neighbourhoods in England. It was developed by the Commission for Architecture and the Built Environment (CABE), with partners the Home Builders Federation, the Civic Trust and Design for Homes. It is now the national standard for well-designed homes.
- 12.2. As Building for Life is a nationwide indicator some aspects of the criteria and scoring are not relevant to Camden's urban setting and more suited to development on large scale or greenfield sites. We have therefore adjusted the criteria and scoring accordingly to take account of Camden's context and setting.
- 12.3. A score of five points can be awarded in each of the following categories: environment and community; character; street, parking and pedestrianisation; and design and construction.
- 12.4. Using BfL, a scheme that scores 14/20 or 15/20 is awarded a silver standard and a scheme that scores 16/20 or more achieves the gold standard. For the purpose of annual monitoring a target has been set that the majority of schemes assessed are awarded at least 10 out of 20.
- 12.5. As is shown in the above below, the target has been met and significantly exceeded. Camden planning officers undertook 7 informal BfL assessments for major residential development completed in 2013/14. Of

the seven schemes assessed, four achieved the gold standard two achieved the silver standard.

Summary of building for life scores from 2009/10 to 2013/14

Score		2009/10	2010/11	2011/12	2012/13	2013/14
Less than 10	No. of sites	0	0	0	0	0
	No. of dwellings on these sites	0	0	0	0	0
	% of dwellings	0%	0%	0%	0%	0%
10 to 13	No. of sites	4	1	3	1	1
	No. of dwellings on these sites	263	13	75	10	22
	% of dwellings	65%	4%	48%	3%	23%
14 and 15	No. of sites	1	1	0	3	2
	No. of dwellings on these sites	72	70	0	99	26
	% of dwellings	18%	21%	0	26%	27%
16 or more	No. of sites	2	5	2	4	4
	No. of dwellings on these sites	55	256	81	269	46
	% of dwellings	14%	76%	52%	71%	51%

Source: Camden development monitoring

- 12.6. The above assessments use the original Building for Life criteria which are now superseded and were replaced by Building for Life 12 in September 2012. BfL 12 is a consolidated set of 12 criteria instead of 20 which focuses more on the assessment on the urban design aspects of housing development rather than on building performance and internal qualities of the home, as well as removing some duplication. The Council will consider whether to move to the new standard in the next financial year.

Employment

13. Employment floorspace completed

OBJECTIVE	Provide adequate employment floorspace to meet demand.
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

B1 business floorspace

- 13.1. In 2013/14 a total of 57,948sq m of B1 floorspace was completed and 7,354sq m was removed mostly due to change of use of development, resulting in a net gain of 54,590sq m of B1 floorspace.
- 13.2. Trends in B1 floorspace vary year by year however the last 5 years have seen a gain in B1 floorspace of approximately 45,121sq m (see Figure 4 below). Most loss of B1 business floorspace is for redevelopment or conversion to housing.
- 13.3. The scheme with the largest gain of B1 floorspace was Triton Square North East Quadrant (2011/2500/P) which provided a net gain of 38,233sq m of B1 floorspace. This year we also recorded completion of two office blocks in Kings Cross Central; One Pancras Square with 5,720sq m of office floorspace and Two Pancras Square with 13,660sq m of office floorspace.
- 13.4. Six schemes involved a net gain of B1 floorspace and 15 schemes involved a net loss of B1 floorspace in 2013/14.

B2 general industrial floorspace

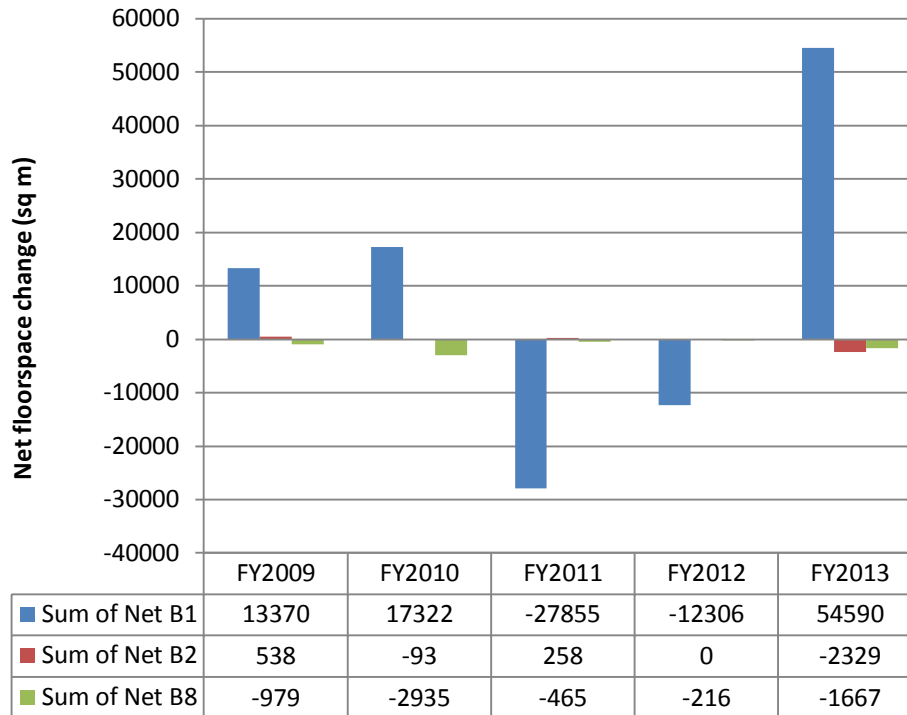
- 13.5. There was one scheme completed in 2013/14 which resulted in the loss of B2 general industrial floorspace
- The comprehensive redevelopment of the Former Mercedes-Benz dealership on Blackburn Road West Hampstead (2011/3893/P / 2009/5823/P) resulted in the loss of 2,329sq m industrial floorspace which was vacant and unviable.

B8 storage and warehousing floorspace

- 13.6. There were two schemes completed in 2013/14 which resulted in a loss of B8 (storage and warehousing) floorspace:
- Redevelopment at 2-12 Harmond Street and 34 Chalk Farm Road (2008/2981/P) resulted in the loss of 1,600sq m of vacant and unviable B8 warehousing floorspace.

- Redevelopment at 98A Highgate Road (2009/1158/P) resulted in the loss of 67sq m of B8 storage space that was part of a premises that was small, vacant, and in disrepair.

Figure 4. Change in employment floorspace chart (5 years)



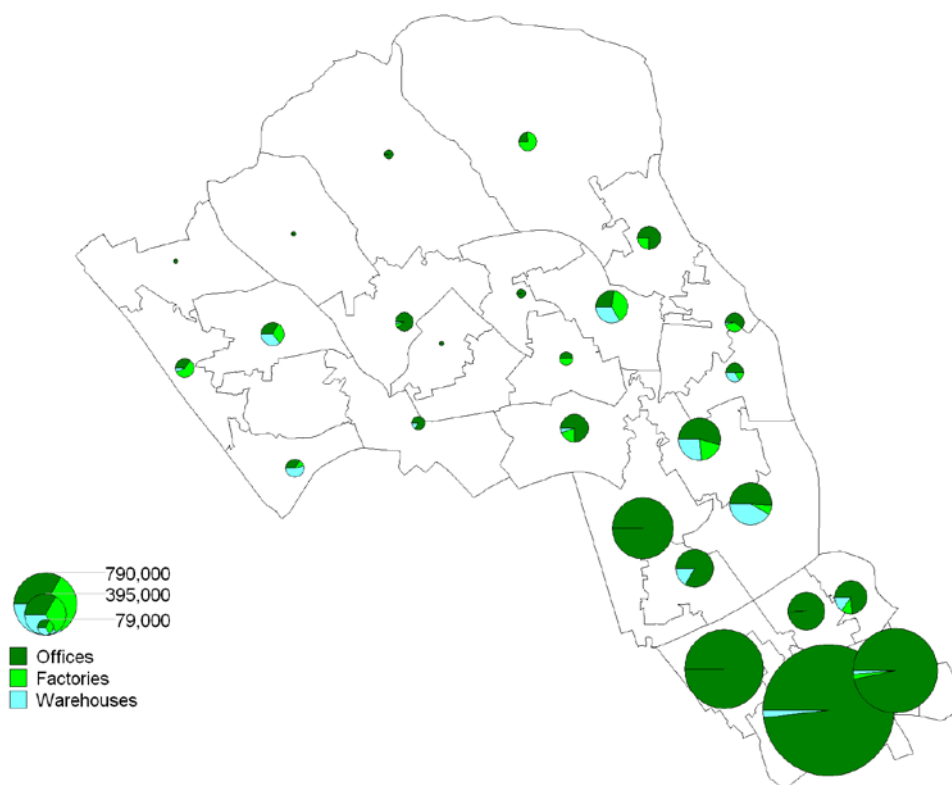
Source: London Development Database

According to the Valuation Office Agency's experimental Business Floorspace 2012 figures, the commercial and industrial floorspace in Camden in 2012 were:

- 2,171,000 sq m of office
- 163,000 sq m of industrial
- 193,000 sq m of warehouse

- 13.7. As shown in Figure 5, the majority of business floorspace in 2008 was within the Central London Area. However, the majority of future employment floorspace is expected to be completed in the King's Cross Growth Area (St Pancras and Somers Town ward) as a result of the King's Cross Central development. For anticipated floorspace figures please refer to Table 15.

Figure 5. Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008



Source Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008 (latest available). Valuation Office Agency, <http://www.neighbourhood.statistics.gov.uk>, Physical Environment

14. Employment land available

OBJECTIVE	Provide adequate employment floorspace to meet demand
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

14.1. This indicator reports the supply of employment land in the borough. Employment land refers to:

- Offices, research and development, and light industry (B1),
- General industrial uses (B2),
- Storage and distribution (warehousing) (B8), and
- Other classified uses of a similar nature under sui generis.

Employment sites and premises that meet the needs of businesses are protected by Local Development Framework Core Strategy CS8 and Development Policy DP13. Camden seeks to ensure a range of employment sites and premises are available across the borough to suit the different needs of businesses for space and location, to support Camden's economy and competitiveness and to provide a diverse range of employment opportunities.

The amount of employment land available is estimated by calculating all existing, unimplemented planning permissions in the borough for employment uses combined with the development projected to come forward in Camden's Growth Areas.

Growth Areas projected floorspace by end of plan period

The London Plan allocates employment growth in Opportunity Areas, those which are located in LB Camden are designated as Growth Areas in the Local Development Framework. The estimates are derived from a range of sources including the London Employment Sites database. This estimate in number of new jobs has been converted to floorspace, where they are not available, to establish the approximate quantity of new floorspace that may be expected to be constructed in these areas. The conversion has been undertaken at a rate of 1 job = 12sq m. This rate is derived from Employment Densities Guide 2nd Edition (Drivers Jonas Deloitte 2010).

Table 14. Growth Area Indicative Employment and Office Floorspace

Growth Area	Indicative Employment Capacity (jobs)	Indicative employment floorspace
Euston	7,700	180,000 ⁺
King's Cross	25,000	455,000*
Tottenham Court Road	5,000	60,000
Holborn	2,000	24,000
West Hampstead	100	1,200

* Development in King's Cross Growth Area (King's Cross Central Ref: 2004/2307/P) is already included in as a permission under construction in Table 15, below. + Euston Area Plan, September 2014.

Permissions

- 14.2. All Schemes with planning permission that have not been built yet are included in the figures. This comprises schemes that have not been started or are under construction as of the end of the financial year 2012/13. An analysis of the planning permissions pipeline involving a net change of employment floorspace is provided in Table 15.

Table 15. Employment land pipeline: permissions under construction and not started (sq m)

	Floorspace	Under Construction	Not Started	Total
All Camden (excluding Kings Cross Central)				
Proposed B1		35,906	124,139	160,045
Net B1		-21,900	-40,404	-62,304
Proposed B2		1,959	492	2,451
Net B2		-3701	-561	-4262
Proposed B8		8604	4937	13541
Net B8		116	12411	-12295
King's Cross Central				
Proposed B1		60,015	395,495	455,510
Net B1		60,015	384,312	444,327
Proposed B2		0	0	0
Net B2		0	-9,162	-9,162
Proposed B8		0	5,113	5,113
Net B8		0	-28,044	-28,044
Total				
Proposed B1		95921	519,634	613,555
Net B1		38,115	343,908	382,023
Proposed B2		1,959	492	2,451
Net B2		-3,701	-9,723	-13,424
Proposed B8		8,604	10,050	18,654
Net B8		116	-40,455	-40,339

Source: London Development Database

- 14.3. The planning application for King's Cross Opportunity Area (2004/2307/P) accounts for the majority of B1 uplift and loss of B2 industrial and B8 storage and distribution floorspace. Development at King's Cross will result in:
- 455,510sq m additional B1 business floorspace;
 - 9,162sq m less B2 general industrial floorspace; and
 - 28,044sq m less B8 storage / distribution floorspace.
- 14.4. Redevelopment anticipated in Camden's Site Allocations policy document have not been included in this calculation because:

- Many of the redevelopments included will not result in a net increase in employment floorspace.
- For those that will, it is difficult to estimate the quantity or composition of floorspace uplift at this stage.

Permitted Developments

- 14.5. As outlined in para 12 above, between 30 May 2013 and 4 August 2014 Camden Council received a total of 147 prior approval applications and approved 87 of those applications. The overall impact of the approved developments would be loss of circa 50,000sq m of office floorspace. According to our analysis about 60% of all the losses would be concentrated in three wards. If these applications are implemented, Camden Town and Primrose Hill would stand to lose about 12,400sq m of office floorspace mainly from older office accommodation whilst Kentish Town and Regent's Park would observe losses of 10,330sq m and 6,485sq m of office floorspace accordingly. It is early to predict the level of implementation of the prior approvals. We will be looking at ways to assess the impact of prior approvals in future monitoring reports.

15. Jewellery workshops in Hatton Garden

OBJECTIVE	To promote a successful and inclusive Camden economy To promote and protect the jewellery industry in Hatton Garden
TARGET	No target
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP1 Mixed use policy DP13 Employment sites and premises

- 15.1. The Council promotes and protects the jewellery industry in Hatton Garden. Under policy DP13 the Council will only permit the conversion of office premises where it can be demonstrated that they have been vacant and marketed for at least two years and that they are replaced by a mixed use development that includes jewellery workshops and residential uses. Policy DP1 requires that developments in Hatton Garden are mixed use with their secondary uses being provided as premises suitable for the jewellery industry. Monitoring for the securing of Jewellery workshop space in Hatton Garden began in 2010/11.

2010/11

- 15.2. In 2010/11 a total of 1,327sq m of jewellery workshop space and a financial contribution in lieu of provision of jewellery workshop space to the value of £45,000 was secured in S106 agreements as part of planning applications.

2011/12

- 15.3. In 2011/12 no workshop space was secured in planning applications. One scheme (2011/1963/P) was permitted which included the requirement to pay a financial contribution to the value of £16,214 in lieu of provision of jewellery workshop space. This scheme was too small to provide jewellery space on site as it involved conversion of 57sq m of B1 office floorspace to a residential dwelling.

2012/13

- 15.4. In 2012/13 no schemes involved changes of use for jewellery workshops in Hatton Garden.

2013/14

- 15.5. In 2013/14 we recorded loss of 57sq m of jewellery workspace in the basement 24 Hatton Garden EC1N 8BQ which was vacant for over 5 years. This use has now been replaced with a dental clinic.
- 15.6. During the same period the Council approved the four applications in the Hatton Garden area relating to office/workspace uses resulting in net loss of 189sq m of mostly office provision. These schemes were:
- change of use of 237sq m of office floorspace into residential,
 - change of use of 52sq m of retail use into jewellery workshops,
 - extension to an existing building on Hatton Garden in order to create 36sq m of additional office/workspace provision, and
 - change of use 40sq m of office floorspace to a 2-bedroom residential flat.

16. Change in VAT registered businesses

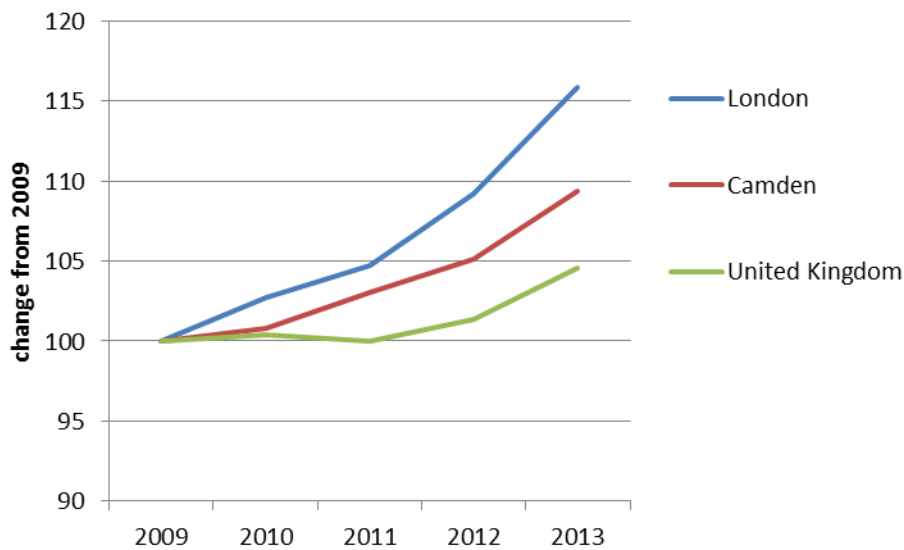
OBJECTIVE	To monitor economic prosperity and diversity
TARGET	No net loss in the number of businesses
TARGET MET	Met
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP13 Employment sites and premises

- 16.1. According to this measure Camden has the second largest number of businesses in London (27,530 enterprises), with Westminster having the most (50,915 enterprises).
- 16.2. The number of business in Camden grew by 4% in 2013, behind London (6%) but ahead of the United Kingdom (3%) (see Table 16 below).

Table 16. Business Enterprises

	United Kingdom	London	Camden
2009	2,341,900	402,315	25,175
2010	2,351,425	413,260	25,380
2011	2,342,595	421,185	25,930
2012	2,372,960	439,405	26,460
2013	2,448,745	466,135	27,530

Source: Office for National Statistics, Business Demography 2013, Enterprise Births, Deaths and Survivals (Table 3.1 – Count of Active Enterprises for 2009 – 2013)

Figure 6. Change in number of businesses (percentage from 2009)

Source: Office for National Statistics, Business Demography 2013, Enterprise Births, Deaths and Survivals (Table 3.1 – Count of Active Enterprises for 2009 – 2013)

17. Local training scheme places achieved from completed development

OBJECTIVE	To ensure that new development provides training opportunities for Camden residents
TARGET	No target
RELATED POLICIES	CS8 Successful and inclusive economy DP13 Employment premises and sites

- 17.1. Planning guidance indicates that developers should provide one apprenticeship per £3m build cost. In 2013/14 a total of 132 apprenticeship places were negotiated, comprising 128 construction related apprenticeship places and 4 non construction related apprenticeships. In 2012/13, 75 apprenticeship places were negotiated.

Town Centres and Retail

- 17.2. In the period 2008-2011 town centre vacancy rates across Great Britain increased from 5% to 14.5%. In comparison to national figures London has a lower level of vacancy at 10.2% (2011)⁴. Camden has also experienced increasing vacancy rates and a loss of retail uses in its centres, although at much lower rates than the national and London wide levels with vacancy rates of approximately 7.7%.
- 17.3. Some of the factors influencing town centres and retailing are:
- the economic downturn,
 - increasing consumer mobility and changing shopping preferences: consumers seeking locations with greater choice and which provide a shopping 'experience', leading to fewer, longer trips to reach larger centres⁵,
 - increasing market share of large retailers and a decline of share for the small independent retail sector⁶, and
 - increasing online sales.
- 17.4. Camden monitors three indicators related to its town centres and retailing:
- the proportion of retail uses, and food, drink and entertainment uses in protected frontages in the borough,
 - the proportion of vacant premises on protected frontages in the borough, and
 - the change in the amount of floorspace through development for all A use class uses (retail, professional services, cafes and restaurants, drinking establishments and hot food take aways) across the borough.

1.1.

⁴ London Data Company as referenced in the Guardian:

<http://www.guardian.co.uk/news/datablog/2011/sep/08/high-street-vacancy-rates-retail#data>

Note: London Data Company statistics are not directly comparable with figures from the LB Camden Annual Retail Frontages Survey. For example Camden Town in 2011 was 9.2% vacant according to the Local Data Company whereas it was to 5% vacant according to the Annual Retail Frontages Survey. This variation could be due to different in town centre boundaries.

⁵ CBRE, UK Shoppers Spend More But Take Less Trips, Press Release, 24 October 2011

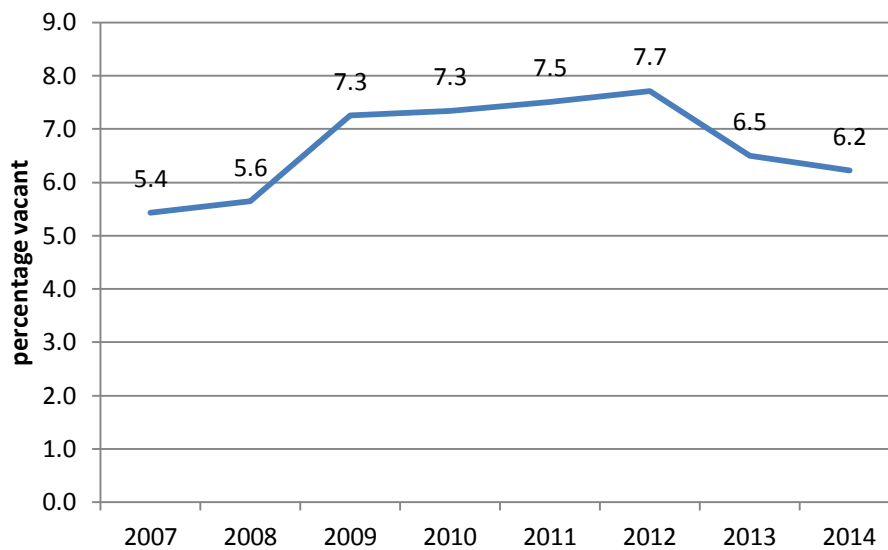
⁶ Page 24-25 House of Commons, All-Party Parliamentary Small Shops Group, High Street Britain: 2015

18. Vacancy in shopping streets

OBJECTIVE	Minimise the number of vacant premises.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

- 18.1. 2014 saw a reduction in vacant premises on Camden's protected shopping frontages - contrary to the national and London wide trends of increasing vacancy rates. The percentage of vacant premises on Camden's protected shopping frontages dropped from 6.5% in 2013 to 6.2% in 2014.
- 18.2. The vacancy rates on designated shopping frontages across the borough rose from 5.4% in 2007 gradually up to 7.7% in 2012, with 2013 being the first year of recorded improvement since comparable records began in 2007. There has been a marked reduction in vacant premise between 2012 and 2014, with rates dropping from 7.7% to 6.2% in two years.

Figure 7. Vacancy rate, all designated shopping frontages, 2007-2014



Source: Annual Retail Frontages Survey

Vacancy rates for the individual centres 2014

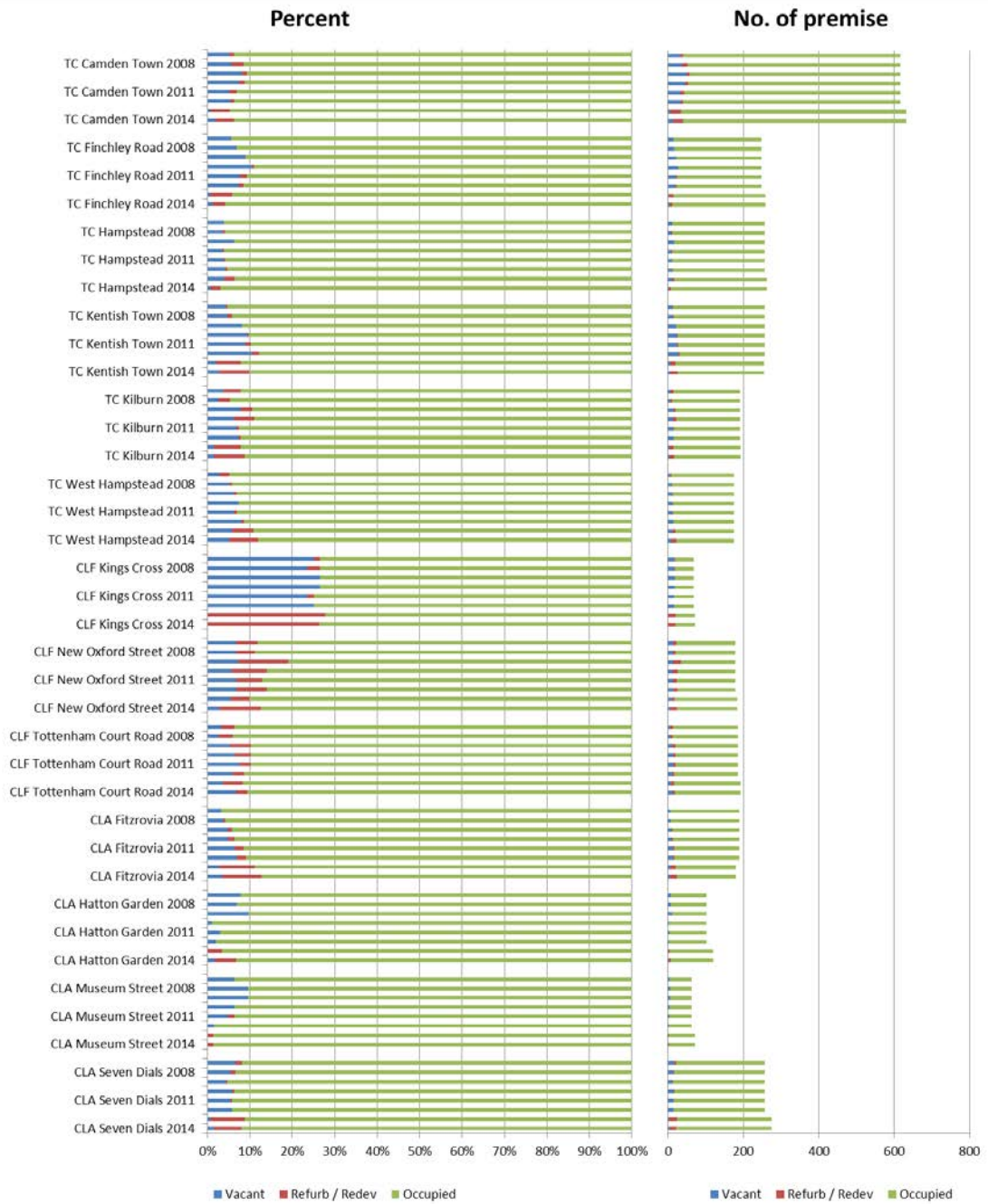
Town Centres	Vacant	Central London Frontages	Vacant
Camden Town	4%	Tottenham Court Road	3%
Hampstead	2%	New Oxford Street	10%
Finchley Road / Swiss Cottage	3%	King's Cross	26%*
Kentish Town	7%		
Kilburn	7%		
West Hampstead	7%		
Central London Areas		Vacant	
Covent Garden	7%		
Hatton Garden	5%		
Museum Street	1%		
Fitzrovia	9%		

Source: Annual Retail Frontages Survey

*The high vacancy rate on the King's Cross Central London Frontage is largely due to the redevelopment of the Lighthouse Block which previously contained 14 separate shops at ground level all of which remain vacant while the site is redeveloped.

- 18.3. Refer to Figure 8 on the following page for the change in vacancy for each centre over time.
- 18.4. Neighbourhood Centres have mixed trends centre by centre, but overall there is a vacancy rate of 7%, which has decreased from 8% in 2013.

Figure 8. Vacancy rates and premises in Town Centres, Central London Frontages, Central London Local Areas, 2007-2014.



Source: Annual Retail Frontages Survey

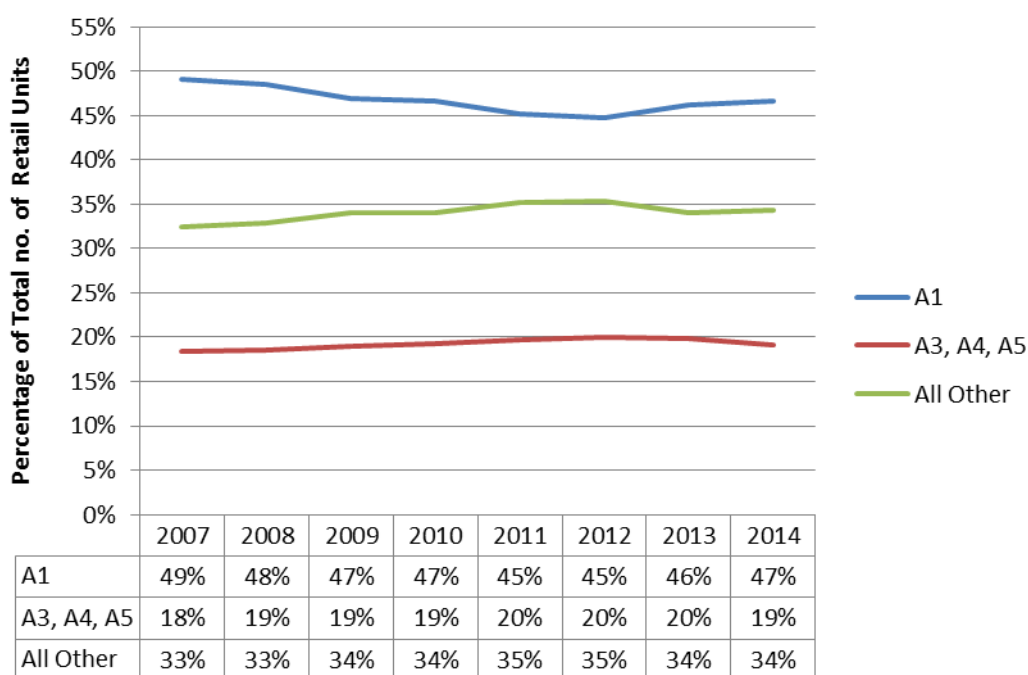
19. Retail and food, drink and entertainment uses in shopping streets

OBJECTIVE	Protecting and improving Camden's shopping streets.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

LB Camden

- 19.1. Reflecting national trends, across the borough there has been a longer term and gradual trend toward fewer A1 shops and more food, drink and entertainment uses.

Figure 9. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in LB Camden, 2007 to 2014.



Source: Annual Retail Survey

A1 shops

- 19.2. The proportion of A1 shops in protected frontages in Camden in the last seven years has shown a pendular trend dropping from 49% to 45% up until 2011, and then steadily increasing back to 47% in 2014. There are 4,148 shops on protected retail frontages in the borough. In the last year, the number of shops increased by nearly 1% from 1895 to 1933 A1 shops.

Food, drink and entertainment uses (A3, A4 and A5)

- 19.3. The proportion of food, drink and entertainment uses over the period 2007 to 2014 changed from 18% to 19% – a net increase of 50 premises. This trend was observed until 2012 where the number of A3, A4, and A5 shops totalled 878 (19.9%). Since then, this trend began to reverse and has continually decreased. In the last year, the number changed from 19.8% to 19.1% - a net reduction of 20 premises.

Town Centres, Central London Frontages and Central London Areas

A1 shops

- 19.4. In 2014 there were fewer A1 shops than in 2007 in the Town Centres, Central London Frontages and Central London Areas. The greatest reduction in the number of A1 shops was in Tottenham Court Road, Camden Town, and New Oxford Street with a loss of 19, 13, and 13 shops respectively. Figure 10 on page 53 shows graphically the change for each centre.
- 19.5. Over the last year (2013 to 2014) seven centres recorded net increases in A1 shops – Camden Town (10 shops), Museum Street (4 shops), Hampstead (7 shops), Finchley Road (4 shops), West Hampstead (3 shops), Covent Garden (6 shops) and Kings Cross (2 shops).

Food, drink and entertainment uses (A3, A4 and A5)

- 19.6. For the Town Centres, Central London Frontages and Central London Areas the longer term trend is an overall increase in food drink and entertainment uses. In the last year (2013 to 2014), this trend reversed with most centres recording losses in food, drink and entertainment uses with the exception of Tottenham Court Road, Fitzrovia, and Kings Cross which had a net increase of six, two and one premise respectively.

Neighbourhood Centres

A1 shops

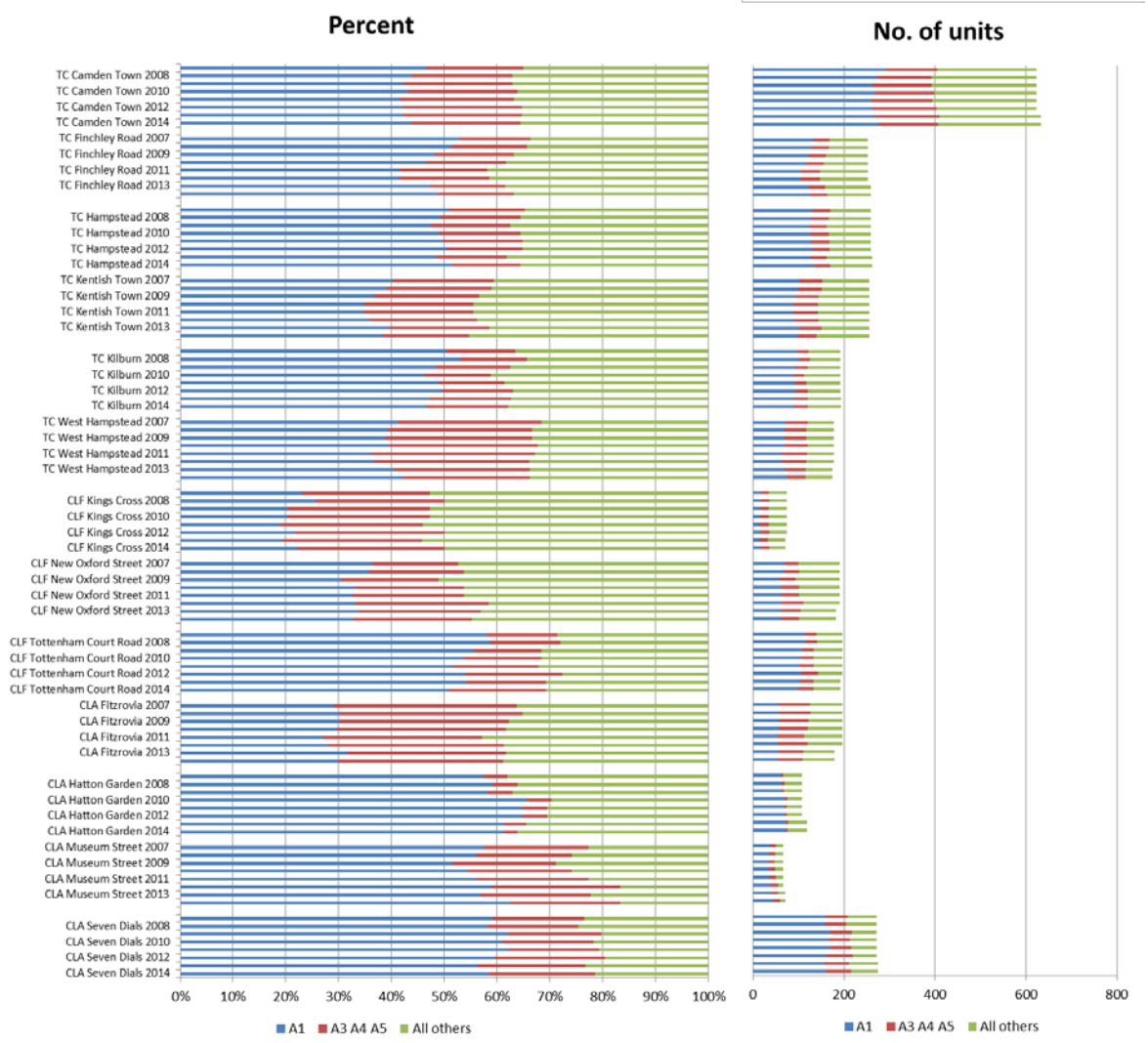
- 19.7. In Neighbourhood Centres, 16 of the 37 centres recorded an overall growth in the number of A1 in the period of 2007 to 2014 – a net increase of 47 premises. In the last year (2013 to 2014) this trend continued for 13 centres (an additional 23 shops), 17 remained unchanged, and 7 recording losses (a drop of 7 premises).

Food drink and entertainment uses (A3, A4 and A5)

- 19.8. In the period 2007 to 2014 a net 40 additional food, drink or entertainment uses were established in Neighbourhood Centres across the borough. There was a net loss of 12 premises from 2013 to 2014.

Source: Camden Retail Frontages Survey

Figure 10. Retail (A1 shops), food, drink and entertainment (A3, A4, A5) in Town Centres, Central London Frontages, Central London Local Areas, 2007-2014



Source: Annual Retail frontages survey

20. Retail and food, drink and entertainment floorspace completed

OBJECTIVE	Protecting and improving Camden's shopping streets.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

- 20.1. The predominant trend for retail floorspace change in Camden is the redevelopment of mixed use schemes to provide a similar quantity but higher quality of retail space.
- 20.2. The yearly results show some variation, affected by a small number of large schemes. In the 5 year period 2008/09 to 2012/13 139 schemes involved a change of A1 shops, but only 11 schemes involved change of more than 500sq m (7 with a net increase of >500sq m, 4 with a net loss of >500sq m).
- 20.3. In 2012/13 there was little net change in the A uses overall, the largest being a reduction in 1,506sq m of A4 uses (drinking establishments).

'A' uses change 2008/09 to 2012/13

Year	A1 shops (sq m net)	A2 financial and professional services (sq m net)	A3 Restaurants and cafes (sq m net)	A4 Drinking establishments (sq m net)	A5 Hot food take away (sq m net)
2008-09	4,347	177	318	-1,635	0
2009-10	-2,669	-293	888	-157	0
2010-11	-4,116	-623	1,556	-436	0
2011-12	1,492	1,947	2,293	1,803	1,947
2012-13	123	-134	954	-1,506	-85

Source: London Development Database

- 20.4. Most of the reduction in A4 uses was the conversion and redevelopment of public houses to houses and flats. In 2012/13 a total of four pubs were redeveloped to provide 13 homes, and the ancillary accommodation in one pub was converted to provide 3 flats.

21. Hotel accommodation

OBJECTIVE	Protecting existing visitor accommodation in appropriate locations. Ensuring large scale tourism development is located in highly accessible locations.
TARGET	London Plan target of achieving 40,000 net additional hotel bedrooms by 2026 across London
TARGET MET	Part met
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP14 Tourism development and visitor accommodation

21.1. With around 22,000 rooms, Camden has the second highest number of hotel rooms of London boroughs. Neighbouring Westminster has the highest number with around 35,000 rooms (London Development Agency, Planning for Visitor Accommodation in London).

21.2. The London Plan sets a target of achieving 40,000 net additional hotel bedrooms across London by 2031. Camden's development policies aim to maintain and encourage a range of attractions and accommodation in the borough for Camden's visitors.

Table 17. Net hotel rooms completed

Year	Net hotel rooms completed
2006/07	206
2007/08	9
2008/09	164
2009/10	0
2010/11	249
2011/12	211
2012/13	151
2013/14	101

Source: London Development Database

21.3. All new hotel rooms in the last three years have been provided in single schemes completed in each year:

- 2011/12: 245 room St Pancras Chambers hotel, King's Cross (2004/3319/P)

- 2012/13: 151 room Club Quarters hotel at 61-62 Lincoln's Inn Fields (2010/3759/P)
- 2013/14: 101 rooms Great Northern Hotel, King's Cross (2006/3220/P and 2010/3304/P)

21.4. All of the above schemes are located in highly accessible areas.

Sustainable development

22. Sustainable design assessment, BREEAM, EcoHomes, Code for Sustainable Homes

OBJECTIVE	Protecting and enhancing our environment
TARGET	BREEAM 'very good' and 60% of credits in the Energy and Water categories, and 40% of credits in the Materials category Code for Sustainable Homes: Level 3 (2012) Level 4 (2013) and 50% of credits in the Energy, Materials and Water categories.
TARGET MET	Part met
RELATED POLICIES	CS13 – Tackling climate change through promoting higher environmental standards DP22 – Promoting sustainable design and construction

- 22.1. The majority of relevant major developments approved in 2013/14 included a sustainability plan to ensure that the environmental performance of the building meets best practice standards. These sustainability plans are either BREEAM assessments (Building Research Establishment Environmental Assessment Method) for commercial buildings and domestic refurbishment or Code for Sustainable Homes Assessments for new residential buildings. Sustainable assessment tools such as BREEAM and Code for Sustainable Homes measure the performance of buildings against set sustainability criteria. Buildings that achieve high ratings use less energy, consume less water and have lower running costs than those designed to building regulations alone.
- 22.2. In both BREEAM and BREEAM Domestic Refurbishment schemes are scored (awarded credits) for their performance in categories. The categories are: energy, health and well-being, management, water, materials, waste, pollution, transport, land use and ecology. As it is relatively easy to obtain credits in transport and management in Camden we have been requiring developments to achieve particular credit levels in the energy, water and materials categories (stated above) which are considered to have the greatest environmental benefits.
- 22.3. BREEAM is a tool to measure the sustainability of new and extended non-residential buildings of 500sq m or more floorspace. The development can be awarded the following ratings of pass, good, very good, excellent and outstanding.
- 22.4. In 2013/14, of the 9 schemes undertaking BREEAM assessments:
- 3 schemes achieved an 'Excellent' rating;
 - 5 achieved a 'Very Good' rating; and
 - 1 achieved a 'Good' rating.

Of these one scheme did not meet credit requirements for the water category and 4 schemes did not meet credit requirements for energy. These schemes generally related to changes of use with minimal physical works.

22.5. BREEAM domestic refurbishment is a tool to measure the sustainability and environmental performance of residential conversions and extensions of 500sq m or more floorspace or 5 or more dwellings. The development can be awarded the following ratings of pass, good, very good, excellent and outstanding.

22.6. In 2013/14, of the 6 schemes undertaking BREEAM domestic refurbishment assessment:

- 2 schemes achieved an 'Excellent' rating, and
- 4 schemes achieved a 'Very good' rating.

Of these, one scheme failed to meet credit requirements for energy, which was a renewal application for a change of use.

22.7. The Code for Sustainable Homes is an environment impact rating system for all new housing. It sets standards for energy efficiency (above those of building regulations) and sustainability. New housing is awarded a code level from 1 to 6 based on their performance against key sustainability criteria (level 1 is the lowest and level 6 is the highest) and similar to BREEAM, the Code for Sustainable Homes requires schemes to meet specific credit levels for energy, water and materials.

22.8. In 2013/14, 6 schemes undertook a Code for Sustainable Homes assessment. All 6 schemes achieved Level 4 for Sustainable Homes. Of these, one scheme just missed the credit requirement for materials, but was required to meet levels in a legal agreement.

22.9. Table 33 on page 98 provides a list of all relevant major schemes (18 in total) for the 2013/14 period.

23. Renewable energy generation

OBJECTIVE	Protecting and enhancing our environment
TARGET	Major schemes to achieve 20% of energy from renewable sources
TARGET MET	Part met
RELATED POLICIES	CS13 – Tackling climate change through promoting higher environmental standards DP22 – Promoting sustainable design and construction

23.1. In order to achieve the greatest level of CO2 reduction schemes are first asked to reduce the demand for energy through good design and second to supply energy efficiently for example through decentralised energy

networks or combined heat and power. Production of renewable energy on site is the final stage in the energy hierarchy.

- 23.2. This indicator includes CO2 reductions from decentralised energy. In addition, some developments could meet their renewable energy target through biomass boilers, but we no longer encourage use of biomass boilers due to air quality implications.
- 23.3. Of the all the relevant schemes in 2013/14 16 of 18 proposed a renewable energy source. Table 18, below shows that the number of schemes providing renewables increased from the previous year. In 2013/14, 9 schemes could provide 20% plus reductions from renewables, compared with 4 in 2012/13.
- 23.4. Schemes are permitted which do not include renewable energy generation if they are change of use only or if the building is better suited to making CO2 savings through other energy efficiency measures. In 2013/14 the 2 schemes which did not incorporate renewables related to a change of use of basement car parks.
- 23.5. One development included renewable energy technology but did not specify a separate figure for reductions in CO2 from renewables alone. An air source heat pump was proposed in this scheme and the percentage CO2 reduction over the baseline was 25%.

Table 18. Renewable energy generation in major schemes permitted

Percent of energy produced on site from renewable sources	2010/11	2011/12	2012/13	2013/14
> 20%	2	10	4	9
< 20%	18	4	6	6
Unspecified percentage	0	0	4	1
No renewables	9	5	9	2
Total	29	19	23	18

Source: Strategic Planning and Implementation Team

24. Sustainable urban drainage systems (SUDS)

OBJECTIVE	To mitigate against surface water flooding
TARGET	No target
RELATED POLICIES	CS13 – tackling climate change and improving and protecting Camden and environment and quality of life DP23 – Water DP27 – Basements and lightwells

- 24.1. Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. In 2013/14 Camden required 15 schemes to provide SUDS, secured through condition. In some instances it may not be necessary to secure SUDS through condition where they have been designed into the scheme at the planning application stage. The number of schemes where the Council has required SUDS secured through condition is shown in Table 19, below.

Table 19. Planning schemes permitted with conditions for Sustainable Urban Drainage Systems (SUDS)

Year	Schemes
2010/11	35
2011/12	20
2012/13	20
2013/14	15

Source: Strategic Planning and Implementation Team

25. Air Quality

OBJECTIVE	Protecting and enhancing our environment Reduction in the level of identified air pollutants in the National Air Quality Strategy
TARGET	Multiple. See details below.
TARGET MET	Part met
RELATED POLICIES	CS13 Tackling climate change through promoting higher environmental standards DP32 Clear Zone and air quality

- 25.1. An Air Quality Management Area (AQMA) has been established across the borough in response to the air quality in the borough failing to meet the Government's objectives for nitrogen dioxide (NO₂) and fine particles (PM₁₀). The Council has produced an Air Quality Action Plan that identifies actions to reduce the level of nitrogen oxides and particulate matter. This initiative supports policies CS13 and DP32 and can also be used to illustrate any significant effects from the application of policy CS11.

- 25.2. Six airborne pollutants are measured in Camden: Sulphur Dioxide (SO₂), Nitrogen Dioxide (NO₂), Fine Particles (PM₁₀) Ozone and Carbon Monoxide, These are presented in Table 20 below.

Table 20. Air pollutants measured in Camden

Pollutant	Target	2005	2006	2007	2008	2009	2010	2011	2012	2013
Nitrogen Dioxide (NO ₂)*	Annual Mean Objective of 40 µg/m ³	✗	✗	✗	✗	✗	✗	✗	✗	✗
	Hourly Objective of 200 µg/m ³	✓	✓	✗	✗	✗	✗	✗	✗	✗
Sulphur Dioxide (SO ₂)**	Hourly mean of no more than 24 occurrences greater than 350 µg/m ³	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Daily mean of no more than 3 days greater than 125 µg/m ³	✓	✓	✓	✓	✓	✓	✓	✓	✓
	15 minute mean objective of no more than 35 occurrences greater than 267 µg/m ³	✓	✓	✓	✓	✓	✓	✓	✓	✓
Particulate Matter (PM ₁₀)*	Annual Mean Objective of 40 µg/m ³	✓	✗	✓	✓	✓	✓	✓	✓	✓
	Daily objective of no more 35 days with a daily mean of 50 µg/m ³	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ozone (O ₃)**	Hourly objective of no more than 18 days where the maximum rolling 8hour mean is greater than 100 µg/m ³	✓	✗	✓	✓	✓	✓	✓	✓	✓
Benzene **	Annual Mean Objective of 5 µg/m ³	✓	✓	n/a [†]						
Carbon Monoxide (CO)**	Annual Mean Objective of 10 µg/m ³	✓	✓	✓	✓	✓	✓	✓	✓	✓

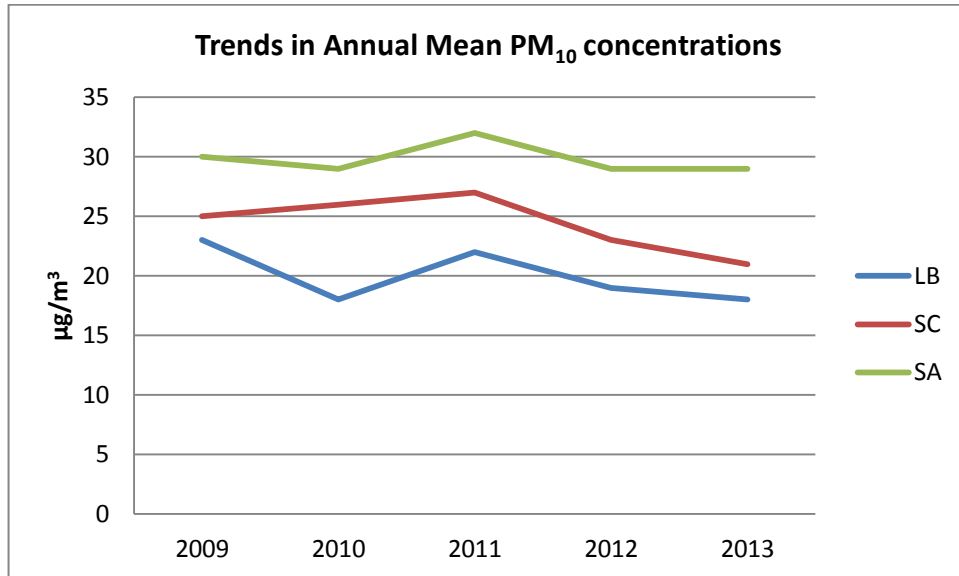
Source: Air Quality Projects and Policy, LB Camden

* Average measurement from Swiss Cottage, Shaftsbury Avenue and Bloomsbury Monitoring Sites (NO₂ levels also measured at Euston Road Monitoring Site)

** Measurement from Bloomsbury Monitoring Site

† Benzene not measured in Camden since 2007 as historic modelling has shown levels for this pollutant to be negligible.

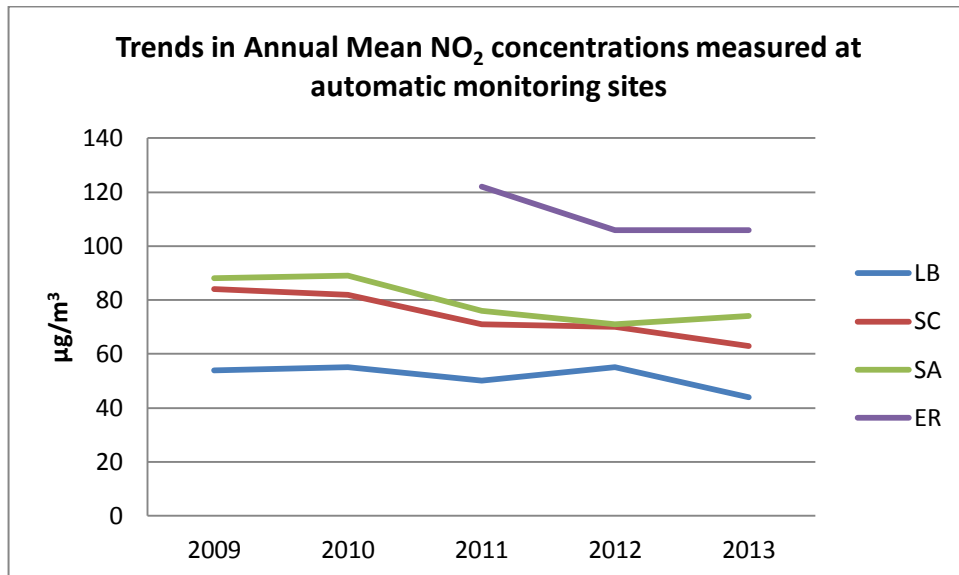
Figure 11. Annual mean PM₁₀ concentration (micrograms) at 3 measurement stations in Camden



Source: Corporate Sustainability Team, LB Camden

- 25.3. The concentrations of PM₁₀ recorded in the Borough at Shaftesbury Avenue (SA), Bloomsbury (LB) and Swiss Cottage (SC) continue to meet the objective of less than 40 µg/m³. Concentrations of PM₁₀ increased marginally at each of the three sites between 2010 and 2011 before recording decreasing levels in 2012 and 2013.

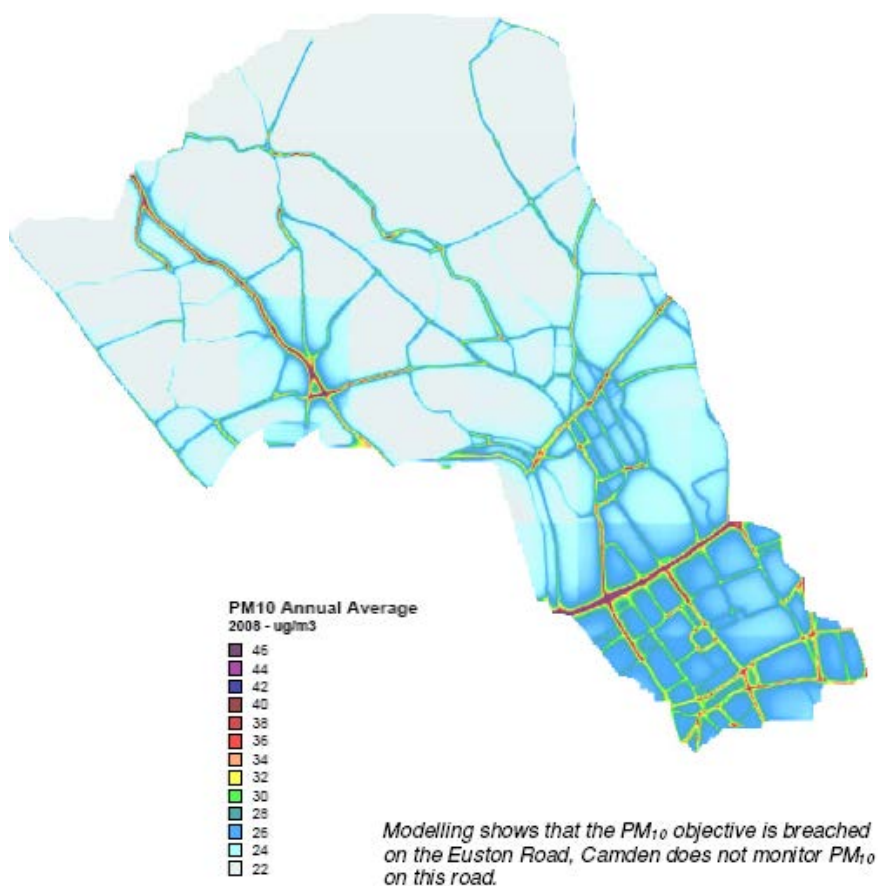
Figure 12. Annual mean NO₂ concentration (micrograms) at 4 measurement stations in Camden



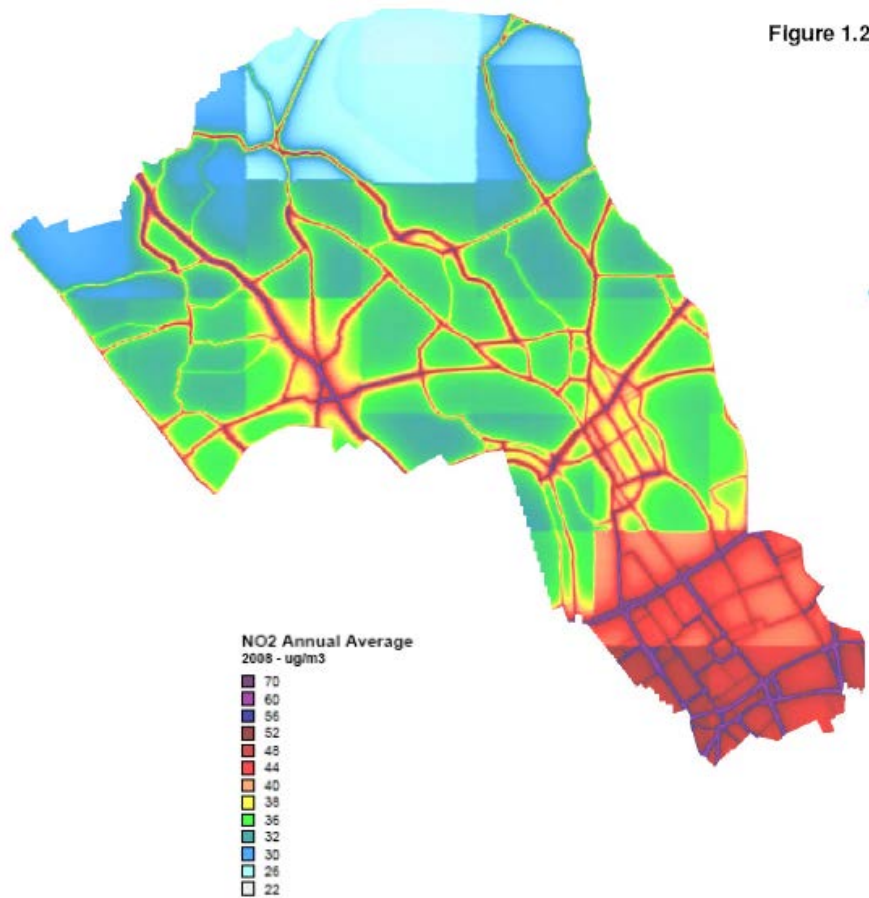
Source: Corporate Sustainability Team, LB Camden

- 25.4. The annual mean objective for nitrogen dioxide was not achieved at any of the monitoring sites in 2012. Levels of NO_2 have remained largely static since 2001, although there has been a slight downward trend since 2009.
- 25.5. Modelling from 2008 (and the situation has not changed significantly since 2008) indicates that high levels of PM_{10} and NO_2 across the borough are concentrated along roads with high levels of traffic and a large proportion of HGVs and buses, as mapped on Figure 13 and Figure 14, below.

Figure 13. Modelled PM_{10} levels



Source: Corporate Sustainability Team, LB Camden

Figure 14. Modelled NO₂ emissions

Source: Corporate Sustainability Team, LB Camden

- 25.6. The Council actively seeks to improve air quality throughout the borough using policies and projects set out in its Air Quality Action Plan. Full details of areas of focus (reducing transport emissions, reducing emissions from new developments, reducing emissions from gas boilers and industrial processes, awareness raising initiatives, and lobbying and partnership working) can be found in the Action Plan, which is available at www.camden.gov.uk/AQ.

26. Open spaces and nature conservation sites

OBJECTIVE	To protect and enhance the Borough's open spaces
TARGET	No net loss of open space
TARGET MET	Met
RELATED POLICIES	CS15 Improving and protecting our parks and open spaces and encouraging biodiversity DP31 Provision of, and improvements to, open space, sport and recreation

2013/14

- 26.1. In 2013/14 no schemes were completed which resulted in change in open space.
- 26.2. In 2013/14 there was one scheme permitted that if implemented would result in loss of open space, and one scheme permitted that if implemented will result in additional open space, as described below.

30 Camden Street and 67-72 Plender Street

- 26.3. This scheme involves net loss of 80sq m of land designated as private open space (loss of 639sq m and replacement with 559sq m). However 476sq m of the existing private open space designation is occupied by a building (changing rooms) therefore the scheme in effect provides an increase in 396sq m of accessible open space. The replacement open space is of high quality and open to the public during business hours (2013/1969/P).

Bourne Estate

- 26.4. Redevelopment of the Bourne Estate (2012/6372/P) will result in a net increase of 1,133sq m of open space, comprising:
- 416sq m paved pedestrian areas,
 - 481sq m paths within green spaces,
 - 155sq m publically accessible lawn, and
 - 81sq m child's play area.

Total open space

- 26.5. The Council's 2008 Open Space Review identified that there are 280 open spaces, totalling an area 526.6 hectares and representing 25% of the borough's land area. Of these, 110 (75% of open space area) are publicly accessible. Monitoring open space typologies helps the Council to focus resources to where they are most needed and survey any changes over time.

Table 21. Open Space Typologies in Camden 2008

Typology (based on PPG17)	Publicly Accessible		Private Open Space		Total	
	No.	Ha.	No.	Ha.	No.	Ha.
Local Parks and Gardens ¹	45	366	27	16.8	72	382
Amenity green space	26	8.1	54	46	70	54.1
Green Corridors	3	7	18	9.6	21	16.6
Provision for Children and Young People	13	1.6	13	5.1	26	6.7
Civic and Market Squares and Other Paved Open Space	10	1.3	5	1.1	15	2.4
Natural and Semi-Natural Green space	8	1.5	31	33	39	34.5
Allotments and Community Gardens	5	1.2	6	2.6	11	3.8
Housing Estate Areas ²	26	12.9	n/a	n/a	26	12.9
Outdoor Sports	0	0	11	8.4	11	8.4
Cemeteries and Churchyards	0	0	5	4.9	5	4.9
Total	1,102	399	170	127	280	527

1 Kenwood Estate and the SSSIs included as part of Hampstead Heath area of open space is not double counted.

2 Housing estate open spaces that have not been identified within other categories.

Source: Camden Open Space Study Review 2008

27. Areas of biodiversity importance

OBJECTIVE	To protect and enhance the environment
TARGET	No net loss in area and populations of biodiversity
TARGET MET	No / unknown
RELATED POLICIES	CS15 Improving and protecting our parks and open spaces and encouraging biodiversity DP31 Provision of, and improvements to, open space, sport and recreation

- 27.1. Natural habitats and species are protected by LDF policies CS15 and DP31. Greenspace Information for Greater London (GiGL) provide annual updates on biodiversity habitats, defined as Sites of Special Scientific Interest, Sites of Importance for Nature Conservation (defined below as Sites of Metropolitan and Borough Importance) and other local sites.

2012/13 data shows a total of 430ha of land is classed as having biodiversity importance (no change from 2011/12).

- 27.2. As part of the evidence base for the Local Plan, LB Camden commissioned the London Wildlife Trust to undertake a review of the Sites of Importance for Nature Conservation (SINC) within the Borough.
- 27.3. Each surveyed site was to be reviewed for potential boundary changes (loss or gain of SINC valued habitat) and against the GLA Open Space and Habitat Survey for Greater London SINC Status Criteria.
- 27.4. The surveys of the SINC and additional sites were undertaken between 30 April and 30 June 2014 and it is proposed that of the 40 surveyed sites:
- 1x Borough Grade II SINC is upgraded to Borough Grade I SINC;
 - 1x current non-SINC site is proposed to be graded as a Borough Grade II SINC;
 - 2x current non-SINC sites are proposed to be graded as Local Grade SINC;
 - 14x SINC require boundary changes with 3.04ha of former SINC area to be removed and 1.19ha of area to be added;
 - 34x SINC require updates to citations.
- 27.5. In addition it is proposed that a total of 6 Strategic Wildlife Corridors are recognised within the Borough these are:
- Regent's Canal Link
 - Nash Ramblas Link
 - Hampstead Ridge
 - North London Line
 - Thameslink railway corridor
 - Metropolitan and Jubilee underground line corridor
- 27.6. The table below summarises the areas of biodiversity importance.

Table 22. Areas of biodiversity importance 2013/14

Designation type	Number of sites	Area (ha)	Area (ha) Following review
Sites of Special scientific Interest	1	16.1	15.4
Sites of Metropolitan Importance	5	323.8	321.7
Sites of Borough Importance Grade 1	7	39.8	39.7
Sites of Borough Importance Grade 2	9	31.9	33.4
Sites of Local Importance	15	18.4	18.9
Total	37	430.0	429.1

Sources: Greenspace Information for Greater London 2013, London Wildlife Trust, Review of Sites of Importance for Nature Conservation (SINC) in the London Borough of Camden.

- 27.7. While there is a reduction in biodiversity areas, as described above this is due to more accurate survey information being available rather than a reduction in areas of biodiversity areas on the ground.

28. Safeguarding of the Regis Road waste site

OBJECTIVE	Protecting and enhancing our environment
TARGET	Development of waste management facilities needed to meet EU and national targets
TARGET MET	Yes
RELATED POLICIES	CS18 – Dealing with our waste and encouraging recycling

- 28.1. No new waste management facilities were permitted or constructed in Camden in 2013/14. Camden has one waste management facility safeguarded under Core Strategy policy CS18 – Dealing with our waste and encouraging recycling. Regis Road is a civic amenity site, recycling and reuse centre at Regis Road accepting both household waste and recyclable materials.

29. Municipal waste arisings and household recycling rates

OBJECTIVE	Protecting and enhancing our environment
TARGET	Recycle and compost at least 30% of household waste
TARGET MET	Yes
RELATED POLICIES	CS18 – Dealing with our waste and encouraging recycling

Camden's Green Action for Change aims for a recycling and composting rate of 40% across north London boroughs by 2020.

We aim to reduce residual household waste from 2008/09 levels by:

- 3% by 2012
- 7.5% by 2015
- 15% by 2020

- 29.1. The last 10 years have seen a general trend of reducing volumes of waste and increasing recycling rates despite population growth as set out in Table 23 below.
- 29.2. The total municipal waste arisings for Camden in 2013/14 was 110,465 tonnes and the amount recycled was 21,327 tonnes. In 2013/14 29% of household waste was recycled.

Table 23. LB Camden Municipal Waste Arisings

Year	Total Municipal Waste Arisings	Camden Household Waste	Camden Non-Household Waste	Camden Household Recycling	Camden Non Household Recycling	% of household waste recycled
2001/02	134,503	83,668	36,921	12,533	-	14.46%
2002/03	135,225	83,135	36,503	13,857	-	16.07%
2003/04	132,105	78,868	34,955	16,486	-	19.17%
2004/05	133,494	63,782	48,641	19,788	-	25.21%
2005/06	134,914	55,990	58,108	19,580	305	27.14%
2006/07	135,697	54,231	57,978	21,248	2,096	28.05%
2007/08	131,426	51,753	57,010	19,607	2,902	27.12%
2008/09	126,589	50,532	53,135	20,391	2,452	28.27%
2009/10	122,606	48,516	50,649	20,875	2,511	29.75%
2010/11	121,322	51,437	41,754	24,652	2,792	32.23%
2011/12	117,582	50,688	38,481	25,124	2,793	32.97%
2012/13	110,890	40,567	35,170	21,274	2,491	30.91%
2013/14	110,465	44,403	32,159	21,327	1,677	29.32%

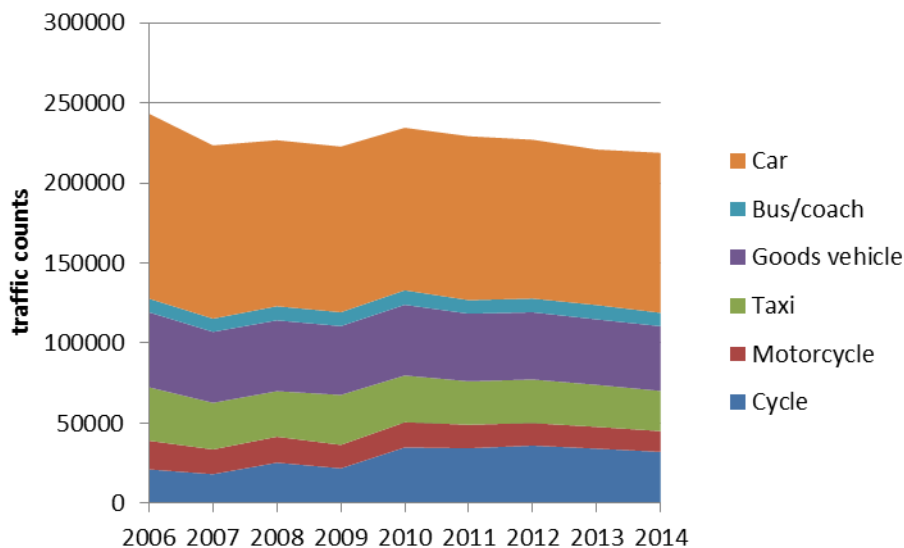
Transport

30. Proportion of the population travelling to work on foot or bicycle

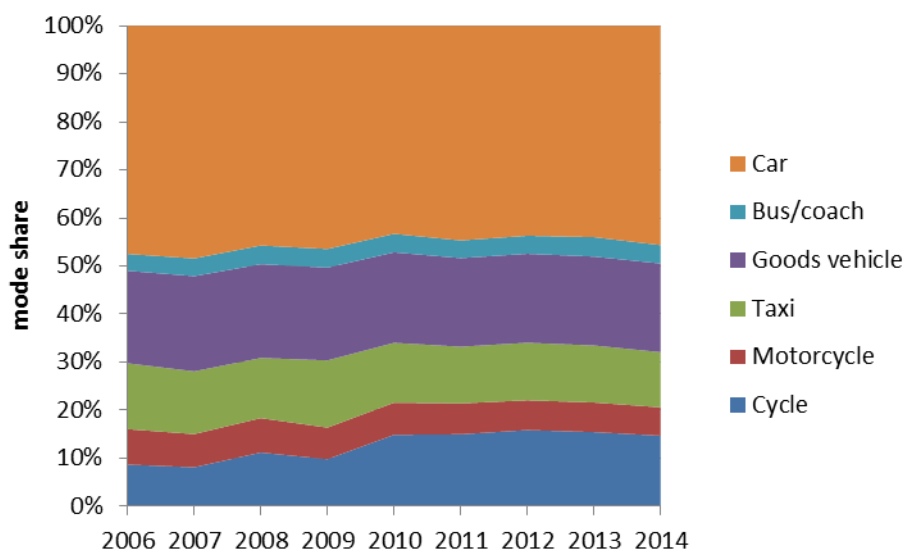
OBJECTIVE	Protecting and enhancing our environment
TARGET	More than double cycling's proportion of total traffic flows from 9.7% in 2009/10 to 25% in 2019/20.
TARGET MET	Ongoing
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

- 30.1. There has been a considerable change in transport modes used within the borough over recent years, with a clear decrease in car usage and increase in bicycle travel. According to screenline data in the period 2006 to 2013 cycle flows increased from 9% to 15% of the proportion of traffic. Cars, on the other hand have been declining as a proportion of traffic, falling from 47% in 2006 to 46%. The past two years has seen a slight reversal of these trends, with cycle mode share dropping from 16% back to 15% and the share of cars on the rise again from 44% to 46%. Refer to Figure 15 and Figure 16 below.

Figure 15. Transport screenlines – counts by mode



Source: Screenlines, 6-hour flows (peak hour and mid day), Public Realm and Transport, LB Camden

Figure 16. Transport screenlines – percentage of counts by mode

Source: Screenlines, 6-hour flows (peak hour and mid day), Public Realm and Transport, LB Camden

Note: The reductions in the levels of cycle usage in 2008 and 2009 may be attributed to the fact that 2008 surveys were carried out in May and 2009 surveys in March when the weather conditions were unfavourable for cyclists.

31. Traffic flows

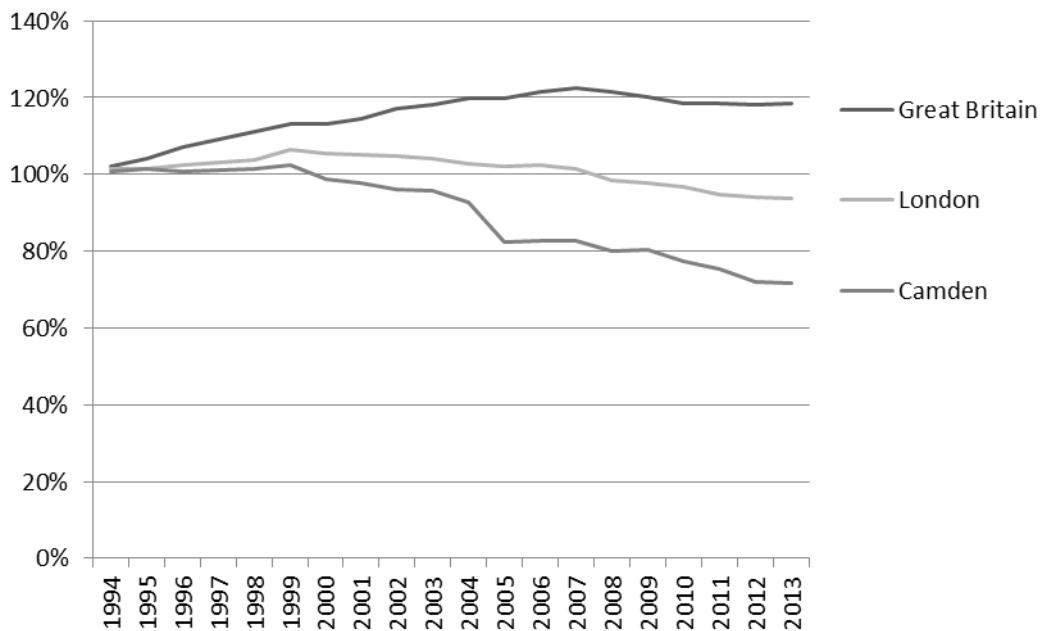
OBJECTIVE	Protecting and enhancing our environment
TARGET	Core Strategy: Reduce traffic in the borough by 15% from 2001 levels Local Implementation Plan: Reduce the current proportion of residents' trips made by car and motorcycle from an average of 19% across 2006/07 – 2008/09 to an average of 17% across 2016/17 – 2018/19
TARGET MET	Yes Ongoing
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

- 31.1. Traffic in Camden has decreased significantly since 1993 in contrast to the national and regional trends of increasing traffic.
- 31.2. In the 10 year period 2003-2013 traffic flow in Camden reduced 25%, outperforming all London Boroughs in this regard. Wandsworth, Lambeth, and the City of London were the next best performers reducing traffic by 22%, 21%, and 19% respectively. Figure 17 shows the longer term trends

from 1993. The sharp decline for Camden in 2003 is due to introduction of the congestion charging zone.

- 31.3. This general downward trend continued in 2013 with 443 million vehicle kilometres recorded – down from 445 million in 2012.

Figure 17. Motor vehicle traffic, percentage change from from 1993 levels



Source: Department for Transport statistics, Motor vehicle traffic (vehicle kilometres) by local authority in Great Britain, annual from 1993, annual from 1993 to 2013 (Table TRA8904).

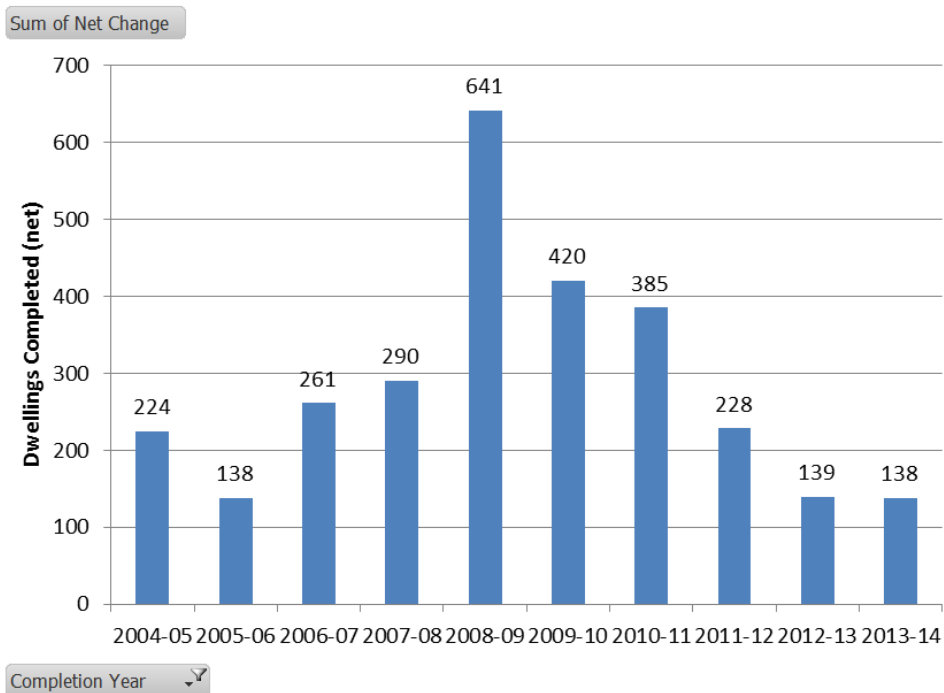
32. Car free and car capped developments

OBJECTIVE	Reduce the environmental impact of travel Reduce congestion
TARGET	No target
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development DP18 Parking standards and limiting the availability of car parking

- 32.1. Car free development is that which has no on-site car parking, and where the occupiers are not issued with on-street parking permits. Car capped refers to restricting any increase in on-site spaces or additional on street permits from the existing provision.

- 32.2. The Council expects developments to be car free in almost all instances. Developments in the Central London Area, Town Centres and Controlled Parking Zones, which cover almost the entire borough, are expected to be car free.
- 32.3. In 2012/13 138 dwellings were designated as 'car-free' - not having a parking space or permit. The number of car free dwellings designated is affected by the number of schemes received each year and their location in the borough.

Figure 18. Net dwellings completed with car free or car capped restrictions



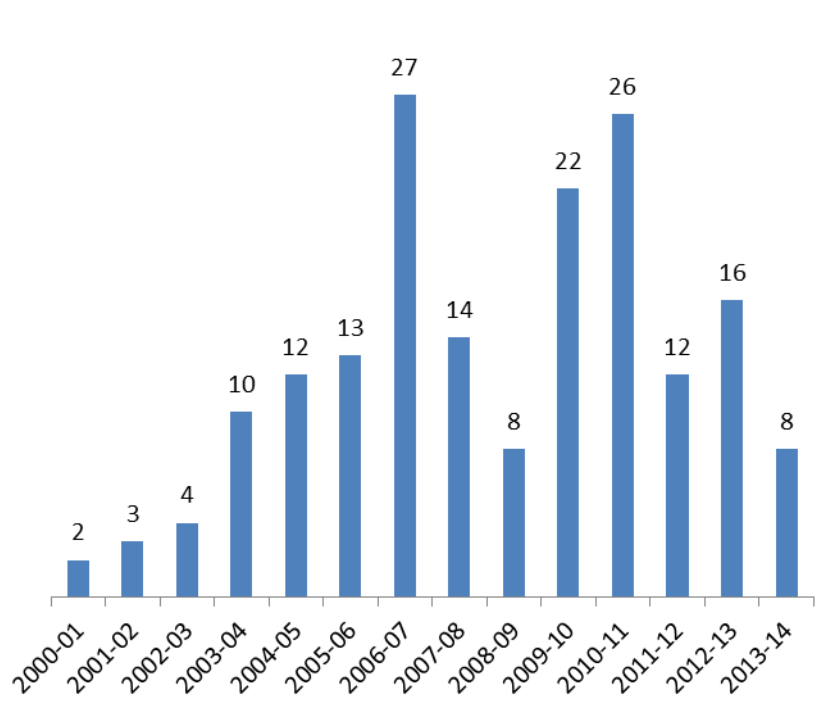
Source: Section 106 database, London Development Database

33. Travel Plans

OBJECTIVE	Reduce the environmental impact of travel Reduce congestion
TARGET	Increase in the total number of travel plans agreed for new developments Further targets in the Local Implementation Plan
TARGET MET	Yes
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

In 2013/14 8 schemes were permitted with travel plans. Schemes will not have to produce a travel plan if the development does not significantly increase transport demand or if any increase is not likely to be using unsustainable forms of transport.

Figure 19. Travel Plans negotiated



Source: Section 106 database

Further information: Camden's Transport Strategy

- 33.1. Most monitoring for transport will be conducted through Camden's Transport Strategy, the Local Implementation Plan. The Local Implementation Plan includes Transport for London targets for:

- walking and cycling mode share,
- bus reliability,
- condition of road surfaces,
- road safety (Killed or Seriously Injured (KSI's) and
- CO2 emissions.

33.2. The Local Implementation Plan also includes Camden's own targets for:

- traffic flow,
- cycling trips,
- sustainable vehicles in the local authority fleet,
- car clubs,
- school travel plans,
- bicycle parking and street trees.

33.3. A total of £5.75m has been negotiated in Section 106 funding to part fund major transport improvement schemes in the borough as listed in Table 24 below.

Table 24. Local Implementation Plan Major Schemes

Project	Priority	Project Stages	Funding	Application Dates
West End	1	Tottenham Court Rd/ Gower Street 2-way traffic	<i>Total cost</i> £10,000k Section 106 £750k LIP Funding Required £9,250k	West End application submitted to TfL in January 2010. Funding of £150k was awarded to Camden to proceed with feasibility in 2011/12 (Step 2 funded).
		Euston Circus – Fully funded	<i>Total cost</i> £3,850k Section 106 £3,000k Other TfL funding £850k LIP Funding Required £0k	West End application submitted to TfL in November 2009. This component of project is fully funded through S106 and TfL.
		St Giles Circus –	<i>Total cost</i> £4,000k Section 106 £2,000k LU £2,000k LIP Funding Required £0k	West End application submitted to TfL in November 2009. This component of project expected to be fully funded. Funded through LU and S106.
		Princes Circus - Funding through Section 106	<i>Total Cost</i> £2,000k Section 106 £2,000k LIP Funding Required £0k	West End application submitted to TfL in November 2009. This component of project fully funded.
Camden Town	2	Cobden Junction	<i>Total Cost</i> £2,000k Funding under negotiation £500k LIP Funding Required £1,500k	Application submitted to TfL in January 2010. Step 1 application will be resubmitted in September 2011
		Camden High Street south	<i>Total Cost</i> £2,000k LIP Funding Required £2,000k	Step 1 application to be resubmitted to TfL in September 2011

Source: LB Camden Local Implementation Plan
For more information refer to: www.camden.gov.uk/lip

Heritage

34. Buildings at risk

OBJECTIVE	To protect and enhance our environment
TARGET	Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually.
TARGET MET	Met
RELATED POLICIES	DP25 Conserving Camden's heritage

- 34.1. Buildings at Risk are listed buildings which are in a poor condition and often, but not necessarily vacant. They are in need of repair and if vacant need to be put to a suitable use. The nationwide register of buildings at risk is maintained and published annually by English Heritage, with a separate volume published covering London only. The 2014 register showed a total of 43 Buildings at Risk entries – 3 more than 2013.
- 34.2. In 2013/14, 5 buildings were removed from the register as a result of repairs or being brought back into use and 8 buildings were added having been identified through survey by the Council's Conservation and Urban Design officers.

Table 25. Buildings at Risk added and removed 2013/14

Code	Site
Added	
1113193	Monuments in St Andrews Gardens, Gray's Inn Road WC1
1378714	Drinking Fountain in St James Gardens, Hampstead Road NW1
1113183	Heath House, North End Way, NW3
1244156	Church of St Michael, Camden Road, Camden Town NW1
1067375	Church of the Holy Cross Cromer Street, Camden Town WC1
1379241	St Andrew's Cathedral (former Church of St Barnabas), Kentish Town Road, Hampstead NW1
1113157	Church of St Mary Magdalene, Munster Square, Camden Town, NW1
1113246	St Pancras Old Church, Pancras Road, Camden Town NW1
Removed	
1244304	9 Calthorpe Street WC1
1356741	9 Downshire Hill NW3
1113022	Gasholder No. 8, Goods Way, King's Cross N1
1378661	Railings to water reservoir Upper Terrace, Hampstead Grove, Hampstead NW3
1378792	Kingsway Tram Subway (northern section), Southampton Row WC1

Source: Buildings at Risk 2014, English Heritage

Table 26. Buildings at Risk in Camden 2009–2014

Year	Buildings removed since previous year	Buildings added since previous year	Buildings at Risk entries
2009	4	3	55
2010	4	2	53
2011	6	3	49
2012	10	4	43
2013	6	3	40
2014	5	8	43

Source: Buildings at Risk 2014, English Heritage

- 34.3. It should be noted that entries on the statutory list of buildings of special architectural or historic interest may comprise a number of separate buildings.

Basements

35. Basements

OBJECTIVE	Protecting and enhancing our environment
RELATED POLICIES	DP23 – Water DP27 – Basements and lightwells

- 35.1. With a shortage of development land and high land values in the borough Camden has experienced a significant increase in the number of basement applications since around 2005. However, while basement developments can help to make efficient use of the borough's limited land, in some cases they may cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment.
- 35.2. Camden has a comprehensive policy framework for dealing with basement applications. This requires applicants to submit material to demonstrate that proposed basement schemes will not harm the built and natural environment or local amenity. The level of information required from applicants is commensurate with the scale and location of the scheme. Applicants are required to submit this information within a Basement Impact Assessment and in certain situations applicants are also required to fund an independent verification of their submitted Basement Impact Assessments.
- 35.3. In 2013/14 Camden approved 64 schemes which involved basement or lightwell excavation. This compares to 115 basement schemes which were approved in 2012/13. Details regarding basement schemes are set out in the table below.

Table 27. Number of basement applications decided

	Granted	Refused	% Granted	% Refused
2008/09	141	24	85%	15%
2009/10	133	41	76%	24%
2010/11	118	44	73%	27%
2011/12	113	44	72%	28%
2012/13	115	31	79%	21%
2013/14	64	15	81%	19%

Source: Camden Development Monitoring

Table 28. Basement schemes (detailed)

	2011/12		2012/13		2013/14	
Basement schemes approved	113		115		64	
Basement schemes refused	44		31		15	
TOTAL SCHEMES	157		146		79	
1 storey in depth	144	92%	137	94%	65	82%
> 1 storey in depth	13	8%	9	6%	14	18%
Residential use	144	92%	130	89%	71	90%
Other use	13	8%	16	11%	8	10%
Detached	53	34%	48	33%	29	37%
Semi-detached	37	24%	38	26%	28	35%
Terrace	67	43%	60	41%	22	28%

Source: Camden Development Monitoring

36. Basement schemes with SUDS

OBJECTIVE	Protecting and enhancing our environment
TARGET	No target
RELATED POLICIES	DP23 – Water DP27 – Basements and lightwells

- 36.1. Sustainable Urban Drainage Systems are low environmental impact approaches to drain away dirty and surface water run off through collection, storage and cleaning before slow release back into the environment. It is intended to prevent flooding, pollution and contamination of groundwater.
- 36.2. In 2013/14 Camden approved 10 basement schemes which incorporated conditions for SUDS. The number of SUDS in conditions for previous years are:
- 2010/11: 11
 - 2011/12: 18
 - 2012/13: 17
 - 2013/14: 10
- 36.3. However it should be noted that developers can use alternative design solutions, other than SUDS, to ensure adequate drainage for their schemes.

Planning obligations (Section 106 agreements)

37. S106 agreements negotiated

37.1. In 2013/14 Camden entered into 296 s106 agreements.

38. Section 106 financial activity

38.1. In 2013/14 financial contributions totalling £16m were received.

Table 29. s106 financial activity

	Opening Balance	Received in Year	Expenditure	Closing Balance
Year	£000s	£000s	£000s	£000s
2001/02	£ 2,368	£ 1,222	£ 595	£ 2,995
2002/03	£ 2,995	£ 3,238	£ 426	£ 5,807
2003/04	£ 5,807	£ 804	£ 1,412	£ 5,199
2004/05	£ 5,199	£ 2,264	£ 1,693	£ 5,770
2005/06	£ 5,770	£ 1,566	£ 915	£ 6,421
2006/07	£ 6,421	£ 3,007	£ 1,582	£ 7,846
2007/08	£ 7,846	£ 8,689	£ 628	£ 15,908
2008/09	£ 15,908	£ 3,547	£ 1,291	£ 18,164
2009/10	£ 18,164	£ 3,216	£ 2,730	£ 18,650
2010/11	£ 18,650	£ 7,025	£ 2,908	£ 22,767
2011/12	£ 22,767	£ 11,180	£ 7,427	£ 26,520
2012/13	£ 26,520	£ 9,561	£ 3,349	£ 32,732
2013/14	£ 32,732	£ 16,991	£ 2,403	£ 47,320

Source: Camden Finance, Site Development Team

- 38.2. Table 30, below highlights how the funds held at the end of 2013/14 are held against different types of obligation.

Table 30. s106 contributions by spend category

Spend Category	Balance
Affordable Housing-Payments in Lieu	£ 13,108,478
Highways/Street Works	£ 9,023,386
School Places	£6,369,949
Transport	£4,441,204
Mitigation/ Environmental Works	£ 4,281,570
Environment and open space	£ 3,914,055
Community facilities	£ 2,929,327
Regeneration Initiatives (e.g. Training)	£1,662,131
Bond-to be held	£1,203,388
Community safety	£436,331
Monitoring and Planning Costs	£349,554.
Health Care	£336,382
Public Art	£205,553
Canal Improvements	£96,839
Camden Town Centre	£94,797
Street Trees	£44,758
Community uses and leisure	£ 5,200
Finchley Road centre	£ 2,102

Source: Site Development Team, LB Camden. Note: Balances at 27 March 2014.

Spending of s106 contributions

All s106 financial contributions collected by the Council must be spent in accordance with the terms of related s106 agreements. Camden is engaged in an ongoing programme of spending the s106 funds it holds.

- 38.3. £16m was spent in the previous 4 years. It can take at least 3 years to develop and implement projects and 2013/14 balances included many projects planned to progress in subsequent years:
- c.£2.7m to be spent on public realm works around St Giles when Crossrail works finish.
 - £3.8m to be spent on the energy network centre next to the Francis Crick Institute
 - £2.8 committed to the new Camden Centre for Learning and Kings Cross Primary
 - £1m of affordable housing fund projects underway.

38.4. Planned projects in the 2013 the Parks and Improvement Plan⁷ using S106 money 2013-15 included:

- St Giles Churchyard £439,000
- The Warren £134,595.00
- College Gardens £60,499
- Kilburn Grange Park £20,000
- Talacre Gardens £25,000
- Brunswick Square £108,000
- Regents Square & St Georges Gardens £40,000

1.1. _____

⁷ This investment plan is being reviewed in 2015

- 38.5. The table below provides examples of the more notable projects for which s106 contributions were allocated for spending in 2013/14.

Table 31. Examples of commitment of s106 funds in 2013/14

Sum	Project
£1.6 million	Contribution towards the construction of the new Kings Cross Primary School.
£1.2 million	Contribution towards the Camden Centre for Learning a borough resource for special educational needs focussed at Chalcot and Agincourt schools.
£184,000	Warden Road: Part funding specially adapted affordable housing units which were opened in August 2013.
£166,778	Improvements at Kentish Town City Farm.
£165,000	Highways and environmental works at Blackburn Road in West Hampstead, works included Carriageway widening and repaving of the footway.
£152,293	Refurbishment and restoration project of the parks play area and St Giles churchyard.
£85,000	Funds committed to Queens Crescent Community Association including the construction of new toilets and changing facilities.
£71,019	Providing new play equipment for an under 5's play area and a junior play area at Lismore Circus.
£70,500	Coordination and delivery of the Employment and Skills Network offer to Employers.
£59,568	Refurbishment of basement units at 1-2 Kirby Street in order to bring them back into use by the jewellery sector at affordable rents
£50,000	Contribution towards start-up costs for the Kings Cross Recruitment Centre.
£27,000	Funds awarded to Sidings Community Centre to carry out general repairs and maintenance work.

Source: Site Development Team, LB Camden

Infrastructure

39. Delivery of identified infrastructure projects (appendix 1 of the Core Strategy)

OBJECTIVE	Support Camden's growth and development
TARGET	Various
TARGET MET	Part met
RELATED POLICIES	CS19 – Delivering and monitoring the Core Strategy

Table on following page

Table 32. LDF Infrastructure table update

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status	
1	Children and Education Services	Early Years	Provision of additional two year old places to meet identified need – c.125 places.	Borough wide	Voluntary/ Private Sector	2010 – 2026		CS10	Complete Since September 2013 there has been a statutory requirement to provide 15 hours per week of early education for 20% most disadvantaged 2 year olds, extended to 40% from September 2004.	
2			Provision of additional three and four year old places to meet identified need – c.210 old places for three year olds and c.247 places for four year olds.	Borough wide	LBC - Children, Schools and Families Directorate	2010 - 2026		CS10	Complete Camden provides a 25 hour offer of early education and childcare in maintained children's centres and school nurseries for 3 and 4 year olds (the statutory entitlement is 15 hours per week. LBC provides an additional 10 hours per week).	
		Primary Schools	Expansion of provision (0.5 FoE expansion)	Emmanuel School – West Hampstead/Fortune Green (North West subarea)	LBC - Children, Schools and Families Directorate	By 2013	Primary Capital Programme (PCP), S. 106, Basic Need, and Local Authority Coordinated Voluntary Aided Programme (LCVAP)	CS3; CS10	Complete Opened at start of academic year September 2011 (one year earlier than originally planned).	
			New resource base for 14 children with autistic spectrum disorder (ASD) and associated improvements to Kentish Town School	Kentish Town (North West sub-area)		By September 2010	Prudential borrowing, PCP, LCVAP	CS3; CS10	Complete Alterations and extensions to the Kentish Town CoE Primary School were completed in September 2011.	
			Expansion of provision (1 school / 2FE), King's Cross	King's Cross	LBC - Children, Schools and Families Directorate				CS3; CS10	Complete King's Cross Academy is opening in the Plimsoll Building in September 2015. In its first year, it will provide 2 reception classes for up to 60 children and a 26 place nursery for 3 to 5 year olds. The Academy will expand over time to serve 420 primary school pupils, plus the nursery.
			Estimated provision of up to 3 to 5 additional forms of entry over the planning period.	Demand generated in various locations.	LBC - Children, Schools and Families Directorate				CS3; CS10	0.5 FE at St Luke's Free School was provided from 2011/12. 1FE provided through opening of Abacus Free School in Belsize Park from September 2013. The Council is seeking to provide 2FE at Kingsgate School from 2016/17 at the Liddell Road site: a planning application was submitted at the end of 2014 (2014/7649/P). There may be a need for additional primary school provision within the Euston Area. The Euston Area Plan identifies the provision of a new 2FE primary school on the North Euston Cutting and a further 1-2FE within the Regent's Park area.
			Primrose Hill - remodel/change of use for a temporary bulge class (1FE) including the Courthope Education Centre	Primrose Hill school - Planning Area 3	LBC - CSF	2009/10	Funded from DfE Basic Needs and Council funds.			Temporary class working through school. Reception from September 2009
			Abacus Belsize Free School (1FE)	Planning Area 3	Community	2013/14	Funded by DfE Free School Programme			Permanent provision currently located at a temporary school site in Belsize ward
			Hampstead Parochial - temporary bulge class (1FE)	Hampstead Parochial - Planning Area 1	LBC - CSF	2014/15	Funded from DfE Basic Needs.			Temporary class working through school from 2014/15 academic year. Reception from September 2014.

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			Kingsgate - permanent expansion of an additional (2FE) on a dual site split between the existing Kingsgate school and Liddell Road.	Kingsgate - Planning Area 1	LBC - CSF	2016/17	Property and Contracts - any information?		Permanent provision expansion currently proposed to open from the 2016/17 academic year
			Hawley Infants/primary - permanent expansion to full 1FE including a junior school on a new site provided by developer at Hawley Wharf	Hawley Primary School - Planning Area 3	LBC - CSF	2016/17	Property and Contracts - any information?		Permanent provision currently proposed to open from the 2016/17 academic year
	Secondary Schools		Expansion of provision (one new school, 6FE) plus 250 place Sixth Form, Adelaide Road, Swiss Cottage	UCL Academy, Adelaide Road, Swiss Cottage ward	LBC - Children, Schools and Families Directorate	2012/13	Built through BSF	CS3; CS10	Opened in September 2012 with 180 students in Foundation and 125 students in Level 3. Expected to reach its full capacity of 1,150 students by Autumn 2016.
			Expansion of provision (one new school, 6FE) plus 250 place Sixth Form, Adelaide Road, Swiss Cottage	Expansion of provision at Swiss Cottage Special School from 150 pupils to 230 pupils, Adelaide Road	LBC - Children, Schools and Families Directorate			CS3; CS10	The School now has a sixth form, which opened in November 2012 when the school moved from a period of using temporary sites to purpose-built accommodation on its original site. The nature of the school's intake has also changed, mainly as a result of the closure of another special school in the Borough. There are now significantly higher numbers of pupils with profound and multiple learning difficulties and autistic spectrum disorders.
			Expanded provision – 2 FE 11-16 plus 100 new sixth form places		LBC - Children, Schools and Families Directorate			CS3; CS10	The UCL Academy opened in September 2012 providing an additional 6 forms of entry (6FE) and currently has Year 7 and Year 8 and post 16 pupils on roll. A number of schools in the borough are currently operating with vacancies totalling 170 in the October 2013 DfE schools' census. Existing capacity, together with the potential for Regent High school to admit two further forms of entry should be sufficient to accommodate numbers until the end of the reporting period (2023/24), except for a potential 1FE bulge in Year 7 in 2020/21. There may be need for further expansion in the longer term especially in light of the possible implications of development in the Euston Area.
			Estimated provision requirement to meet demand for up to 4 additional FE.		LBC - Children, Schools and Families Directorate			CS3; CS10	It is estimated that 2-3FE will be required by 2021/22.
			Regent High School - remodelled and expanded provision by 2FE (60 places per year group)	Regent High School - St Pancras and Somers Town ward	LBC - Children, Schools and Families Directorate	Implementation not yet decided	Built through BSF	CS2; CS3; CS4; CS9; CS10	Regent High School remodelling and expansion by 2FE currently being built by contractor however the implementation date is currently under review.
8			Special Schools	Swiss Cottage School, Development and Research Centre permanent expansion into a new building situated next to UCL Academy by 73 additional places compared to January 2012.	Swiss Cottage School, Adelaide Road, Swiss Cottage.	LBC - Children, Schools and Families Directorate		2012/13	Built through BSF

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			Frank Barnes School for Deaf Children - permanent relocation in new school building to King's Cross Academy site	King's Cross area (St Pancras and Somers Town ward) Planning Area 4	LBC - Children, Schools and Families Directorate	2015/16			Permanent relocation of the Frank Barnes school for Deaf children from a current temporary site.
11		Further Education	Expanded provision required to meet estimated demand for 160 additional places.	.	LB C / Children Schools and Families Directorate (in liaison with neighbouring LAs).	2010 - 2026	.	CS10	The WKC Camden campus was recently rebuilt on a site in King's Cross as part of a £52.5m investment completed under the (now defunct) Government's Building Colleges for the Future programme. The UCL Academy Sixth Form (Level 3) specialises in STEM subjects: science, technology, engineering and mathematics: 125 places are available in September 2015.
12		Adult Learning	Expanded provision for 271 FTE Adult learner places Local provision required for the expanding residential population	Borough wide (and within other London Boroughs)	Learning and Skills Council/ Skills Funding Agency	2011 – 2026		CS10	In 2013/14 2,742 learners enrolled on community learning programmes; this was a 13% reduction from 12/13 due to changes in SFA funding.
24		King's Cross redevelopment area- Extra Care Home	Development of new extra care sheltered accommodation above multi- use building.	King's Cross	One HG	40132	Housing Corporation/ One HG/ King's Cross Central Limited Partnership	CS2; CS6; CS9; CS10	Longer term project
25	Leisure and Community facilities	Sport and Leisure – Swimming Pool.	Swimming pool: 25m long, 5 lane pool, in addition to a learner pool of 15m in length.	King's Cross	LB Camden Sports	2011- 2016	To be provided as part of the King's Cross Development.	CS2; CS9; CS10	Delivered as part of the King's Cross development at 5 St Pancras Square.
26		Sports and Leisure - Sports Halls	6 Sports halls (ca.4 badminton courts per sports hall + some additional facilities)	Various locations	LB Camden (Culture and Environment Directorate)	2010- 2017	Proposed in BSF Business Plan.	CS10	A 4-court sports hall was built as part of the UCL Academy and the sports hall facilities have been refurbished at Regent High School. There is potential for additional shared access (e.g. new sports hall opened at South Hampstead School in Autumn 2014). A new 4 court hall sports hall (replacing the existing facility) will potentially be provided as part of the remodelling and refurbishment of the Parliament Hill School and William Ellis School, Highgate. This would provide out-of-hours community access – a planning application was submitted to LBC at the end of 2014.
27			1 Sports hall (4 courts)	King's Cross	Private developers	2011- 2016	To be provided as part of the King's Cross Development	CS2; CS9; CS10	Linked to phasing of King's Cross development. Anticipated to open 2017/18.
28		Child Play Spaces	28 play spaces / MUGAs (out of total identified requirement for 50)	In areas currently deficient in access	Developers (via s106 / CIL) and LBC (via a DfCSF grant)	2010	28 play areas are planned for and funded.	CS10; CS15	No information available

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29		Outdoor Play Spaces.	22 play spaces / MUGAs	Proximate to areas of deficiency and significant new development	Developers (via s106 / CIL) and LBC.	2011 - 2026	Funding not secured. Will include developer contributions (via s106 and CIL) along with any future central government funding streams which emerge.	CS10; CS15	Longer term project
30		Community Centres	Refurbishment and some expansion of 8 existing community centres.	Various locations	LBC and Voluntary and Community Sector	By 2012	LBC and Voluntary Sector Grants/fundraising.	CS10	Improvements to community infrastructure at Castlehaven Community Centre, Kentish Town Community Centre, Queen's Crescent Community Centre, Marchmont Street Community Centre and Samuel Lithgow Youth Centre have been delivered. The following will be delivered through the Community Investment Programme (CIP):- new St Pancras Community Centre, repair and improvements to the Highgate Newtown Community Centre and the relocation of the Suma Community Centre (Bengali Workers Association) and Abbey Community Centre to new sites as a part of wider redevelopment plans.
31		Community Centres	Additional community centre space provision is likely to be required to meet demands from increased population.	South and North West of the Borough		2012 – 2026.	As yet undetermined – potential provision from development (via s106 /CIL) and LBC.	CS10	Longer term project
32		Faith Facilities.	1 Mosque To serve both existing need and need from new population growth which is likely to drive demand.	Site yet to be identified.	Voluntary and Community Sector (Camden's Muslim Community)	Unknown	Voluntary and Community Sector (Camden's Muslim Community) – Majority of funding not yet in place.	CS10	Longer term project
33		Open Space	To provide additional and improved open space in line with the provisions set out in Policy CS 15	Borough wide with focus on areas identified in Policy CS15	Developers and LB Camden	2010-2025	Developer contributions through Section 106/Community Infrastructure Levy	CS15	See indicator 26 on page 65.
34	Emergency Services	Police	New Safer Neighbourhood Bases – to provide accommodation for each Safer Neighbourhood team currently housed in temporary accommodation.	Various locations.	Metropolitan Police.	By 2017.	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required. GLA funding.	CS10; CS17	Incomplete. Several Safer Neighbourhood Teams are based in main police buildings, which may become permanent depending on resources. Number of borough officers has increased from 749 in 2011 to 751 in 2015. The number of police stations has decreased from 5 to 3.
35			New Custody Centre/Patrol Base.	Undetermined.	Metropolitan Police	By 2017.	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required.	CS3; CS7; CS10; CS17	No information available
36			New Police control/IT room and public help desk.	King's Cross	Metropolitan Police	By 2017	Part of King's Cross Development.	CS2; CS9; CS10; CS17	No information available

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37			Deliver the police 'citizen focused' approach, by locating small front office type facilities in accessible locations, including shopping frontages and main community facilities as appropriate.	Borough wide	Metropolitan Police	By 2017	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required.	CS3; CS4; CS9; CS10; CS17	Incomplete. Some Safer Neighbourhood bases have a facility to open with a front office.
38		London Fire Brigade accommodation needs	LFB do not envisage any restructuring of Camden's existing provision as a result of population growth. Fire stations will therefore remain in place at Euston; Belsize Park; Kentish Town; and West Hampstead.	Borough wide	LFEPFA	2008 - Plan extends over 5 years	N/A	CS10	Fire stations in Euston; Belsize Park; Kentish Town; and West Hampstead have all been retained.
39		Ambulance	London Ambulance Services NHS Trust	Borough wide	London Ambulance Services NHS Trust	Extends over 5 years	London Ambulance Services Strategic Plan 2006/07-2012/13 does not set out specific facility requirements for ambulance services in Camden; infrastructure needs are not clearly related to development growth.	CS10; CS16	N/A
40	Strategic Transport	CrossRail	CrossRail is the proposed new railway link running through London (west-east) from Maidenhead and Heathrow via Paddington, Liverpool Street and Stratford to Shenfield, and via Whitechapel to Isle of Dogs (Canary Wharf), Woolwich ending at Abbey Wood.	Tottenham Court Road/Farringdon	TfL / Network Rail	by 2017	Committed scheme in TfL Business Plan. Government allocated £5billion in 2007 Comprehensive Spending Review. Remaining £1.1billion to be obtained from other sources, including private investment. CrossRail Bill received Royal Assent July 2008. Mayor's CrossRail Levy. Developer contributions from new developments through the CrossRail Levy as defined in the London Plan and Supplementary Planning Guidance: Use of planning obligations in the funding of CrossRail	CS2; CS9; CS11	Appropriate developments in Camden continue to provide CrossRail contributions CrossRail is scheduled to open in 2018/19
41		First Capital Connect (formerly ThamesLink)	New track, platforms (new and extended), and signalling are being built, resulting in new direct services. To provide additional capacity (increase capacity by 90% with expected completion by 2015)	King's Cross - St Pancras, Camden Road, Kentish Town, West Hampstead	Network Rail	2011-2015	Under construction Government approved funding for £5.5 billion in 2007 Track and Station upgrades to 12 car operation and 24 trains per hour in central section.	CS2; CS3; CS9; CS11	Scheduled to be complete by 2018, being delivered through the ThamesLink Investment Programme.
42		East Coast Mainline	To provide additional capacity Additional 12 car services on outer suburban commuter services. New station concourse at King's Cross station.	King's Cross	Network Rail	by 2014	Committed Network Rail Scheme.	CS2; CS9; CS11	New King's Cross station concourse opened Summer 2012. No major capacity improvements delivered on East Coast services. Great Northern – some additional trains and longer trains have been provided. New western concourse at King's Cross opened in 2012.

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies*	Status
43		CTRL Domestic Services	To provide high speed rail link High speed trains on selected routes from Kent and Medway	King's Cross - St Pancras	Network Rail	2009	Completed	CS2; CS9; CS11	Completed
44		London Underground capacity improvements	Improvements in signalling, new train stock and higher frequency services to improve overall system capacity. Jubilee line (25% capacity increase) Victoria Line (19% capacity increase) Northern Line (20% capacity increase) Piccadilly Line (25% capacity increase) Metropolitan Line (49% capacity increase) Circle and Hammersmith and City Lines (49% capacity increase)	Borough wide	TfL	2009 - 2022	Committed schemes in TFL Business Plan.	CS2; CS3; CS9; CS11	Jubilee Line – an upgrade of the signalling and introduction of automatic train operation occurred in 2011/12. Frequencies have increased to around 30 trains per hour during peak times. Victoria Line – signalling has been upgraded to allow operation of 33 trains per hour and a new train fleet came into service 2009-11. Northern Line – works to upgrade and extend the northern line will be completed in 2022. Piccadilly Line - renewal of signalling and train fleet by early 2020s. Metropolitan Line – rolling stock on the line was replaced in 2010-12. An upgrade of the track, electrical supply and signalling systems is scheduled to be completed by 2018. Circle and Hammersmith – new rolling stock has been introduced. The track, electrical supply and signalling systems are being upgraded – this work is expected to be completed by 2018.
45		London Overground station capacity improvements	• Improve reliability and 50% more capacity overall Refurbishment works, renewal of all systems and equipment (covering at least 90% of all publicly accessible space in the stations)	West Hampstead Finchley Road/ Swiss Cottage Hampstead Kilburn High Road Kentish Town Road Camden Town	TfL	2009 – 2018.	Committed scheme Funding available from London Over-ground funding to 2018	CS2; CS3; CS11	Project underway London Overground trains are being extended from 4 to 5 carriages during 2015. The electrification project on the Gospel Oak to Barking Line will allow the operation of longer trains (to be completed by 2020/21). There is a proposal to build a new accessible station at West Hampstead. From May 2011 frequencies were increased to 4 trains per hour on Stratford-Richmond, Stratford-Willesden and Gospel Oak-Barking routes. New rolling stock was introduced in early 2010s.
46		Tottenham Court Road Station	Enlargement of the Tottenham Court Road Underground Station ticket hall. Implementation of the proposed CrossRail 1 scheme and capacity for the CrossRail 2 schemes, which is are planned to intersect with CrossRail 1 at a new Tottenham Court Road Station. The new station is likely to be constructed immediately to the south of the underground station to which it will be linked.	Tottenham Court Road.	TfL	2010 – 2017.	Committed scheme. Funding allocated in the London Underground Investment Programme to 2010.	CS2; CS9; CS11	Under construction A new enlarged ticket hall was opened in early 2015. The upgrade, including step-free access and lifts, will be completed by end of 2016.

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47		King's Cross St. Pancras Station.	- The redevelopment of King's Cross St. Pancras Tube station to provide a modern station with additional capacity and improved facilities, including: Increased capacity to meet passenger demand and ease congestion. Step free access to all platforms. Three new ticketing offices and automated ticketing facilities. Seamless interchange between the underground lines and direct access to the high speed international rail link at St. Pancras and the new concourse at King's Cross mainline station.	King's Cross	Transport for London.	2008 - 2010	Committed scheme. Funding allocated in the London Underground Investment Programme to 2010.	CS2; CS9; CS11	Completed, capacity improvements, including the opening of a new ticket hall has been delivered (2012/13).
48		Camden Town Station	Identified need for capacity, safety and access improvements.	Camden Town.	Transport for London.	2018- 2021	Transport for London – funding not yet identified, to be kept under review as part of future TFL business planning.	CS3; CS11	Likely to be implemented 2018-2021
49		Euston Station	New rail and underground station/station improvements. Improved interchange/access and capacity. Planning brief adopted by LB Camden in 2008.	Euston	Transport for London/Network Rail.	2008 – 2016.	Network Rail/TFL.	CS2; CS9; CS11	Form of improvements to rail and underground stations dependent on HS2. Likely to occur later in the plan period.
50		West Hampstead Interchange	West Hampstead is potentially a major interchange in northwest Camden with three stations providing five railway services – all within 200 metres of each other.	West Hampstead.	Transport for London/ Silverlink Metro/ Chiltern Railways.	2016- 2025	LB Camden funding in place for street level public realm improvements. No funding/scheme design have been identified for more ambitious interchange proposals.	CS2; CS3; CS11	New Thameslink station opened in 2011. Improvements are proposed to upgrade the London Overground station. Proposals for a fully integrated interchange have not been realised.
51		Other rail and underground station improvement schemes	Station congestion improvement schemes; improved interchange and accessibility (including step free access).	Holborn; Camden Rd; Hampstead Heath; Gospel Oak; Warren Street.	TfL	2016- 2026	Subject to scheme design and funding not yet identified. TfL liaising with LBC in relation to ongoing business planning exercise for these schemes. Decision in relation to Gospel Oak scheme expected 2011/12.	CS2; CS3; CS9; CS11	A 'major scheme' to improve capacity at Holborn will potentially be delivered 2017-19. Work to rebuild London Overground's Hampstead Heath station entrance building was completed in 2014 with two new lifts installed making it more accessible. Camden Road and Gospel Oak stations also had now two lifts installed in 2012 to carry passengers between street level and the platforms.
52		Bus	Bus Service Enhancement- Bus Priority Lanes; Bus Stop Accessibility; Bus Service Enhancement;	New services to King's Cross; Borough wide.	TfL	2010 – 2026	TfL Business Plan.	CS2; CS11	Longer term project

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53		Road Network	Transformation of the Tottenham Court Road area, making it safer and more attractive for residents and visitors, creating new public spaces and providing a good public realm. The project would involve replacing the one-way system with two-way streets, introducing some protected cycle lanes, wider pavements and more trees.	Borough wide	TfL/ Camden	2015 – 2026	TfL Business Plan/Camden LIP	CS7; CS11	The West End Project is scheduled to be implemented 2015-2017. West End Project consultation ran Monday 9 June until Friday 1 August 2014. Cabinet decision 21 January 2015 to proceed with detailed design and implementation of the project.
54		Cycle Hire Scheme	71 Cycle hire stations	Central London.	TfL	By 2011	TfL Business Plan.	CS2; CS3; CS9; CS11	A cycle hire station with 57 docking points opened in Royal College Street in 2013. Docking stations have also been introduced in numerous other locations.
55		Cycle Parking/Secure Cycle Stations.	Cycle Parking - To increase and improve cycle facilities	Borough wide	Camden	2010 – 2026	Funding not yet in place – Developer contributions will form an important source of funding.	CS11	Longer term project

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56		Public Realm improvements.	<p>Improvements to public realm at to facilitate pedestrian movement and connectivity.</p> <p>– initial focus on Camden Town and Bloomsbury.</p> <p>Other schemes to include: Euston Road crossings. Improved cycle/pedestrian links between Euston and King's Cross. St Giles Circus. Kilburn High Road. Chalk Farm. Kentish Town</p>	Borough wide.	TfL/Network Rail/Camden	2010 – 2026	LB Camden/TFL/Developer Contributions.	CS2; CS3; CS7; CS9; CS11; CS14	<p>Widespread enhancements in Fitzrovia to cycle lanes and pedestrian crossings in the area, converting traffic signals to zebra crossings at two junctions and creating a micro park at the southern end of Charlotte Street and a pocket park in Warren Street by closing part of it to traffic.</p> <p>The Olympic Walking Route between St Pancras and Euston Stations has involved raising junctions, repaving footways, updating Legible London signs and installing benches along Brill Place, Phoenix Road and Eversholt Street.</p> <p>Kentish Town has benefitted from a range of measures to improve walking, cycling and traffic flow. This has included constructing a new, clearer and much shorter night entrance to the train station, beside the tube station, that removes a long walk around the block.</p> <p>Hampstead has been improved through a series of small measures to ensure that vehicles use the correct streets.</p> <p>In Highgate new pavements and crossing points have been built to better connect the green spaces and bus stops together.</p> <p>Earlham Street has been greatly improved by for residents, businesses, visitors and the street market by reducing traffic by 95% by closing the exit onto Shaftesbury Avenue, reversing Tower Street and improving the parking layout.</p> <p>Shelton Street was improved for pedestrians from Drury Lane to Mercer Street by installing four raised junctions, making all crossings step-free, repaving pavements, installing granite setts in the road at two junctions and simplifying the parking layout. A partnership scheme with Westminster City Council.</p> <p>Improved Chancery Lane by widening the pavements and installing high quality York stone paving, resurfacing the carriageway and removing street clutter by removing lampposts and installing lanterns on the buildings instead. A partnership scheme with the City of London and Westminster City Council.</p> <p>Holborn Circus has been greatly improved by a major road safety scheme, which created two large, new public spaces, adding pedestrian crossings to all side roads, and relocated the historic statue to a much better setting so it can now be approached and appreciated by people. In partnership with the City of London.</p> <p>Greville Street was improved for pedestrians by installing new paving on the footways, resurfacing carriageway and the raised junctions.</p> <p>Stanhope Street and Everton Buildings are being improved to provide safer routes to school with a much wider pavement beside Netley Primary School, two new raised junctions to calm the traffic and help pedestrians cross the road, and create a new, linear pocket park.</p> <p>Grafton Road is being improved to provide a safer route to school scheme with wider pavements outside Carlton Primary School.</p> <p>Judd Street raising a loading bay to widen a narrow section of pavement to assist pedestrians.</p> <p>Royal College Street was greatly improved for cyclists by splitting the two-way cycle lane so it runs on both sides of the street, and protecting them from traffic by using new planters. Planning to extend these segregated cycle lane improvements further along Royal College Street from Camden Road to Kentish Town.</p> <p>Bernard Street and Guilford Street improved for cycling as part of the Camden's Quiet Way.</p>

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57	Utilities and Physical Infrastructure	Legible London	Through signage, improve legibility and accessibility for pedestrians and encourage people to walk. Scheme to be rolled out throughout the Borough in appropriate locations within the Plan period	Central London, Camden Town and West Hampstead.	TfL	Central London: rolled out by 2012 Rest of borough: 2012-2026	TfL/Developer contributions.	CS2; CS3; CS7; CS9; CS11; CS14	Work in progress
58		Electricity	National Grid's transmission network cross the borough from St John's Wood substation to City Road Substation, from St John's Wood Substation to Tottenham Substation and from St John's Wood to Mill Hill. National Grid is in discussions with LB Camden regarding future infrastructure improvements, including, potentially, a new grid supply point.	South of Camden, with a new vent located at St Pancras.	National Grid	Currently unknown	Identified by National Grid as part of current investment programme.	CS2; CS3	Longer term project
59		Electricity	Estimated provision of additional 77,152 KVA to 2026 and related local and strategic infrastructure. LBC unable to verify whether electricity providers have existing capacity/plans in place to provide required electricity. Based on limited information available required infrastructure is likely to include new primary and secondary substations.	Borough wide	EDF	Unknown.	Unknown – the current rules set by the industry regulator OFGEM encourage reactive management for responding to demand for electricity. Requirements likely to be charged to developers.		Longer term project
60		Gas	Provision of additional 14,273 m3/hr and related local infrastructure. LBC unable to verify whether electricity providers have existing capacity/plans in place to provide required electricity. Based on limited information available, infrastructure is likely to be limited to extension of mains to new developments and on-site works.	Borough wide	National Grid	Unknown.	Unknown – the current rules set by the industry regulator OFGEM encourage reactive management for responding to demand for gas. Requirements likely to be charged to developers.		Longer term project
									Since 2012, decentralised heat networks have been established in King's Cross, Bloomsbury and Gospel Oak.

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61		Water and wastewater infrastructure in the Opportunity Areas and Areas of Intensification.	<p>- Local infrastructure improvements are likely to be required for the Opportunity Areas and Areas of Intensification, specifically King's Cross and Euston. Additional water supply of 9,931,350 l/day likely to be required by 2026.</p> <p>Thames Water propose a range of measures: education and metering to reduce consumption; Victorian Mains Replacement programme - replacement of 400km per year of water mains over the period 2010 to 2015; The Thames Gateway Water Treatment Plant will provide additional potable water for London. The plant should be completed by 31 March 2010. The proposed Upper Thames Reservoir in Oxfordshire is Thames Water's preferred option to maintain a security of supply in London and in its Swindon and Oxfordshire Water Resource Zones from 2026 onwards.</p> <p>For Wastewater/Sewerage, the following measures are required: Local infrastructure improvements in growth areas to cope with increased sewerage/waste water. New and refurbished pumping stations required The proposed London Tideway Tunnels (Thames Tunnel and Lee Tunnel), each of which will deal with combined sewer overflows that discharge storm sewage into the River Thames and Lee.</p>	Borough wide with emphasis upon Growth Areas.	Thames Water	2010-2026	<p>Thames Water - Costs identified are across the Thames Water Region at £4,376m</p> <p>Developer contributions to local infrastructure improvements required to accommodate growth (e.g. in local sewer network).</p>	CS2; CS13, CS19	Longer term project
62		Flood risk	Implementation of Sustainable Urban Drainage Systems (SUDs) and promotion of flood resistant architecture and on-site retention features.	Borough wide. Problem hotspots mainly in North West of Borough.	LBC/Developers	2010-2026.	Developer contributions	CS13	Refer to Indicator 24, page 60.

Table 33. Sustainable Design

Application Number	Address	Development Description Summary	Pre BREEAM Score (commercial)	Pre BREEAM Score (residential)	Code for Sustainable Homes level	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme
2012/1822/P	368-372 Finchley Road London NW3 7AJ	Erection of 2x four storey plus basement buildings, with a glazed infill extension for the provision of 22 residential units (4x affordable and 18 market) (following demolition of existing residential care homes).	N/A	N/A	Level 4 (credit requirements met)	Photovoltaic panels and CHP (14.1%)	22.3% reduction in CO2
2012/6344/P	41-43 Holmes Road London NW5 3AN	The erection of a part 3 part 2 storey extension to the south, new roof extension to rear and elevational alterations to retained building facing Holmes Road to provide an additional 16 rooms to existing 43 room hostel (Sui Generis) and ancillary office/c	N/A	Very good (credit requirements met)	N/A	Air Source Heat Pump and photovoltaic panels (20%)	26.6% reduction in CO2
2013/1210/P	4 St. Augustines Road London NW1 9RN	Erection of five storey building comprising 9 residential units (4x 2 bedroom and 5x 3 bedroom flats) (Class C3).	N/A	N/A	Level 4 (credit requirements materials not met)	Photovoltaic panels (15%)	25% reduction in CO2
2013/1548/P	159-167 Prince of Wales Road London NW5	Erection of a new 4 storey terraced building comprising basement, ground, first and second floors plus a 2 storey and basement block facing Craddock Street and single storey rear extensions to comprise 17 (8x1, 7x2 and 2x3 bed) self-contained flats (Class C3), plus separate cycle store off Craddock Street and cycle and refuse stores plus access ramps on main frontage.	N/A	N/A	Level 4 (credit requirements met)	Combi-boiler and photovoltaic panels (21.5%)	34.9% reduction in CO2
2013/1614/P	59-61 Leighton Road London NW5 2QH	Erection of two buildings, one four storey mixed use with office (B1) at part basement and part ground floor level, and residential with 2x 2 and 3x 3 bedroom units (Class C3) at part basement, part ground, first, second and third floor levels; one three storey residential building with 4x 2 bedroom units (Class C3) at basement, ground, first and second floor levels following demolition of existing public house (A4) and ancillary residential use building.	N/A	N/A	Level 4 (credit requirements met)	Air Source Heat Pump	25% reduction in CO2
2013/2475/P	Basement Car Park Trimdon, Thurnscoe, Conisborough and Ravenscar Plender Street London NW1 0HA	Change of use of part of basement car park area (below 1-32 Trimdon and 1-18 Thurnscoe, and part of 1-18 Ravenscar) from 101 off-street car parking spaces (Sui Generis) to self-storage facility (Class B8) and associated alterations.	Good	N/A	N/A	N/A	N/A

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2013/2899/P	199-206 High Holborn London WC1V 7BD	Part change of use from retail (Class A1) plus extension of the ground floor into part of the existing rear service yard to provide for a hotel entrance, lobby and reception area, ancillary bar, restaurant and meeting rooms at ground floor level for hotel	Very good (credit requirements met)	N/A	N/A	CHP (17%)	27% reduction in CO2
2013/3983/P	262-267 High Holborn London WC1V 7EE	Construction of a roof extension and 8 storey rear extension following demolition of existing 7 storey rear block and top floor, change of use of part of the ground floor from retail (class A1) to office use (class B1), basement and first floor of the existing public house (class A4) to office use (class B1), and basement and ground floor of existing public house (class A4) to flexible shop/restaurant/bar (class A1/A3/A4) all with associated alterations to new shopfronts; replacement windows and roof top plant.	Very good (credit requirement for water not met)	N/A	N/A	Photovoltaic panels (6.3%)	25.4% reduction in CO2
2013/4789/P	4 Wild Court London WC2B 4AU	Renewal of planning permission 2010/2282/P dated 10/08/2010 (Change of use of education institute (Class D1), offices (Class B1) and ancillary cafe to provide 86 self contained units for student accommodation in association with the London School of Econ.	N/A	Very good (credit requirement for energy not met)	N/A	Photovoltaic panels (11%) the CHP proposed was not considered acceptable in this location.	30% reduction in CO2
2013/5607/P	Coram 49 Mecklenburgh Square London WC1N 2QA	Erection of 3 storey building to provide flexible office (Class B1) and non-residential (Class D1) floorspace, following the demolition of existing Old Mortuary and Old Swimming Pool buildings.	Very good (credit requirement for energy not met)	N/A	N/A	Photovoltaic panels (20%)	25% reduction in CO2
2013/5917/P	New Premier House 150 Southampton Row London WC1B 5AL	Extension at 8th floor level and change of use of 1st to 7th from office (Class B1) to provide 107 bedrooms of student accommodation (Sui Generis); change of use of part lower ground floor from ancillary retail (Class A1) to ancillary student accommodation (Sui Generis) and associated alterations, including plant and solar panels at 8th floor, various green roofs and landscaping and installation of external fire escape on north (side) elevation and platforms on south (side) elevation.	Excellent (credit requirements met)	N/A	N/A	Photovoltaic panels and heat pumps (20%)	46% reduction in CO2

Application Number	Address	Development Description Summary	Pre BREEAM Score (commercial)	Pre BREEAM Score (residential)	Code for Sustainable Homes level	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme
2013/6326/P	6 Erskine Road London NW3 3AJ	Redevelopment involving the change of use of Leeder House from office (Class B1) to residential use (Class C3) to provide 4 units (1x2, 3x3 bed); erection of part 2 / part 3-storey building with enlarged basement (following the demolition of Block 5); roof extension and alterations to elevations of Blocks 2 and 3; erection of three core blocks to provide circulation and services; and alterations to caretakers' lodge.	N/A	Excellent (credit requirements met)	Level 4 (credit requirements met)	Photovoltaic panels and heat pumps (20%)	25.84% reduction in CO2
2013/7130/P	65- 69 Holmes Road London NW5 3AN	Erection of part seven, part three storey building above two basement levels to provide student accommodation comprising 273 units (337 rooms and 439 bed spaces) with ancillary facilities (sui generis), warehouse (Class B8) at basement and ground floor levels and coffee shop (Class A1) at ground floor level following demolition of existing B8 buildings.	Very good (credit requirements met)	Very good (credit requirements met)	N/A	CHP (20%)	25% reduction in CO2
2013/7188/P	Middlesex House 34 Cleveland Street London W1T 4JE	Change of use at basement level from car park (sui generis) to office use (Class B1) and enclosure of external ramped area involving replacement of roller shutter with metal door and glazing and addition of a roof canopy; other associated works include replacement of glazing at basement level elevation, alterations to street level railings and installation of stair to front lightwell.	Very good (credit requirements for energy, not met)	N/A	N/A	N/A	N/A
2013/7505/P	159 -161 Iverson Road London NW6 2RB	Demolition of existing building and erection of two buildings ranging between one and six storeys, comprising 19 residential units (Class C3), 164sqm of employment floorspace (Class B1c).	N/A	Very good (credit requirements met)	N/A	CHP (25%)	40% reduction in CO2
2014/0371/P	1-5 Kings Cross Bridge 281 Pentonville road and 368 Grays Inn Road London N1 9NW	Erection of three storey building comprising retail/restaurant (Class A1/A3) at ground floor and office (Class B1a) at first and second floors and roof top plant, following demolition of existing building.	BREEAM excellent (credit requirements for energy 0.75% under)	N/A	N/A	Photovoltaic panels and heat pumps (20%)	25% reduction in CO2
2014/1029/P	59-61 Oak Grove London NW2 3LS	Erection of a 3 storey building to provide 17 x 1-bed flats (including 13 x intermediate affordable units) with associated amenity space, refuse and cycle storage.	N/A	N/A	Level 4 (credit requirements met)	Photovoltaic panels (33.9%)	40.2% reduction in CO2

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2014/2199/P	114/118 Southampton Row London WC1B 5AA	Erection of fifth floor extension, ground floor infill extension and rear extension, courtyard stairwell up to first floor and plant enclosure to the rear at second floor level in association with a conversion of basement car park to a wellness facility (sui generis), conversion of vehicle access to retail/financial unit (Class A1/A2) at ground floor, change of use from office (Class B1a) into events space with catering facilities (sui generis) at first floor, retention and refurbishment of offices (Class B1a) at second and third floor, and 4 new residential units (Class C3) at fourth and fifth floors.	Excellent (credit requirements not met for energy)	Excellent (credit requirements met)	N/A	Photovoltaic and heat pumps (17.27%)	17.05% (non-residential) 18.53 (residential) reduction in CO2

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