

CAMDEN

Draft Camden Local Plan 2015



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5. Economy and jobs

Promoting a successful and inclusive Camden economy

- 5.1 Camden has one of the most successful economies in the country: home to 24,000 businesses and over 300,000 jobs. The success of our economy relies on the wide variety of employment sectors including professional and business services, the 'knowledge economy', for example higher education and research, and creative industries such as design, fashion and publishing. Camden also has a large number of jobs in the health sector, hotels and restaurants, legal services and transport and distribution. We want to maintain and build on this success by encouraging investment that supports business growth creating further job opportunities for Camden residents and developing the infrastructure that will help existing businesses to thrive.
- 5.2 The majority of jobs in the borough are located south of Euston Road, in Camden Town and in the town centres to the north of the borough. Camden also attracts mid- and small-scale creative organisations. These often cluster together in tailored buildings, for example Cockpit Arts and Kingsgate Workshops, or in certain parts of the borough, such as the wider King's Cross area, which contains over 300 small cultural and creative industries, and Camden Town, with its concentration of design and media firms. Camden's shops also have a significant role as local employers as well as being valuable community facilities.
- 5.3 Thousands of people travel into the borough every day to work to take advantages of these opportunities. However, a number of local residents do not have the skills or qualifications sought by the borough's employers, particularly in 'knowledge-based' business. We want residents to benefit from the employment opportunities created by Camden's economic success by linking the efforts of the Council, schools and employers to provide local people with the skills needed to gain employment. We will also work with partners to reduce inequality through training and apprenticeship schemes and affordable space for small and medium enterprises (SMEs) managed by businesses, higher education institutions and the third sector.
- 5.4 This policy will be a key element in achieving the vision and objectives of the Camden Plan and this Local Plan by providing for the jobs and training opportunities needed to support Camden's growing population and by securing land and premises for the borough's businesses. This will contribute to achieving the Camden Plan aspiration of making Camden a better borough, where everyone has a chance to succeed and nobody gets left behind by creating the conditions for and harnessing the benefits of growth.
- 5.5 Throughout this section the terms 'business' and 'employment' are used to refer collectively to the following uses:
- offices, research and development, and light industry (Use Class B1);
 - general industrial uses (Use Class B2);
 - storage and distribution (warehousing) (Use Class B8); and
 - other unclassified uses of similar nature to those above, such as depots or live/work (classed as sui generis).

Policy E1 Promoting a successful and inclusive Camden economy

The Council will secure a strong economy in Camden by creating the conditions for economic growth and harnessing the benefits for local residents and businesses.

We will:

- a. support businesses of all sizes in particular start-ups, small and medium-sized enterprises;
 - b. maintain a stock of premises that is suitable for a variety of business activities, for firms of differing sizes, and available on a range of terms and conditions for firms with differing resources;
 - c. support local enterprise development, employment and training schemes for Camden residents;
 - d. encourage the concentrations of professional and technical services, creative and cultural businesses and science growth sectors in the borough;
 - e. support the development of Camden's health and education sectors and promote the development of the knowledge quarter around Euston and King's Cross while ensuring that any new facilities meet the other strategic objectives of this Local Plan;
 - f. direct new office development to the growth areas, Central London, and the town centres in order to meet the forecast demand of 695,000 sqm of office floorspace between 2014 and 2031;
 - g. support Camden's industries by:
 - i. safeguarding existing employment sites and premises in the borough that meet the needs of industry and other employers;
 - ii. considering proposals for the intensification and/or redevelopment of employment sites and premises if the proposals can provide significant additional employment and other benefits in line with policy E2 - Employment premises and sites below;
 - iii. promoting and protecting the jewellery industry in Hatton Garden;
 - h. expect the provision of high speed digital infrastructure in all employment developments; and
 - i. recognise the importance of other employment generating uses, including retail, education, health, markets, leisure and tourism.
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Providing a range of employment premises

5.6 In order to secure a strong and successful economy the Council will support businesses of all sizes, particularly start-ups, small and medium-sized enterprises. Smaller businesses alongside larger businesses make a significant contribution to the local and wider economy.

5.7 Camden has a large proportion of small businesses, with 83% employing less than nine people and further 14% employing between 10 and 49 employees. However, the premises suitable for small businesses as well as the medium-sized enterprises are currently under pressure from rising land values, limited land and the recently introduced 'permitted development' rights which allow the change of use from office use class (B1(a)) to housing (C3) without the need for planning permission and which therefore are not assessed against our planning policies.

- 5.8 The majority of our office stock is in Central London, particularly in the area between the City and the West End, which is characterised by a high number of small to medium sized, multi-let buildings, with a smaller number of large, single occupier buildings. However, most of the secondary local office provision is located in Camden Town, Kentish Town and Kilburn. These locations also provide a substantial amount of workshop space, which supports the needs of digital technology, communication, media and consultancy businesses.



- 5.9 The permitted development rights currently apply to the whole borough except Camden's part of the Central Activities Zone (CAZ), for which the Council secured an exemption. Current evidence shows that the demand to convert office premises to residential has been particularly high in Kentish Town, Camden Town with Primrose Hill and Kilburn where there are significant concentrations of premises suitable for start-up, small and medium-sized enterprises. This demand is linked to rising residential values which are making these types of conversions attractive development propositions. There is therefore an increasing risk that the growth sectors, in particular creative industries, as well as small and medium-sized enterprises, will find it difficult to find suitable premises in order to locate and grow in Camden. Therefore, we will continue to use the measures available to us to protect such premises in the borough and ensure that new proposals do not result in a net loss of premises suitable for such uses.
- 5.10 Small businesses are often seeking premises that have flexible terms like shorter leases, layouts that can adapt as the business grows or changes and networking space to interact with other small business or meet with clients. Therefore, as well as safeguarding existing employment sites, we will seek the provision of innovative new employment floorspace in developments that will provide a range of facilities including: flexible occupancy terms, flexible layouts, studios, workshops, networking, socialising and meeting space that will meet the needs of a range of business types and sizes.

- 5.11 We will also seek the provision of managed workspace or premises where this can be incorporated into developments with an employment component. This will help small and growing businesses and social enterprises in Camden to find suitable and affordable premises in buildings which are managed by a third party. Some workspace providers also supply administration and business services as well as a café/bar or other social space. Developers will be expected to liaise with the Council and managed workspace providers to ensure that appropriate accommodation is provided. Please see Camden Planning Guidance 5: Town Centres, Retail and Employment supplementary document for more information on the provision of flexible and affordable workspace.
- 5.12 The Council recognises the importance of digital infrastructure in enterprise development and expects electronic communication networks, including telecommunications and high speed broadband, to be provided in employment premises.

Supporting local employment training schemes and enterprise development

- 5.13 There is often a mismatch in the skills needed by the borough's employers and the skills of many members of the community. Improving access to training will increase employment opportunities for Camden residents by giving them the skills needed to fill jobs both locally and further afield. The Council will promote the use of services like the King's Cross Recruit, Job Centre Plus and Camden Apprenticeship's job brokerage service, to employers and/or developers to ensure developments employ a proportion of local people.
- 5.14 To ensure that local residents benefit from the employment opportunities, we will require suitable developments to provide training and employment opportunities on-site. The King's Cross construction training centre will provide a key point of contact to assist developments delivering benefits to local residents.
- 5.15 Large schemes which have significant job creation potential will be expected required to produce an Employment and Training Strategy to cover how the employment and training requirements of the Section 106 will be addressed and supported. This will be agreed by the Council and secured via a Section 106 agreement. More information on our approach to Employment and Training Strategies is provided in the Camden Planning Guidance 5 – Town Centres and Employment Uses.
- 5.16 We aim to make Camden the best place to do business in London. To help us achieve this goal, we have produced the Camden Business Charter which sets out the Council's commitment to business across the following five key priority areas:
- attracting investment into Camden;
 - providing services for you as a business customer;
 - connecting your business to the local community;
 - investing in business infrastructure; and
 - supporting SMEs and social enterprises.
- 5.17 The Charter will help us to support Camden's 26,000 existing businesses and the many new arrivals joining our ranks through major developments such as King's Cross Central. The Charter also links to our wider aim of creating the conditions

for and harnessing the benefits of economic growth as outlined in the Camden Plan.

5.18 The Charter is a working document which will be updated on an annual basis.

5.19 The Council recognises the importance of targeted private sector partnerships and their role in supporting Camden's growth. The Council will work with local business groups and partnerships, including:

- Camden Town Unlimited (BID);
- Inmidtown (BID);
- The Fitzrovia Partnership (BID);
- Midtown Business Club;
- Islington Chamber of Commerce / Camden Business Network;
- King's Cross and St Pancras Business Partnership;
- Federation of Small Businesses; and
- Hatton Garden Jewellery Quarter.

Growth Sectors

5.20 Camden is experiencing significant change with substantial population growth and increases in demand for housing and employment. The latest estimates show that the total number of jobs in Camden could increase from 318,000 in 2011 to 375,000 by 2031. The Council's overall objective is to create the conditions for growth, to provide the needed homes, jobs and other facilities, while ensuring that this growth delivers opportunities and benefits for our residents and businesses.

5.21 There are a number of growth sectors which are attracted to Camden in greater numbers. The Council will promote these sectors recognising the contributions they make to the Camden economy and beyond.

Professional and business administration

5.22 The industries that account for most of the jobs in this sector include legal, accountancy and management consultant industries as well as engineering, smaller financial services and insurance sector. Administration and business support services also account for more than 40,000 jobs and include employment placement agencies as well as jobs in servicing building and landscape activities, real estate and office administration support.

Creative industries

5.23 Camden is home to a large proportion of creative and cultural businesses, particularly in the visual and performing arts, music, and video, film and photography sectors. The Creative and Cultural Industries Research Report and Action Plan 2009 found that these types of businesses create around 40,000 jobs and have an annual gross turnover of about £1 billion in Camden. The report also identifies concentrations of creative and cultural businesses across the borough, with the largest in Camden Town and smaller concentrations in and around King's Cross, Euston, Gospel Oak and Hatton Garden.

5.24 Camden Town has one of the largest concentrations of creative businesses in Inner London with over 500 creative workplaces and around 5,000 employees. Creative businesses are attracted to the area because of its value for money, with

rents lower than in locations such as Soho and Shoreditch, and also because of Camden Town's unique character, which attracts a young and creative workforce.

- 5.25 The Council recognises the importance of creative industries, especially the contribution they make to the unique character and vitality of the borough. We have a number of initiatives to develop and support the creative economy in Camden, including funding for a wide range of agencies which help to promote the sector. We will continue to encourage and support the growth of this sector by promoting the provision of a range of premises via policy E2 particularly for businesses that require more flexible workspaces.

Knowledge quarter

- 5.26 Camden has a thriving knowledge economy with world-class institutions in science and creative industries. The Knowledge Quarter partnership was established in December 2014 to recognise and develop this strength. The partnership is made up of 35 academic, cultural, research, scientific and media organisations all within a mile radius of King's Cross. It's overall vision is for a world-class knowledge hub for the 21st century, raising awareness and leveraged support for innovation, collaboration and knowledge exchange. Among the Knowledge Quarter's members are Central Saint Martins College, the University of London, UCL, the Wellcome Trust, the Royal College of Physicians, the British Library, The British Museum and Google, who will be building their new UK headquarters at King's Cross.



New office floorspace

- 5.27 The high concentration of property, banking and service activities and large number of publishing and media businesses in the borough mean that over a significant number of Camden's jobs are in offices.

- 5.28 The Camden Employment Land Review 2014 forecasts that the demand for offices will increase by 695,000 sqm between 2014 and 2031. To meet this demand, the Council will direct new office development to the growth areas, Central London, and the town centres (also see the policy G1 on Location and Delivering growth in Camden).
- 5.29 The majority of demand will be met at King's Cross, through the implementation of 444,000 sqm of permitted office space in King's Cross Central. There are current plans for further large-scale office development in Euston, where the Council envisages in the region of 180,000 to 280,000 square metres of business floorspace being provided in the second half the Plan period.
- 5.30 Smaller scale office development will also occur at other sites across Central London, with some provision in Camden Town. The Council's expectations for major development sites in the borough are set out in our Site Allocations document and the Fitzrovia Area Action Plan.
- 5.31 The Camden Employment Land Review 2014 identifies the town centres of Swiss Cottage, Kilburn and Kentish Town as having an important role for businesses that provide local services. Although these areas are not expected to experience an increase in demand for office space, we will seek to protect existing offices in these locations subject to the criteria set out in this policy.

Industrial and light-industrial premises

- 5.32 Camden has one of the lowest stocks of industrial and warehousing space among London boroughs. Our stock includes a few modern, purpose-built premises, a large number of older purpose-built units, railway arches, mews and converted residential spaces. These are spread across the borough with a number of concentrations in areas such as Kentish Town, West Hampstead, Kilburn and Gospel Oak. The Camden Employment Study 2014 found that the cost of industrial locations in Camden is high, indicating that supply does not meet demand. However, there has been pressure to redevelop the borough's stock of land used for employment purposes, particularly manufacturing and industry, for higher value uses, principally housing. Once employment land in the borough has been developed for an alternative use it is unlikely that it will be returned to industrial use.
- 5.33 Camden has strong trading links with London's Central Activities Zone (CAZ) and the borough's industrial and warehousing businesses provide it with a range of vital goods and support services. To make sure Camden's new and existing businesses support, and benefit from, the Central London economy, we need to ensure that sites and premises of adequate quality are provided.
- 5.34 Premises suitable for industrial, manufacturing and warehousing businesses provide jobs for people who would otherwise be at relatively high risk of being unemployed or workless. The Camden Employment Study 20088 found that the skills required for these sectors are fundamentally different from other sectors with similar qualification level requirements, such as retail, leisure and hospitality. Therefore, it is unlikely that the retail or hospitality sectors will provide a straightforward alternative job opportunity for people losing industrial/warehousing jobs in the borough.

5.35 In response to the factors above, the Council will continue to protect industrial and warehousing sites and premises that are suitable and viable for continued use unless the proposals can provide additional employment benefits in terms of the number and types of jobs and training for local people alongside other Council priorities. This approach will help to protect the supply of premises for new and expanding businesses, support the Central London economy and secure job opportunities for local people. The Council will expect training and job opportunities to be prioritised for those who would lose their jobs as a result of the proposals.

5.36 The Council's approach to industrial land is consistent with the London Plan and the Mayor of London's Land For Industry and Transport Supplementary Planning Guidance, which recognises the limited amount of industrial land relative to demand in Camden and so includes the borough in the "Restricted Transfer" category where boroughs are encouraged to adopt a more restrictive approach to the change of industrial sites to other uses. Policy E2 - Employment premises and sites below sets out the Council's approach to applications involving employment land in the borough.

Hatton Garden

5.37 Hatton Garden has been an established centre for the jewellery industry since the 19th Century and today the area is home to nearly 500 businesses and over 50 shops related to the industry. The 2009 Study Supporting Hatton Garden; Priorities for Investment examined the progress in strengthening the jewellery sector in the area. In order to promote Hatton Garden as a location for jewellery-related uses, the Council will seek to secure and retain premises suitable for use as jewellery workshops and related uses, E.G. Langdales Building in Cross Street and Arundel House in Kirby Street, secured through Section 106. Please see policy E2 – Employment sites and premises for our detailed approach.

Other employment generating uses

5.38 The Council recognises that jobs are provided by many types of uses within the borough, not just those based in offices or industrial premises. These include shops and markets, hotels and restaurants, leisure and tourism uses, as well as knowledge-based sectors such as health and education. For example Camden's visitor economy provides around 16,500 jobs in Camden, 10% of all tourism related employment in Inner London (Study of the Visitor Economy in Camden 2009) and is worth £566 million per annum. Other policies in this plan support these uses, in particular policy C2 - Community facilities and leisure, policy E3 - Tourism and policies TC1 - TC6 on town centres and shops.

Employment premises and sites

- 5.39 Policy E2 provides further guidance on the Council's approach to maintaining and securing a range of premises for businesses to support Camden's economy and provide employment opportunities for the borough's residents.

Policy E2 Employment premises and sites

The Council will protect premises or sites that are suitable for continued business use, in particular premises for small businesses and those businesses and services that provide employment for Camden residents and supply local and Central London businesses.

We will resist development of business premises and sites for a non-business use unless it is demonstrated to the Council's satisfaction:

- a. that a site or building is no longer suitable for its existing business use; and
- b. that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.

In Hatton Garden, where the applicant can demonstrate a) and b) above we will expect any proposals to provide mix of uses that include premises suitable for use as jewellery workshops.

We will consider redevelopment of the premises or sites that are suitable for continued business provided that:

- c. the level of employment floorspace is increased or at least maintained;
- d. the proposed premises are suitable for the continued use of the existing businesses or they are suitable for start-ups, small and medium enterprises, such as managed affordable workspace;
- e. in Hatton Garden, the proposed employment floorspace is suitable for jewellery workshops;
- f. the scheme would increase employment opportunities for local residents, including training and apprenticeships; and
- g. they include other priority uses, such as housing, affordable housing and open space, where relevant.

An element of workspace suitable for SMEs will be expected in any other major, employment-led developments.

Where proposals in Hatton Garden would increase total gross floorspace by more than 200 sqm, we will seek to negotiate up to 50% of the additional floorspace as affordable premises suitable for the jewellery sector.

The Council will safeguard the borough's main Industry Area for continued industrial uses. We will consider proposals for the comprehensive redevelopment of the Area where this meets the economic and employment objectives set out in c), d), f) and g) above. Development that would prejudice the nature or future operation of the Area by introducing inappropriate or conflicting uses will be resisted.

Business and employment uses

- 5.40 Having a range of sites and premises across the borough to suit the different needs of businesses for space, location and accessibility is vital to maintaining and developing Camden's successful economy. An increase in the number and diversity of employment opportunities is fundamental to improving the competitiveness of Camden and of London. The Council wants to encourage the development of a broad economic base in the borough to help meet the varied employment needs, skills and qualifications of Camden's workforce.
- 5.41 When assessing proposals that involve the loss of a business use to a non-business use we will consider whether there is potential for that use to continue. We will take into account various factors including:
- the suitability of the location for continued use;
 - the condition of the premises for continued use;
 - the range of unit sizes it provides, particularly suitability for small businesses; and
 - the impact of the nearby uses on the proposed non-business use.
- 5.42 For further details on how we will take these into account can be found in the Camden Planning Guidance 5: Town Centres, Retail and Employment supplementary document.



- 5.43 In addition to the considerations above, where a change of use to a non-business use is proposed, the applicant must demonstrate to the Council's satisfaction that there is no realistic prospect of demand to use the site for an employment use. The applicant must submit evidence of a thorough marketing exercise, sustained over at least two years. The property should be marketed at realistic prices, include a consideration of alternative business uses and layouts and marketing strategies, including management of the space by specialist third party providers.
- 5.44 Where premises or sites are suitable for continued business use, the Council will consider redevelopment schemes which maintain or, preferably, increase the amount employment floorspace and number of jobs and provide other priority uses, such as housing (and, in particular, affordable housing), community facilities and open space. The reprovided employment floorspace should be able to accommodate a range of business types and sizes, in particular small and medium sized enterprises (SMEs) and businesses in growth sectors such as the creative industries. The provision of affordable workspaces will be particularly welcomed.

- 5.45 Applicants must demonstrate to the Council's satisfaction that the commercial element of any redevelopment scheme is appropriate to meet the likely needs of the end user. The provision of inappropriate business space (e.g. inappropriate floor to ceiling height or poor access arrangements) will not be acceptable as this often fails to attract an occupier, which can lead to vacancy. Clear separation of the residential element and effective management of the business space will also be important. Further information on new workspace can be found in Camden Planning Guidance 5: Town Centres, Retail and Employment supplementary document.
- 5.46 Where it is proposed to redevelop employment land for another business use, the Council will seek to retain features that will enable the flexible use of the premises for a range of business purposes. This will help to maintain the range of employment premises available and is especially important given the limited supply of non-office premises.

Industry Area

- 5.47 The Council will retain the Industry Area for industrial and warehousing uses by resisting any proposals that would lead to the loss of sites in Use Classes B1(b), B1(c), B2 and B8 and sui generis uses of a similar nature unless comprehensive redevelopment proposals are brought forward that demonstrate that they comply with criteria c) - g) above and fully take into account, and are compatible with, the development of the adjacent Regis Road area (see policy G1 - Delivery and location of growth). Other development proposals that would prejudice the nature of the Industry Area by introducing inappropriate or conflicting uses, such as housing, will be resisted.

Hatton Garden

- 5.48 The designated Hatton Garden area has a special character due to its nationally and internationally important cluster of jewellery manufacture and trading. The Council seeks to preserve and enhance the special character of the Hatton Garden, and to secure and protect a stock of premises available for small jewellery workshops and related light industry.
- 5.49 In line with the policy, in the Hatton Garden area, the conversion of employment premises will only be permitted where it can be demonstrated that they have been vacant and marketed for at least two years and they are replaced by a mixed use development that includes premises suitable for use as jewellery workshops as well as other appropriate uses.
- 5.50 The Council will expect the marketing evidence to clearly demonstrate that these premises have been marketed explicitly for the jewellery industry through appropriate mediums. Applicants should contact the Council's Economic Development team, who can provide information and guidance on how this could be achieved.
- 5.51 We will use planning obligations and conditions to ensure that the premises are suitable for jewellery uses in terms of design, layout and affordability.
- 5.52 Where proposals would increase total gross floorspace by more than 200 sqm, we will seek to negotiate up to 50% of additional floorspace as affordable premises suitable for the jewellery sector. When the provision of workspace is not possible due to the nature of the site or the development, we will seek a financial

contribution towards support for the jewellery industry. The requirement to provide workspace will be determined by the supply of such space in the area. Where considered appropriate, contributions towards training and support activities for industry in Hatton Garden may be sought in lieu of workshop provision. The level of contribution will be related to the area of workspace that would otherwise have been expected.

Live/work premises

- 5.53 It is recognised that combined live/work units can provide a valuable contribution to the range of business premises and may enable certain sites to remain in employment use. The Council will allow live/work developments where they do not result in the loss of sites that are suitable for continued business use or the loss of permanent housing.

6. Protecting amenity

Managing the impact of development

- 6.1 This plan seeks to create the conditions for growth and harness its benefits so that it takes place in the most appropriate locations and meets our needs while continuing to conserve and enhance the features that make Camden such an attractive place to live, work and visit (see policy G1). Promoting and protecting high standards of amenity is a key element in this and will be a major consideration when the Council assesses development proposals.
- 6.2 Development can have a huge effect upon the amenity, health and well-being of residents and must therefore be managed effectively. Policy A1 seeks to make sure that the impact of a development on occupiers and neighbours is fully considered.

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

We will protect the amenity of Camden's residents and those working in and visiting the borough by:

- a. making sure that the impact of developments on their occupiers and neighbours is fully considered;
- b. seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and
- c. requiring mitigation measures where necessary.

We will expect development proposals to consider:

- d. visual privacy, overlooking, overshadowing, outlook;
 - e. sunlight and daylight;
 - f. artificial lighting levels;
 - g. impact upon transport networks including the use of transport assessments, travel plans and servicing and delivery management plans;
 - h. the inclusion of appropriate attenuation measures such as Construction Management Plans;
 - i. noise and vibration levels;
 - j. odour, fumes and dust;
 - k. microclimate; and
 - l. contaminated land.
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Protecting amenity

- 6.3 Camden's high level of amenity – the features of a place that contribute to its attractiveness and comfort – is a major factor in the quality of life of the borough's residents, workers and visitors and fundamental to Camden's attractiveness and success. However, Camden's Inner London location, the close proximity of various uses and the presence of major roads and railways can mean that privacy, noise and light can be particular issues in the borough.

- 6.4 Protecting amenity is, therefore, a key part of successfully managing growth in Camden and ensuring its benefits are properly harnessed. We will expect development to avoid harmful effects on the amenity of existing and future occupiers and nearby properties or, where this is not possible, to take appropriate measures to minimise potential negative impacts. Other policies in this plan also contribute to protecting amenity in by setting out our approach to specific issues, such as the impact of food, drink and entertainment uses (policy TC4), noise and vibration (policy A4) and air quality (policy CC4).

Visual privacy, overlooking, overshadowing, outlook.

- 6.5 A development's impact on visual privacy, overlooking, overshadowing, outlook, sense of enclosure and disturbance from artificial light can be influenced by its design and layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme to prevent potential negative impacts of the development on occupiers and neighbours.

Sunlight, daylight

- 6.6 To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice) 2011.

Artificial lighting levels

- 6.7 Camden's dense character means that light pollution can be a bigger problem in the borough than in lower density areas where uses are not so close together. Artificial lighting should only illuminate the intended area and not affect or impact on its surroundings.
- 6.8 Schemes involving floodlighting and developments in sensitive areas, such as those adjacent to sites of nature conservation, should employ a specialist lighting engineer accredited by the Institute of Lighting Engineers to ensure that artificial lighting causes minimal disturbance to occupiers and wildlife. For further information please see Camden Planning Guidance 6: Amenity supplementary document.

Transport

- 6.9 We will resist development that fails to assess and address any need for movements to, from and within a site, including links to existing transport networks. Proposals should also make appropriate connections to highways and street spaces, in accordance with Camden's road hierarchy, and to public transport networks.
- 6.10 The Council will consider information received within transport assessments, travel plans and delivery and servicing management plans to assess the impact the development will have upon the transport network. In instances where existing or committed capacity cannot meet the additional need generated by the development, the Council will expect proposals to provide information to indicate

the likely impacts of the development and the steps that will be taken to mitigate those impacts.

- 6.11 Any development or works affecting the highway will also be expected to avoid disruption to the highway network, particularly emergency vehicle routes and avoid creating a shortfall to existing on-street parking conditions or amendments to Controlled Parking Zones.
- 6.12 Road user and pedestrian safety should also be considered, including provision of adequate sightlines for vehicles leaving the site. Development should also address the needs of vulnerable or disabled road users.
- 6.13 Highway works, connected to development proposals, will be undertaken by the Council at the developer's expense. This ensures that highway works, maintenance and materials pallet adopted by the Council are constructed to the appropriate standard. This includes highway works that form part of a planning approval appropriate for adoption, including design and implementation of new routes to be adopted, owned and managed by the relevant Highway Authority. Development requiring works to the highway following development, will be secured through a Section 106 agreement with the Council to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces.

Attenuation measures and Construction Management Plans

- 6.14 Most potential negative effects of a development can be designed out or prevented through mitigation measures. We will require any attenuation measures to be identified prior to planning permission being granted and secured for the lifetime of the development.
- 6.15 Disturbance from development can occur during the construction phase. Measures required to reduce the impact of demolition, excavation and construction works must be outlined in a Construction Management Plan.
- 6.16 We will require Construction Management Plans to identify the potential impacts of the construction phase of the development and state how any potential negative impacts will be mitigated. Construction Management Plans may be sought for:
- major developments;
 - basement developments;
 - developments involving listed buildings or adjacent to listed buildings;
 - developments that could affect wildlife;
 - developments on sites with poor or limited access; and
 - developments that could cause significant disturbance due to their location or the anticipated length of the, demolition, excavation or construction period.
- 6.17 A Construction Management Plan will usually be secured via legal agreement between the developer and the Council after an application is approved. The Council may also seek financial contributions if necessary. Major developments and developments such as basements will however also be required to submit a draft construction management plan as part of a planning application. For further details on construction management plans please refer to Camden Planning Guidance 6: Amenity supplementary document.

Noise and vibration

- 6.18 Noise and vibration can have a major effect on amenity and health and therefore quality of life. The World Health Organisation (WHO) states that excessive noise can seriously harm human health, disturb sleep and cause cardiovascular and behavioural effects. Camden's high density and mixed-use nature means that disturbance from noise and vibration is a particularly important issue in the borough.
- 6.19 Where uses sensitive to noise are proposed close to an existing source of noise or when development that is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. More detail can be found in policy A5 – Noise and Vibration and Camden Planning Guidance 6: Amenity supplementary document.

Odours, fumes and dust

- 6.20 Odours, fumes and dust can be generated from commercial cooking, industrial process and construction and demolition which have the potential to cause a range of health problems, including respiratory diseases.
- 6.21 We will require all development likely to generate odours to prevent them from being a nuisance by installing appropriate extraction equipment and other mitigation measures. Further details on mitigation measures and where extraction equipment should be located can be found in Camden Planning Guidance 6: Amenity supplementary document.
- 6.22 The Council will limit the disturbance from dust due to construction and demolition by expecting developers and their contractors to follow the Greater London Authority and London Councils' Best Practice Guidance: The control of dust and emissions from construction and demolition. We will also expect developers to sign up to the Considerate Constructors Scheme. Details of how these will be implemented should be provided in a Construction Management Plan.

Microclimate

- 6.23 Developments, especially when large, can alter the local climate. For example, a light coloured building that reflects heat will stay cool on the inside and the outside, where as a dark building will absorb heat during the day to raise internal temperatures and slowly release this heat as the temperature cools, keeping the local air temperature warmer. Buildings can also affect the flow of air and cause wind tunnels. All developments should consider local topography and the local microclimate in their design. Developments large enough to alter the local climate will be required to submit a statement demonstrating how the design has considered local conditions. Further detail can be found in Camden Planning Guidance 6: Amenity supplementary document.

Contaminated Land

- 6.24 Development on contaminated land can expose local residents, workers and visitors to a wide range of potential health risks. The Council will expect proposals for the redevelopment of sites that are known to be contaminated, have the potential to be contaminated, or are located in close proximity to such sites to submit relevant assessments and take appropriate remedial action to the Council's satisfaction if required.

- 6.25 For example, sites that have been used for vehicle repair, industrial processes and petrol stations could have land contamination issues. Remedial action is particularly important in developments where people will have access to the ground for gardening, play or planting food for consumption. Please refer to the Council's Contaminated Land team Camden Planning Guidance 6: Amenity supplementary document.

7.Design and Heritage

Design

- 7.1 Good design is essential to create beautiful, sustainable, and inclusive places. The National Planning Policy Framework establishes that planning should always seek to secure high quality design and that good design is indivisible from good planning. The Council will require a high quality of design for all buildings and spaces in the borough. When assessing design, we will also take into account guidance contained within Camden Planning Guidance 1: Design supplementary document supplementary document.

Policy D1 Design

The Council will require development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area.

We will require that development:

- a. is attractive and of the highest standard;
- b. respects local context and character and conserves or enhances the historic environment and heritage assets;
- c. is sustainable in design and construction;
- d. is carefully designed with regard to architectural detailing;
- e. uses attractive and high quality materials;
- f. contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. improves movement through areas with direct, accessible, and easily recognisable routes (legibility);
- j. is secure and designed to minimise crime and antisocial behaviour;
- k. is robust and flexible in use;
- l. responds to natural features and preserves gardens and other open space;
- m. incorporates well designed landscape design;
- n. incorporates outdoor amenity space;
- o. preserves significant and protected views;
- p. meets housing standards; and
- q. carefully integrates building services equipment.

Tall Buildings

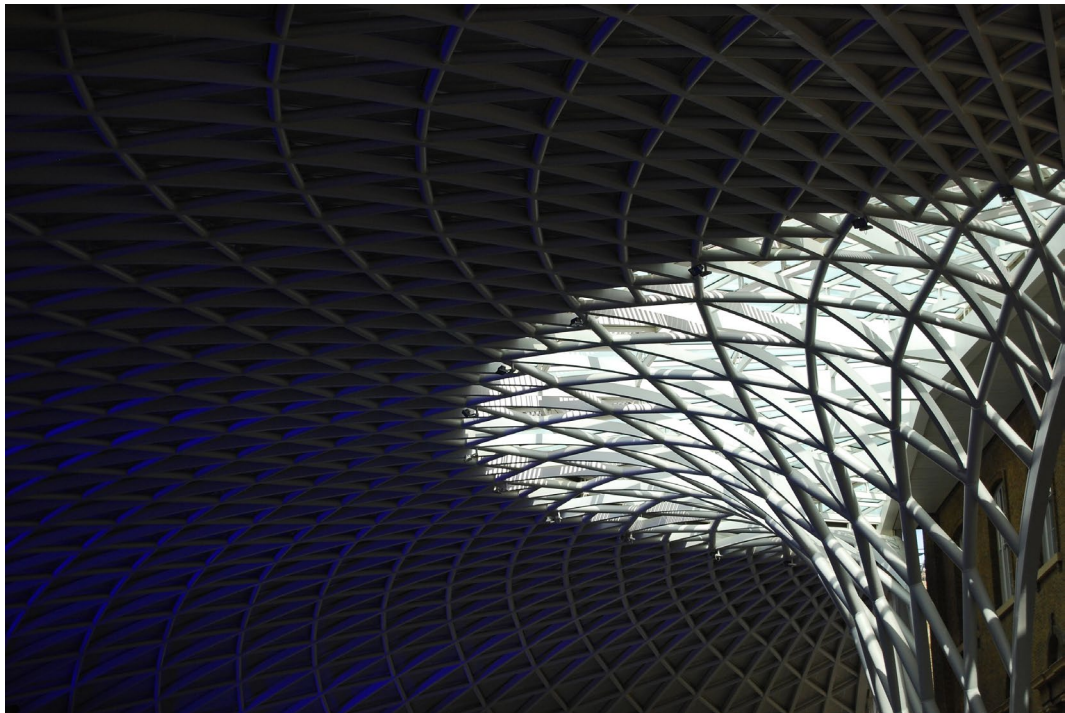
All of Camden is considered sensitive to the development of tall buildings (i.e. those which are substantially taller than their neighbours or which significantly change the skyline). Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- r. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape, and how the top of a tall building affects the skyline;
- s. the historic context of the building's surroundings;
- t. the relationship between the building and hills and views;
- u. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and
- v. the contribution a building makes to pedestrian permeability and improved public accessibility.

In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability.

Excellence in design

- 7.2 The Council seek to ensure that the significant growth planned for under Policy G1 will be provided in high quality contextual design. The Council encourages outstanding architecture and design in both in contemporary and more traditional styles. The Council will welcome high quality contemporary design unless a scheme is within an area of homogenous architectural style that is important to retain.



Character and the historic environment

- 7.3 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:
- character, setting, context and the form and scale of neighbouring buildings;
 - the character and proportions of the existing building, where alterations and extensions are proposed;
 - the prevailing pattern, density and scale of surrounding development;
 - the impact on existing rhythms, symmetries and uniformities in the townscape;
 - the composition of elevations;
 - the suitability of the proposed design to its intended use;
 - inclusive design and accessibility;
 - its contribution to public realm, and its impact on views and vistas; and
 - the wider historic environment and buildings, spaces and features of local historic value.

- 7.4 Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context is needed in order to achieve high quality development which integrates into its surroundings. Planning applications should include a Design and Access Statement which assesses how the development has been informed by and responds to local context and character.
- 7.5 Design should respond creatively to its site and its context including the pattern of built form and urban grain, open spaces, gardens, and streets in the surrounding area. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials.
- 7.6 The Council has two sets of documents which describe the character and appearance of areas and set out how the Council will conserve and enhance these areas. Conservation areas are covered by the Conservation Area Statements, Appraisals, and Management Plans, and in the remainder of the borough is covered by the Camden Character Study. These documents should be used by developers to inform their understanding of the special character of the area, and we will take these into account when assessing development. Policy D2 - Heritage and Conservation provides further guidance on the preservation and enhancement of the historic environment.

Sustainable design and construction

- 7.7 The Council expects design to be sustainable in design and construction. The Council's approach to sustainability is set out in Chapter 8: Sustainability and in Camden Planning Guidance 3: Sustainability supplementary document.

Details

- 7.8 Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

Materials

- 7.9 Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone, and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

Street frontages

- 7.10 Building facades should be designed to reach out and offer active frontages to street. Active frontages add interest and vitality to public spaces. Views into buildings provide interest to passers-by and a views out of buildings provide safety through passive surveillance or 'eyes on the street'. Positive factors for

active frontages are entrances, shopfronts, and windows. Negative factors include long blank facades, high boundary walls, solid roller shutters and service entrances and yards.

Access

- 7.11 Good access benefits everyone. The Council requires new buildings and spaces to be inclusive and accessible to all. As accessibility is influenced by perceptions as well as physical factors, buildings should also be designed to appear, as well as be, fully accessible. The Council will require Design and Access Statements for developments to show how the principles of inclusive design, ensuring access for all, have been integrated into the proposed development, and how inclusion will be maintained and managed.
- 7.12 Making roads and pavements and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will seek improvements for all pedestrians to ensure good quality access and circulation arrangements, including improvement to existing routes and footways. The Camden Streetscape Design Manual and our supplementary guidance documents Camden Planning Guidance 1: Design supplementary document and Camden Planning Guidance 6: Amenity supplementary documents provide more detailed guidance on this issue.
- 7.13 The Council will expect all buildings and places to meet the highest practicable standards of access and inclusion. Any adaptation of existing buildings must therefore address this issue and respond to access needs whilst ensuring that alterations are sympathetic to the building's character and appearance. Policy C5 - Access for all and Policy D2 – Heritage and conservation provide further guidance on providing access to listed buildings.

Health

- 7.14 The way an area is planned and managed can have a significant impact on people's quality of life, health and well-being. Planning has a key role in promoting good physical and mental health by creating streets, spaces, and buildings which allow and encourage healthy lifestyles. Architecture and urban can affect human health through the quality and design of buildings, access to open space and nature, air quality, noise, sustainable forms of transport, crime reduction and social cohesion. The Council will require development to consider how it will contribute to improving health. Refer to Policy C1 on health and well-being for further information.

Legibility

- 7.15 Legibility refers to the ability for people to find their way around an area. Designs should provide recognisable routes and be easy to understand. Buildings and spaces should be permeable by providing clear and direct routes between places and by putting people before traffic.

Secure design and crime prevention through urban design

- 7.16 Design should create safe and attractive places and be designed to prevent crime and antisocial behaviour. The impacts of proposals on crime and community safety should be considered and addressed from an early stage in

the design process to prevent the need for reactive security measures. Access and movement routes, the layout of buildings, overlooking and active frontages, lighting, the clear delineation of spaces and ownership, and the creation of activity all play a role in designing out crime. The Council seek to maintain good accessibility in urban areas to foster flows of movement which produce vitality and natural surveillance and in doing so increase safety. Gating as a solution to crime and antisocial behaviour problems will be resisted unless there are exceptional circumstances. Further details are set out in Camden Planning Guidance 1: Design supplementary document and in the document Safer Places – The Planning System and Crime Prevention (ODPM April 2004). Please refer to Policy C4 - Safety and security for further information.

Robustness and flexibility

- 7.17 Where appropriate design should be robust and flexible. Robustness refers to the ability for a building or space to accommodate change over time, being adaptable for a range of uses, and being designed to last. Robustness is influenced by factors including the size and shape of rooms, points of access and the depth of floorplates. The overall quality of a building is also a consideration as buildings with character and charm are more likely to be retained and adapted.



Responding to natural features and preserving gardens and other open space

- 7.18 New developments should respond to the natural assets of a site and its surroundings, such as slopes and height differences, trees and other vegetation.
- 7.19 Extensions and new developments should not cause the loss of any existing natural habitats, including in private gardens. Policy A2 - Open Spaces provides further guidance on nature conservation in Camden and the Council's strategy for trees.

7.20 Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. The Council will resist development that occupies an excessive part of a garden, and where there is a loss of garden space which contributes to the character of the townscape.

7.21 Development will not be permitted which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of an area. Where appropriate the Council will seek to ensure that developments make adequate provision for the Planting and growth to maturity of large trees.

Landscape design

7.22 The Council will expect development schemes to provide a high standard of landscape design, and encourage the development of green and brown roofs and walls. As with buildings consideration of context is essential in the design of new hard and soft landscaping whilst considering access requirements. Where appropriate, the Council will expect planting plans to be accompanied by a maintenance schedule. Detail on our approach to landscaping is set out in Camden Planning Guidance 1: Design supplementary document supplementary document and Camden Planning Guidance 3: Sustainability supplementary document.

Amenity space

7.23 Private outdoor amenity space including gardens, balconies, and roof terraces can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Refer to policy A2 - Open Spaces for how the Council will ensure that new open space is provided in development. The Council also requires that the residential amenity of neighbours be preserved in accordance with policy A1- Managing the impact of development.

Views

7.24 A number of London's most famous and valued views originate in, or extend into, Camden. These are:

- views of St Paul's Cathedral from Kenwood, Parliament Hill and Primrose Hill;
- views of the Palace of Westminster from Primrose and Parliament Hills; and
- background views of St Paul's from Greenwich and Blackheath.

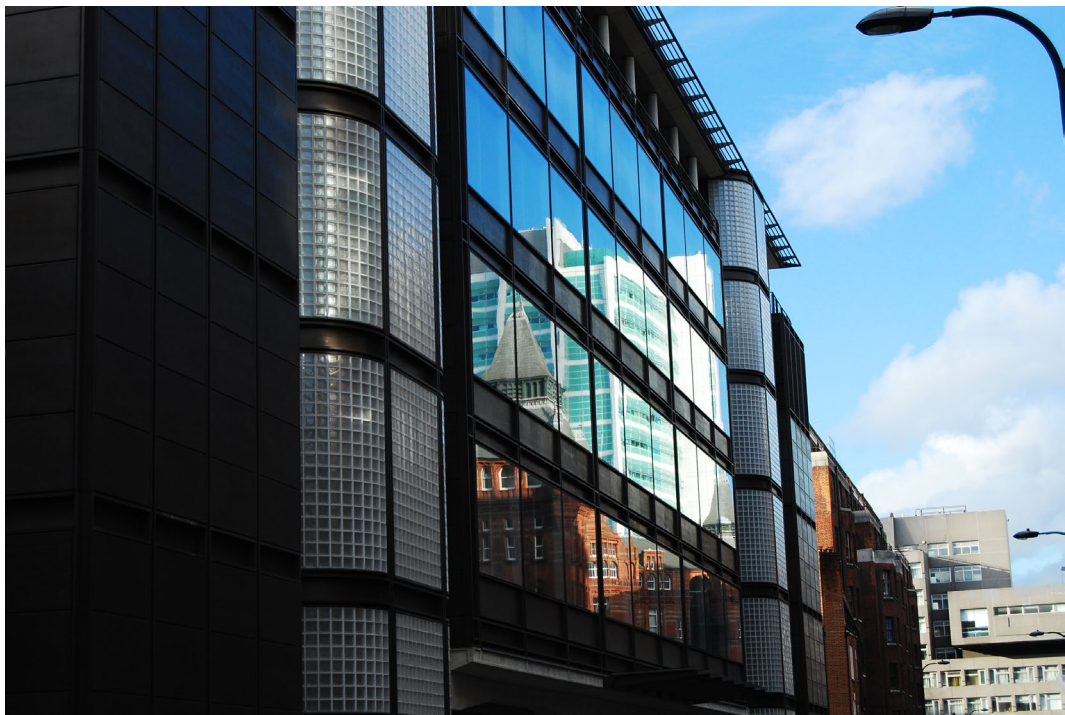
7.25 The Council will protect these views in accordance with London-wide policy and will resist proposals that would harm them. Where existing buildings that affect a view are redeveloped it is expected that any replacement building will be of a height that does not harm the view. The current framework for protecting these views is set by the London Plan (policies 4B.16 - 4B.18) and the Mayor's London View Management Framework supplementary planning guidance.

7.26 The Council will also consider the impact of a scheme, in terms of the townscape, landscape and skyline, on the whole extent of a view ('panorama'), not just the area in the view corridor. Developments should not detract from the panorama as a whole and should fit in with the prevailing pattern of buildings and spaces. They should seek to avoid buildings that tightly define the edges of the viewing corridors and not create a crowding effect around the landmark.

7.27 The Council will also seek to protect locally important views that contribute to the interest and character of the borough. These may include:

- views of and from large public parks and open spaces , such as Hampstead Heath, Kenwood Estate, Primrose Hill and Regent’s Park, including panoramic views, as well as views of London Squares and historic parks and gardens;
- views relating to Regent’s Canal;
- views into and from conservation areas; and
- views of listed and landmark buildings and monuments and statutes (for example, Centrepont, St Stephen’s, Rosslyn Hill and St George’s, Bloomsbury).

7.28 The Council will seek to ensure that development is compatible with such views in terms of setting, scale and massing and will resist proposals that we consider would cause harm to them. Development will not generally be acceptable if it obstructs important views or skylines, appears too close or too high in relation to a landmark or impairs outlines that form part of the view. Further guidance on important local views is set out in our supplementary planning documents, for example in individual conservation area statements, appraisals and management plans.



Housing standards

7.29 All residential developments are required to be designed and built to create high quality homes. The Council will seek to ensure that residential development, both new build and change of use:

- is self-contained and have their own secure private entrance;
- has good ceiling heights and room sizes;
- is dual aspect except in exceptional circumstances;
- has good natural light and ventilation;
- has good insulation from noise and vibration;

- has a permanent partition between eating and sleeping areas (studio flats are acceptable where they provide adequate space to separate activities);
- incorporates adequate storage space;
- incorporates outdoor amenity space including balconies or terraces; and
- is accessible and adaptable for a range of occupiers.

7.30 The Council will also require development to adhere to the standards set out in the London Plan, and the related GLA Housing Supplementary Planning Guidance. The Government has consulted on changes to the existing system of housing standards. If introduced the new consolidated set of housing standards will be contained within an amended version of the Building Regulations. The standards would apply nationally and be mandatory for all new homes.

Building services equipment

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

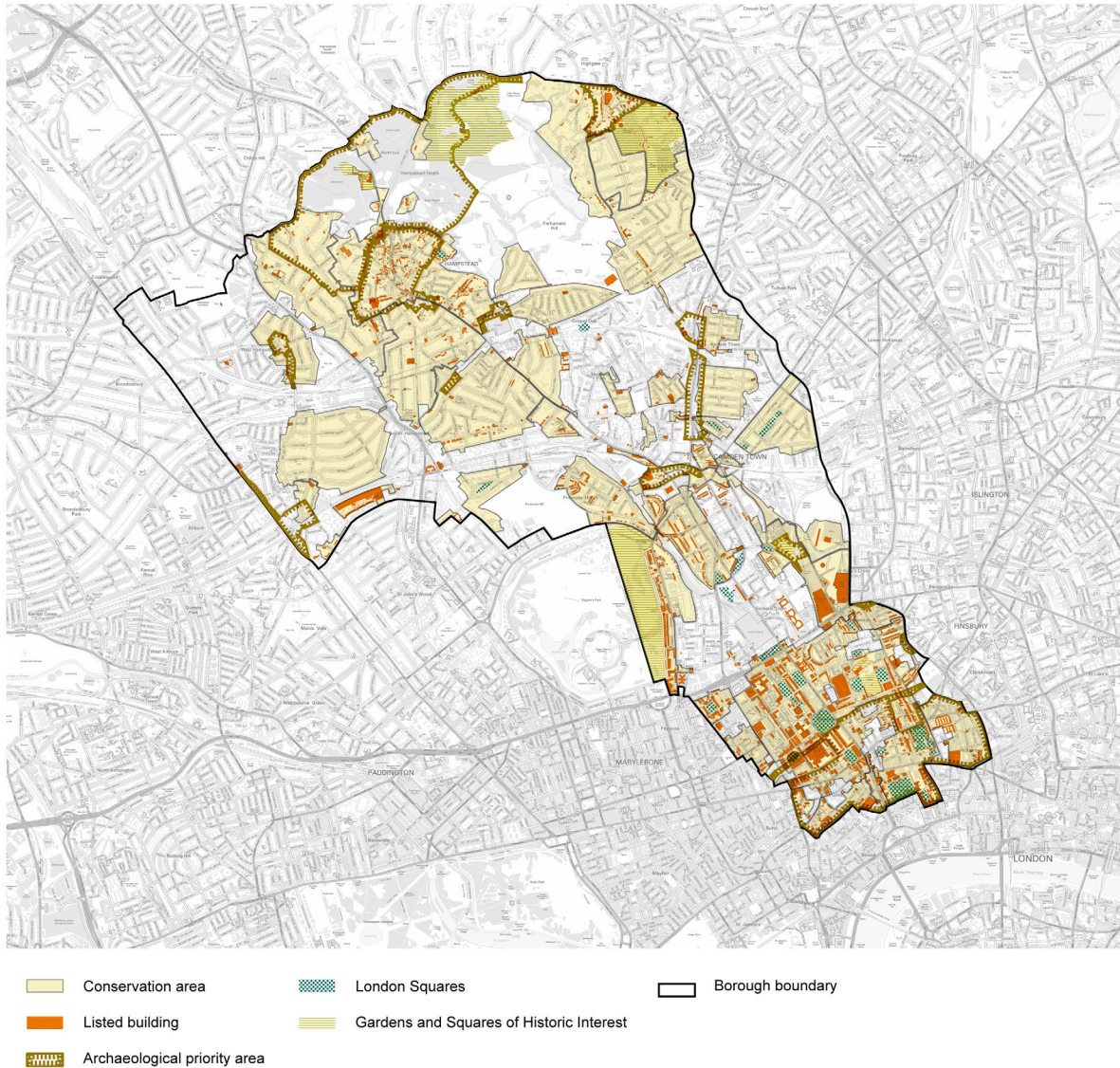
Tall buildings

7.32 While tall buildings offer the opportunity for intensive use, their siting and design should be carefully considered in order to not detract from the nature of surrounding places and the quality of life for living and working around them. Applications for tall buildings will be considered against Local Plan policies on design and heritage, along with the full range of policies, including those on mixed use, sustainability, amenity and microclimate. Effect on views and provision of communal and private amenity space will also be important considerations.

7.33 Due to the dense nature of Camden with extensive range and coverage of heritage assets, such as conservation areas, numerous listed buildings and five strategic views and two background views crossing the borough, the Council do not consider that it is practical to identify broad areas either suitable, or not suitable, for tall buildings. In the borough, a site may be suitable for a tall building while adjacent sites are not, due to impact on either views, conservations areas or listed buildings. Indeed, in some cases, suitability for a tall building differs across a single site. Given Camden's strategic environmental characteristics, the entire borough is considered as being within the 'sensitive' category, as defined by the English Heritage / CABE Guidance on Tall Buildings. Tall building proposals in Camden will therefore merit detailed design assessments.

Heritage

Map 4: Heritage and Archaeological Sites



Camden's heritage

7.34 Camden has a rich architectural heritage with many special places and buildings from throughout Camden's history (see map 6). 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. We have prepared conservation area statements, appraisals and management strategies that provide further guidance on the character of these areas. We will take these documents into account as material considerations when we assess applications for planning permission and conservation area consent in these areas.

7.35 Over 5,600 buildings and structures in Camden are nationally listed for their special historical or architectural interest and 53 of the borough's squares are protected by the London Squares Preservation Act 1931. In addition, 14 open spaces in Camden are on English Heritage's Register of Parks and Gardens of Special Historic Interest. The Council also maintains a local list of over 400 non-designated heritage assets. The Council has a responsibility to preserve and enhance our heritage of important areas and buildings. Camden also has a generally well-preserved archaeological heritage, with 13 identified archaeological priority areas, although this can be vulnerable to modern development and land use.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens.

In order to maintain the character of Camden's conservation areas, we will:

- a. take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b. require that development within conservation areas preserves or enhances the character or appearance of the area;
- c. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area, unless circumstances are shown that outweigh the case for retention;
- d. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- e. preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Development which causes harm to the significance of a conservation area will not be permitted unless there are public benefits to the development that outweigh that harm, taking into consideration the scale of the harm and the significance of the asset.

Listed Buildings

To preserve and enhance the borough's listed buildings, we will:

- f. prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- g. resist proposals for a change of use or alterations and extensions to a listed building where it considers this would cause harm to the special architectural and historic interest of the building; and
- h. resist development that it considers would cause harm to the setting of a listed building.

We will refuse permission for development which results in substantial harm to, or the loss of, a listed building unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the following apply:

- i. the nature of the heritage asset prevents all reasonable uses of the site; and
- j. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- k. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- l. the harm or loss is outweighed by the benefit of bringing the site back into use.

Archaeology

We will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and on-designated heritage assets

We will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Parks and Gardens of Special Historic Interest, and London Squares.

Enhancing the historic environment

- 7.36 In line with the National Planning Policy Framework and National Planning Practice Guidance, The Council will seek to ensure that development not only avoids harm, but also improves the setting of the historic environment, or better reveals the significance of heritage assets.



Conservation Areas

- 7.37 In order to preserve or enhance important elements of local character, we need to recognise and understand the factors that create this character. The Council has prepared a series of conservation area statements, appraisals and management

plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved or enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves or enhances the special character or appearance of the area. The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing, and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character, and set out how the development has been informed by it and responds to it.

- 7.38 Due to the largely dense urban nature of Camden, the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area.

Details

- 7.39 The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration. The Council will consider the introduction of Article 4 Directions to remove permitted development rights for the removal or alterations of traditional details where the character and appearance of a conservation area is considered to be under threat.

Sustainable design and retrofitting

- 7.40 Historic buildings including those in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving – preserving their special interest and ensuring their long-term survival. In assessing applications for retrofitting sustainability measures to historic buildings the Council will take into consideration the public benefits gained from the improved energy efficiency of these buildings, including reduction of fuel poverty. These considerations will be weighed up against the degree to which proposals will change the appearance of the building, taking into consideration the scale of harm to appearance and the significance of the building. Applicants are encouraged to follow the detailed advice in Camden's Retrofitting Planning Guidance, the energy efficiency planning guidance for conservation areas, and the English Heritage website.

Use

- 7.41 Changes in patterns of use can also erode the character of an area. It is therefore important that, whenever possible, uses which contribute to the character of a conservation area are not displaced by redevelopment. Two uses of particular importance to the character of Conservation Areas are pubs and local shops, especially when they are located in historic buildings. The Council will protect these uses as set out in policy C3 - Public Houses and Chapter 9: Town Centres and shops.

Landscape

- 7.42 The value of existing gardens, trees and landscape to the character of the borough is described in policy A2 - Open Space, and they make a particular contribution to conservation areas. Development will not be permitted which causes the loss of trees or garden space where this is important to the character and appearance of a conservation area.

Demolition in conservation areas

- 7.43 The Council has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area, whether they are listed or not so as to preserve the character and appearance of the conservation area. The Council will resist the total or substantial demolition of buildings which make a positive contribution to a conservation area unless circumstances are shown that outweigh the case for retention. Applicants will be required to justify the demolition of a building that makes a positive contribution to a conservation area, having regard to the National Planning Policy Framework, Camden's conservation area statements, appraisals and management plans and any other relevant supplementary guidance produced by the Council.
- 7.44 When considering applications for demolition, the Council will take account of group value, context and setting of buildings, as well as their quality as individual structures and any contribution to the setting of listed buildings. Applications must clearly show which buildings or parts of buildings are to be demolished.
- 7.45 Applications for total or substantial demolition in conservation areas must demonstrate to the Council's satisfaction that effective measures will be taken during demolition and building works to ensure structural stability of retained parts and adjoining structures. Before conservation area consent for demolition is granted, the Council must be satisfied that there are acceptable detailed plans for the redevelopment.

Listed buildings

- 7.46 Camden's listed buildings and structures provide a rich and unique historic and architectural legacy. They make an important and valued contribution to the appearance of the borough and provide places to live and work in, well known visitor attractions, and cherished local landmarks. We have a duty to preserve and maintain these for present and future generations.
- 7.47 The Council has a general presumption in favour of the preservation of listed buildings. Total demolition, substantial demolition and rebuilding behind the façade of a listed building will not normally be considered acceptable. The matters which will be taken into consideration in an application for the total

or substantial demolition of a listed building are those set out in the National Planning Policy Framework.

7.48 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building. The matters which will be taken into consideration in an application for alterations and extensions to a listed building are those set out in the National Planning Policy Framework.

7.49 The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it often can extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings. Applicants will be expected to provide sufficient information about the proposed development and its relationship with its immediate setting, in the form of a design statement.



Access in listed buildings

7.50 Where listed buildings and their approaches are being altered, disabled access should be considered and incorporated. The Council will balance the requirement for access with the interests of conservation and preservation to achieve an accessible solution. We will expect design approaches to be fully informed by an audit of conservation constraints and access needs, and to have considered all available options. The listed nature of a building does not preclude the development of inclusive design solutions, and the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation.

Sustainability measures in listed buildings

- 7.51 Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group. Energy use can be reduced by means that do not harm the fabric or appearance of the building, for instance roof insulation, draught proofing and secondary glazing, more efficient boilers and heating/lighting systems, and use of green energy sources. Depending on the form of the building, renewable energy technologies may also be installed, for instance solar water heating and photovoltaics.

Archaeology

- 7.52 Camden has a rich archaeological heritage comprises of both above and below ground remains, in the form of individual finds, evidence of former settlements and standing structures. These remains are vulnerable to modern development and land use. There are 13 archaeological priority areas in the borough (see Map 4)
- Hampstead Heath
 - London Suburbs
 - St Pancras
 - Kentish Town
 - Battle Bridge
 - Hampstead
 - South End
 - West End
 - Kilburn
 - Belsize
 - Highgate
 - Baginigge Wells
 - Canalside Industry
- 7.53 The archaeological priority areas provide a general guide to areas of archaeological remains, but do not indicate every find site in the borough. These are based on current knowledge and may be refined or altered as a result of future archaeological research or discoveries.
- 7.54 It is likely that archaeological remains will be found throughout the borough, both within and outside the archaeological priority areas. Many archaeological remains have yet to be discovered, so their extent and significance is not known. When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation. Scheduled monument consent must be obtained before any alterations are made to scheduled ancient monuments. Camden has only one scheduled ancient monument: Boadicea's Grave in Hampstead Heath.
- 7.55 If important archaeological remains are found, the Council will seek to resist development which adversely affects remains and to minimise the impact of development schemes by requiring either in situ preservation or a programme

of excavation, recording, publication and archiving of remains. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site, and subsequent analysis, publication and archiving undertaken by an archaeological organisation approved by the Council.

- 7.56 The Council will consult with, and be guided by, English Heritage and the Greater London Archaeology Advisory Service (GLAAS) on the archaeological implications of development proposals. The Greater London Sites and Monuments Record, maintained by English Heritage, contains further information on archaeological sites in Camden. When considering schemes involving archaeological remains, the Council will also have regard to the National Planning Policy Framework.

Other heritage assets

- 7.57 In addition to conservation areas, listed buildings and archaeological remains, Camden contains 14 Parks and Gardens of Special Historic Interest, as identified by English Heritage. There are also 53 London Squares in the borough protected by the London Squares Preservation Act 1931. The Council will encourage the management of Parks and Gardens of Special Historic Interest and London Squares to maintain, and where appropriate, enhance their value and protect their setting. The Council will consult with English Heritage over proposals affecting these parks and gardens. We also encourage the restoration and management of Parks and Gardens of Special Historic Interest and London Squares to enhance their value.



Non designated heritage assets

7.58

The borough also has many attractive, historic, locally significant buildings and features which contribute to the distinctiveness of local areas, but which are not formally designated. The National Planning Policy Framework identifies these features as non-designated heritage assets. Non-designated heritage assets may either be identified as part of the Planning process or on Camden's Local List. When planning permission is required for any proposal that directly or indirectly affects the significance of a non-designated heritage asset (either on the Local List or not) then the Council will treat the significance of that asset as a material consideration when determining the application. The Local List can be seen at www.camden.gov.uk/locallist.