



Planning Statement

75 Farringdon Road, London

October 2016

Prepared for St James's Place Property Unit Trust

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1.0 Introduction

- 1.1 This Planning Statement has been prepared by DP9 Ltd in support of the full planning application submitted on behalf of St James's Place Property Unit Trust to the London Borough Camden.
- 1.2 The planning application seeks permission for the refurbishment and extension of the existing building at 75 Farringdon Road including:
- External refurbishment to update and enhance the building image;
 - Alterations and improvements to ground floor facades;
 - Internal alterations to rationalise the floorplate, as well as cut back of ground floor slab to provide reveals and increase daylight to lower ground floor;
 - A new set back office at seventh floor with associated terrace and new rooftop plant with enclosure;
 - The provision of significantly improved cycle parking facilities and associated amenities (showers, lockers), taking the total cycle parking provision for the building to 47spaces; and
 - Introduction of a dedicated refuse storage facility at street level.
- 1.3 The scheme design has been developed by Buckley Gray Yeoman architects.
- 1.4 Section 2 of this Planning Statement will discuss the site, followed by a background to the use. Section 4 describes the proposed development and then sections 5 and 6 evaluate the relevant planning policy. Section 7 summaries the benefits of the proposal and section 8 concludes.
- 1.5 This report should be read in conjunction with the plans and drawings submitted as part of the application and also the consultant reports that have been submitted alongside this report:
- Design and Access Statement prepared by Buckley Gray Yeoman;
 - Daylight/Sunlight Report prepared by Point 2;
 - Energy and Sustainability Statement Prepared by Hilson Moran (appended to the Design and Access Statement);
 - Noise and Vibration Report prepared by Sandy Brown Consultants; and
 - Transport Statement prepared by SCP.

2.0 Site Description

The Site

- 2.1 The site is located at the corner of Farringdon Road and St Cross Street, London EC1. The current office building on the site (Use Class B1a) was constructed in the late 1980s and occupies almost the full extent of the site. The building comprises lower ground and ground floor plus six stories and basement, with the sixth floor set back from the street frontage, with associated external terrace area.
- 2.2 The interior and exterior of the building are in poor condition and in need of renewal. There is currently no dedicated refuse store at the site and only a small cycle store for 6 bikes, accessed through a roller shutter from St Cross Street.
- 2.3 The site falls within the Central London Area and Hatton Garden Area, as defined in the London Borough of Camden Core Strategy. The PTAL rating for the site is 6b, which is 'excellent'. Camden's online Policies Map identifies that site as falling within the following designations:
- Central London Area;
 - Hatton Garden Conservation Area;
 - Hatton Garden Area;
 - Designated view 2A.1 – Parliament Hill summit to St Paul's Cathedral – Right Lateral Assessment Area; and
 - Archaeological Priority Area.
- 2.4 The site also falls within the Central Activities Zone as set out in the London Plan. The site is not within an area identified for flood risk.

Surrounding Area

- 2.5 The immediate area is mixed use in character but predominantly commercial comprising a range of retail, restaurant and office uses, interspersed with a smaller number of residential uses.
- 2.6 The site falls within the Hatton Garden Conservation Area, however there are no listed buildings in the vicinity of the site. The adjacent property at 77-79 Farringdon Road is identified as having heritage value and as a 'building of interest' within the Hatton Garden Conservation Area Statement, although it is not listed. Buckley Gray Yeoman prepared proposals for the refurbishment and extension of this building at the rear and roof level, which were approved in 2004 (ref: PSX0205254) and have since been carried out.
- 2.7 The site sits opposite Farringdon Crossrail which is scheduled to be completed in 2018, providing connections to London Underground, Crossrail and Thameslink services. The site is also located nearby to the existing Farringdon and Barbican London Underground stations. As previously stated, the PTAL rating for the site is 6b which indicates excellent access to public transport.

Planning History

- 2.8 The site has a relatively short planning history, with permission granted in 1988 for the erection of the current office building. There are also a number of other minor applications but none of material merit to the current proposals.

Reference	Address	Proposal	Status
8800120	75 Farringdon Road EC1	The erection of a new building for B1 Business Use within the Town and Country Planning (Use Classes) Order 1987 as illustrated in drawing numbers 1146/P/100B 101B 102 & 103 revised by letter dated 13th June 1988.	Approved 11-03-1988

3.0 The Proposed Development

- 3.1 The redevelopment proposals aim to significantly improve the look, feel and function of the existing building at 75 Farringdon Road, through a high quality office refurbishment and single storey, set back roof extension.
- 3.2 The vast majority of the fabric of the existing B1 commercial building will be retained and refurbished, with the interior floorplates rationalised, and the exterior of the building updated and enhanced. A subservient seventh floor roof extension and terrace will provide additional office accommodation.

Overview of the proposals

- 3.3 A summary of the proposals is provided below;
- Exterior of the building updated and enhanced with refurbished curtain walling and glazing, new architectural spandrel panels and capping, and refurbishment of the existing stonework.
 - Improved street level facades and pedestrian entrances, including a new corner entrance to the building, through the removal of ground floor stall risers and introduction of clear glazing to activate the street frontages.
 - A subservient seventh floor roof extension and terrace to provide additional office accommodation and terrace. The requisite rooftop plant will be provided in a setback high quality enclosure.
 - The ground floor slab is proposed to be cut back, providing generous reveals in the ground floor perimeter to create a duplex office space, opening up the lower ground floor area and providing natural light to this space.
 - A dedicated bin store will be provided with direct level access from St Cross Street.
 - The provision of significantly improved cycle parking facilities and associated amenities (showers, lockers), taking the total cycle parking provision for the building to 47 spaces.

- 3.4 A floorspace schedule is provided in Table 1 below;

Table 1 Floorspace Schedule

	GEA m2		GIA m2	
	Existing	Proposed	Existing	Proposed
B1a Office Use	3,308	3,555	3,040	3,247

- 3.5 In line with Table 1 above the proposals will result in an uplift of B1a office floorspace of 247sqm GEA and 207sqm GIA.

Pre-application Consultation

- 3.6 Prior to the submission of this application the team have engaged in a pre-application meeting with Camden to present our proposals on Tuesday 29th March 2016. The application team met with LB Camden Planning Officer Zenab Haji-Ismail and Design Officer Peter Kelly.
- 3.7 Overall the proposals were received positively by officers, and the principle of refurbishment and extension of the building to provide additional high quality B1a office space accepted and encouraged. The discussions with LB Camden officers focussed primarily on the overall design of the building and fall into the below categories:
- Height & Massing
 - External Appearance
 - Engagement at Street Level
- 3.8 As previously stated, the feedback received was positive, with only minor suggestions and clarifications requested. Accordingly, in response to the council's feedback the submission design has been adjusted in order to accommodate the points discussed with officers in the meeting and within the formal pre-app response. Furthermore, the additional information requested, including views from the surrounding area, have been provided in support of the application. The design evolution and specific responses to the pre-application comments are fully explored in the accompanying Design and Access Statement.

4.0 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The proposal has been tested against planning policy relevant to the Site developed at National, Regional and Local level and a summary of key policy documents is set out below.
- 4.3 The Development Plan for the site comprises the following: -
- National Planning Policy Framework (2012);
 - London Plan (consolidated with changes since 2011) 2016;
 - Camden Core Strategy and Development Policies (2010)
 - Emerging Camden Local Plan (2016)

National Planning Policy Framework

- 4.4 The National Planning Policy Framework (NPPF) was adopted in 2012 and is the Governments overarching planning policy document. The framework established a presumption in favour of sustainable development as a golden thread which applies to all plan making and decision taking.
- 4.5 The NPPF recognises that in order to be truly sustainable development must meet the three dimension; economic, social and environmental. The NPPF recognises that planning plays a key role in supporting a competitive economy and that plan making and decision taking should work to support business.

London Plan

- 4.6 The London Plan (consolidated with changes since 2011) is the key city regional level document which provides strategic guidance and with which all borough level planning should comply.

Camden Core Strategy

- 4.7 Camden adopted their Core Strategy on 8 November 2010, the following policies, considered thematically are considered relevant to the proposed development. An appraisal of the proposals against these policies is provided in section 5.0 of this document.

Theme	Policy
Landuse/ Employment	DP1 Mixed use development DP13 Employment sites and premises

	<p>Policies CS8 Promoting a successful and inclusive Camden economy</p> <p>Policy CS9 Achieving a successful Central London</p>
Design	<p>Camden Planning Guidance 1</p> <p>CS14 Promoting high quality places and conserving our heritage</p> <p>CS5 Managing the impact of growth and development</p> <p>DP24 Securing high quality design</p> <p>DP25 Conserving Camden's Heritage</p>
Amenity	<p>DP26 Managing the impact of development on occupiers and neighbours</p> <p>DP28 Noise and Vibration</p>
Transport/ Highways	<p>DP17 Walking, cycling and public transport</p> <p>Policy DP18 (Parking standards and limiting the availability of car parking)</p>
Sustainability	<p>Policies CS13 Tackling climate change through promoting higher environmental standards)</p> <p>DP22 Promoting sustainability and tackling climate change</p>

Emerging Local Plan

- 4.8 On 24 June 2016 the Council submitted the Camden Local Plan and supporting documents to the Secretary of State. Hearings for the Examination will take place during October 2016 with adoption thereafter.
- 4.9 Whilst the document is not yet adopted the policies contained therein do have some limited weight in decision making, however until fully adopted the documents set out above constitute the adopted development plan for the borough.

5.0 Planning Policy Considerations

5.1 The following section provides an appraisal of the site and how it complies with the policy framework set out in section 4.0. The following issues are assessed;

- Additional Office Floorspace
- Mix of Uses
- Design and Heritage
- Amenity (Daylight/Sunlight and Noise)
- Waste and Servicing
- Energy and Sustainability
- Transport and Access

Additional Office Floorspace

5.2 Policies CS8, and DP13 seek to ensure that employment floorspace is protected, the borough retains a strong economy. Policy CS9 deals specifically with the Central London Area of Camden where the council seeks to support and focus further growth.

5.3 Furthermore, a key objective of the London Plan is the promotion of London as a world city. One of the identified means of achieving this goal, and an increase in jobs, is through the availability of suitable office accommodation. This includes London Plan Policy 4.2 which explicitly seeks to '*encourage renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility*'.

5.4 The refurbishment and extension of the existing building at 75 Farringdon Road will transform the outdated office accommodation and provide much needed high quality office employment floorspace in this Central London area. This new office floorspace will be of a much higher standard and far more adaptable and flexible than existing, futureproofing the building and employment offer for modern office occupier requirements for years to come.

5.5 Accordingly, the principle of providing additional office floorspace in this location is established and the proposals are in accordance with LB Camden Policy CS8, CS9 and DP13 as well as London Plan Policy 4.2.

Mix of Uses

5.6 As set out earlier in this statement, the application site falls within the Hatton Garden Area. The designated Hatton Garden Area has a recognised 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. The Council will seek to balance the general priority for housing against the importance of workshops in the Hatton Garden area.

- 5.7 Policy DP1 requires mixed use development in the Central London Area where appropriate. Where more than 200 sq m (gross) additional floorspace is provided, the Council will require up to 50% of all additional floorspace to be housing. As an exception to this approach, in the designated Hatton Garden area, where more than 200 sq m (gross) additional floorspace is provided, the Council will require up to 50% of all additional floorspace in the form of secondary uses, with a contribution to housing and a contribution to affordable premises suitable for the jewellery industry.
- 5.8 Whilst the standard requirement is to provide these secondary uses on-site, more flexibility exists where the uplift is less than 1,000sqm (gross). Where inclusion of a secondary use is appropriate for the area and cannot practically be achieved on the site, or at another site in the area, the Council may accept a payment-in-lieu.
- 5.9 In this instance, the proposals result in an uplift of B1 office floorspace only slightly in excess of the 200sqm threshold. As part of the initial design and viability process alternative proposals to keep the uplift below the 200sqm threshold, however these were not considered to deliver the highest quality scheme and associated office and employment benefits. It should be noted that there are no jewellery workshops or related industry at the site.
- 5.10 In real terms, the small size of the existing building and floorplate excludes the potential for any onsite residential, for example there would be no possibility for the provision of a separate access and core to facilitate what would likely only be one or two additional units, and the efficiency of the building would suffer substantially. Similarly, the provision of jewellery workshop space at the site is prohibitive due to the size of the building and resultant loss in building efficiency, and what would be a close proximity to office workers, creating a potential for conflict. It would also simply not be a viable option to incorporate jewellery workspace as part of the proposals and still be able to fund and facilitate the internal and external improvements to the existing building.
- 5.11 As the applicant does not have the ability to provide any jewellery workspace in an alternative location in the area, it was discussed and agreed with officers during pre-application discussions that a financial contribution towards jewellery workspace, as the priority secondary use in the Hatton Garden Area, would be acceptable. It was agreed that the figure for calculating the contribution was set at £498 per square metre.
- 5.12 The precise details of the payments and other clauses in any S106 agreement will be subject to further discussion with Camden however, as agreed with officers at pre-app, the applicant would suggest the following be included in the S106 Heads of Terms:
- Payment towards the local jewellery sector based on 50% of GEA uplift of office accommodation, at a rate of £498 per square metre.

Design and Heritage

- 5.13 Policy CS5 seeks to manage the impact of growth and development by ensuring that development meets the needs of those living and working in the borough whilst also protecting and mitigating the impacts of development on neighbours. Full consideration has been given as part of the proposals to neighbouring developments and a Noise Impact

Assessment and Daylight/Sunlight assessment has been prepared by Point 2 and is examined in further detail within this chapter.

- 5.14 Policy DP24 seeks to secure high quality design and deals with all aspects including character, setting, context, form and scale of neighbouring buildings, materials, hard and soft landscaping, amenity and accessibility. The accompanying Design and Access Statement provides full details of the proposed appearance and design of the building and how it takes account of the character and setting of the surrounding area. The statement also details the buildings accessibility and its compliance with DDA.
- 5.15 Policy DP25 and CS14 seek to protect Camden's heritage, of particular relevance to this application is the protection of conservation areas. The site falls within the Hatton Gardens Conservation Area, designated in 1976 and recognised specifically for its strong historic connections with the Jewellery Trade. The design evolution of the building from the outset has sought to take account of the special character and appearance of the area. The design development is documented in full within the Design and Access Statement.

Daylight/Sunlight

- 5.16 The protection of the amenity and quality of life of occupiers and neighbours is dealt with under policy DP26. A daylight/sunlight report has been prepared by Point 2 and considers the potential effect of the proposed to the existing surrounding residential properties.
- 5.17 In summary the report concludes that the effect of the proposed development upon each of the existing surrounding residential properties is considered to be negligible in nature on the basis that the daylight and sunlight amenity alterations, if any, to all of the habitable rooms and windows are fully compliant with BRE guidance. This means that the occupants of these rooms are unlikely to notice any alteration to their levels of daylight and sunlight amenity.
- 5.18 The effects of the proposed development in terms of the daylight and sunlight amenity should therefore be considered acceptable.

Noise

- 5.19 Policy DP28 seeks to restrict development that would cause undue noise and vibration pollution. A Noise and Vibration Report has been prepared by Sandy Brown which provides relevant plant noise limits at the worst affected existing noise sensitive premises of LA_{eq} 49 dB during the day, LA_{eq} 50 dB during the evening and LA_{eq} 48 dB during the night. The assessment also concludes that tactile vibration and structure borne noise are not considered to be an issue at this site.

Waste and Servicing

- 5.20 Camden Planning Guidance 1 chapter 10 provides guidance on the appropriate provision for waste and recycling.
- 5.21 Currently there is no dedicated space for waste and recycling facilities within the building envelope and servicing is provided from the existing loading bay on Farringdon Road.

- 5.22 The proposal is to provide a waste store accessed off St Cross Street at street level. The quantum of refuse containers has been determined in accordance with adopted London Borough of Camden Guidance.
- 5.23 Servicing including the loading and unloading of deliveries is proposed to continue to be undertaken from the existing loading bay located on Farringdon Road, further detail is provided in the accompanying Transport Statement.

Cycling Provision

- 5.24 Policy DP17 deals with walking, cycling and public transport and seeks to ensure the adequate provision is made within development including high quality cycle parking and workplace showers and locker. The London Plan (MALP) 2016 sets cycle parking standards in new build development, the table below provides a summary;

Land Use	Long-Stay	Short-Stay
B1 Office	Inner/Central London 1 Space per 90 sqm	First 5,000sqm: 1 space per 500 sqm.

- 5.25 Whilst the policy applies to new build floorspace and not to refurbishments the table highlights that should the entire quantum of the proposed building floorspace be taken into account there would be a requirement in policy for 40 Long-Stay/ Staff spaces and 7 short-stay/ visitor spaces.
- 5.26 Current provision for cycle storage in the building is poor; limited to 6 cycle spaces, accessed via a roller shutter, and with no shower or changing facilities.
- 5.27 Whilst the policy requirement is to provide cycle storage for new building floorspace only in order to encourage cycling and bring the entire building up to current standards, the existing cycle store is proposed to be replaced with a significantly enhanced cycle store with space for 47 spaces at basement level.
- 5.28 In addition to the enhanced cycle parking provision there will be 3 showers and associated changing facilities. Access for cyclists will be provided by a separate entrance at St Cross Street, with a custom bike ramp allowing bicycles to be easily taken down to the bike store. Further detail is provided within the Design and Access Statement.

Car Parking

- 5.29 There is currently no car parking provision and no car parking is proposed as part of this application.

Energy and Sustainably

- 5.30 Policies CS13 and DP22 seeks to promote sustainability and tackle climate change through promoting higher environmental standards. The policies set out that the council is

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

- 5.31 Whilst the proposals are not for a new build office development the refurbishment and energy efficiencies measures incorporated mean that the building is targeting BREEAM Excellent. For more detail of this please refer to the Sustainable Construction and Design Statement prepared by Hilson Moran and appended to the Design and Access Statement.

6.0 Planning Benefits of the Proposal

6.0 The proposal will offer a number of benefits in planning terms. These include:

Regeneration of the Site

6.1 The proposal will result in the regeneration of the site from a dated and underused B1 office to one that is modern and fit for purpose to meet the needs of current occupiers. This includes the provision of greatly enhanced cycle parking, improved staff welfare facilities including showers, lockers and changing facilities and better servicing arrangements.

High Architectural Quality

6.2 The refurbishment has been designed in close consultation with the Local Planning Authority. The design will result in a very high quality building in Camden.

Provision of New Office Floorspace

6.3 The development will provide additional high quality office floorspace, in a central location and with the aim of attracting quality tenants into Camden.

Contribution to Jewellery Sector

6.4 Whilst on site provision of jewellery workshop space is demonstrated not to be practical or viable, a payment in lieu will allow other improvements to be delivered in the surrounding area.

Improved Energy Efficiencies

6.5 The proposed development will greatly improve the energy efficiency and sustainable credentials of the building such that the development is targeting a BREEAM 'Excellent' rating.

7.0 Summary and Conclusion

- 7.0 The proposal has been considered against national, regional and local planning policy and has been found to be compliant. We believe that the proposal offers a significant improvement against the existing situation and that the potential of the site has been maximised in planning terms.
- 7.1 The proposals will provide a refurbished building of high architectural quality in an appropriate location and with no detrimental effect on the surrounding area. Such an approach to the development of the site is consistent with the objectives of planning policy at all spatial scales.
- 7.2 The refurbished B1 office employment floor space will help stimulate economic growth and responds to the requirements of contemporary businesses.
- 7.3 In conclusion, in terms of land use, design and environmental impact the proposal is assessed to be an excellent example of sustainable development and an example of the realisation of planning policy at National, Regional and Local levels. We encourage the council to support the proposals and grant approval without delay.

Appendix A Planning Policies

DP1 – MIXED USE DEVELOPMENT

The Council will require a mix of uses in development where appropriate in all parts of the borough, including a contribution towards the supply of housing. In the Central London Area (except Hatton Garden) and the town centres of Camden Town, Finchley Road/ Swiss Cottage and Kilburn High Road, where more than 200 sq m (gross) additional floorspace is provided, we will require up to 50% of all additional floorspace to be housing.

As an exception to this approach, in the designated Hatton Garden area, where more than 200 sq m (gross) additional floorspace is provided, we will require up to 50% of all additional floorspace in the form of secondary uses, including a contribution to housing and a contribution to affordable premises suitable for the jewellery industry.

The Council will require any secondary uses to be provided on site, particularly where 1,000sqm (gross) of additional floorspace or more is proposed. Where inclusion of a secondary use is appropriate for the area and cannot practically be achieved on the site, the Council may accept a contribution to the mix of uses elsewhere in the area, or exceptionally a payment-in-lieu.

In considering whether a mix of uses should be sought, whether it can practically be achieved on the site, the most appropriate mix of uses, and the scale and nature of any contribution to the supply of housing and other secondary uses, the Council will take into account:

- a) the character of the development, the site and the area;
- b) site size, the extent of the additional floorspace, and constraints on including a mix of uses;
- c) the need for an active street frontage and natural surveillance;
- d) the economics and financial viability of the development including any particular costs associated with it;
- e) whether the sole or primary use proposed is housing;
- f) whether secondary uses would be incompatible with the character of the primary use;
- g) whether an extension to the gross floorspace is needed for an existing user;
- h) whether the development is publicly funded;
- i) any other planning objectives considered to be a priority for the site.

DP13 – EMPLOYMENT PREMISES AND SITES

The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:

- a) it can be demonstrated to the Council's satisfaction that a site or building is no longer

suitable for its existing business use; and

- b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.

Where a change of use has been justified to the Council's satisfaction, we will seek to maintain some business use on site, with a higher priority for retaining flexible space that is suitable for a variety of business uses.

When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses or community uses, except in Hatton Garden where we will expect mixed use developments that include light industrial premises suitable for use as jewellery workshops.

Where premises or sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that:

- c) the level of employment floorspace is maintained or increased;
- d) they include other priority uses, such as housing and affordable housing;
- e) premises suitable for new, small or medium enterprises are provided;
- f) floorspace suitable for either light industrial, industry or warehousing uses is re-provided where the site has been used for these uses or for offices in premises that are suitable for other business uses;
- g) the proposed non-employment uses will not prejudice continued industrial use in the surrounding area.

The Council will support the provision of live/work premises provided they do not:

- h) result in the loss of any permanent residential units; or
- i) result in the loss of sites in business or employment use where there is potential for that use to continue.

CS8 – PROMOTING A SUCCESSFUL AND INCLUSIVE CAMDEN ECONOMY

The Council will secure a strong economy in Camden and seeks to ensure that no one is excluded from its success. We will:

- a) promote the provision of 444,000 sq m of permitted office floorspace at King's Cross as well as in the range of 70,000 sq m of office provision at Euston with further provision in the other growth areas and Central London to meet the forecast demand of 615,000 sq m to 2026;
- b) support Camden's industries by:

- safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers;
 - safeguarding the borough's main Industry Area; and
 - promoting and protecting the jewellery industry in Hatton Garden;
- c) expect a mix of employment facilities and types, including the provision of facilities suitable for small and medium sized enterprises, such as managed, affordable workspace;
- d) support local enterprise development, employment and training schemes for Camden residents;
- e) recognise and encourage the concentrations of creative and cultural businesses in the borough as well as supporting the development of Camden's tourism sector whilst ensuring that any new facilities meet the other strategic objectives of the Core Strategy; and
- f) recognise the importance of other employment generating uses, including retail, markets, leisure, education, tourism and health.

CS9 – ACHIEVING A SUCCESSFUL CENTRAL LONDON

The Council will support and promote the Central London area of Camden as a successful and vibrant part of the capital to live in, work in and visit. We will:

- a) recognise its unique role, character and challenges;
- b) support Central London as a focus for Camden's future growth in homes, offices, hotels, shops and other uses;
- c) seek to ensure that development in Central London, in the growth areas of King's Cross, Euston, Tottenham Court Road and Holborn and beyond, contributes to London's economic, social and cultural role while meeting the needs of local residents and respecting their quality of life;
- d) support residential communities within Central London by protecting amenity and supporting community facilities;
- e) seek to secure additional housing and affordable homes, including as part of appropriate mixed use developments;
- f) take into account the specific identity of the areas within Central London when taking decisions on planning applications and in relevant initiatives and works;
- g) promote and protect areas of specialist activity, such as the Museum Street area and Hatton Garden;
- h) support the concentration of medical, educational, cultural and research institutions within central London;
- i) preserve and enhance the area's historic environment;

- j) seek to improve the quality of the area's streets and places, the connections between them and the ease of movement into, and through, the area;
- k) continue to designate Central London as a Clear Zone Region to reduce congestion, promote walking and cycling and improve air quality;
- l) promote improved community safety;
- m) manage the location and concentration of food, drink and entertainment uses and their impact;
- n) allocate sites within Central London for appropriate uses, including offices and housing, in the Camden Site Allocations document.

DP24 – SECURING HIGH QUALITY DESIGN

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

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

DP25 – CONSERVING CAMDEN'S HERITAGE

Conservation areas

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

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are

shown that outweigh the case for retention;

- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- f) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- g) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- h) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council 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

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

CS5 – MANAGING THE IMPACT OF GROWTH AND DEVELOPMENT

The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:

- a) providing uses that meet the needs of Camden's population and contribute to the borough's London-wide role;
- b) providing the infrastructure and facilities needed to support Camden's population and those who work in and visit the borough;
- c) providing sustainable buildings and spaces of the highest quality; and
- d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities.

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

- e) making sure that the impact of developments on their occupiers and neighbours is fully

considered;

- f) 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
- g) requiring mitigation measures where necessary.

CS14 – PROMOTING HIGH QUALITY PLACES AND CONSERVING OUR HERITAGE

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

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

DP26 – MANAGING THE IMPACT OF DEVELOPMENT ON OCCUPIERS AND NEIGHBOURS

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

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

We will also require developments to provide:

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

DP28 – NOISE AND VIBRATION

The Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for:

- a) development likely to generate noise pollution; or
- b) development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.

Development that exceeds Camden's Noise and Vibration Thresholds will not be permitted. The Council will only grant permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed our noise thresholds.

The Council will seek to minimise the impact on local amenity from the demolition and construction phases of development. Where these phases are likely to cause harm, conditions and planning obligations may be used to minimise the impact.

DP17 – WALKING, CYCLING AND PUBLIC TRANSPORT

The Council will promote walking, cycling and public transport use. Development should make suitable provision for pedestrians, cyclists and public transport and, where appropriate, will also be required to provide for interchanging between different modes of transport.

Provision may include:

- a) convenient, safe and well-signalled routes including footways and cycleways designed to appropriate widths;
- b) other features associated with pedestrian and cycling access to the development, where needed, for example seating for pedestrians, signage, high quality cycle parking, workplace showers and lockers;
- c) safe road crossings where needed;
- d) bus stops, shelters, passenger seating and waiting areas, signage and timetable information.

The Council will resist development that would be dependent on travel by private motor vehicles.

The Council will seek to secure travel interchange facilities in locations that maximise travel benefits and minimise environmental harm. Passenger transport interchanges should provide for

the coordination of arrival and departure timetabling on different services as far as possible. Interchanges catering for longer distance journeys should include toilets, baby changing facilities and facilities to provide refreshment for travellers

DP22 – PROMOTING SUSTAINABLE DESIGN AND CONSTRUCTION

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

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

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

- c) expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016.;
- d) expecting developments (except new build) of 500 sq m of residential floorspace or above or 5 or more dwellings to achieve “very good” in EcoHomes assessments prior to 2013 and encouraging “excellent” from 2013;
- e) expecting non-domestic developments of 500sqm of floorspace or above to achieve “very good” in BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019.
- f) The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:
 - g) summer shading and planting;
 - h) limiting run-off;
 - i) reducing water consumption;
 - j) reducing air pollution; and
 - k) not locating vulnerable uses in basements in flood-prone areas.

CS13 – TACKLING CLIMATE CHANGE THROUGH PROMOTING HIGHER ENVIRONMENTAL STANDARDS

Reducing the effects of and adapting to climate change

The Council will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation by:

- a) ensuring patterns of land use that minimise the need to travel by car and help support local energy networks;
- b) promoting the efficient use of land and buildings;

- c) minimising carbon emissions from the redevelopment, construction and occupation of buildings by implementing, in order, all of the elements of the following energy hierarchy:
 - 1. ensuring developments use less energy,
 - 2. making use of energy from efficient sources, such as the King's Cross, Gower Street, Bloomsbury and proposed Euston Road decentralised energy networks;
 - 3. generating renewable energy on-site; and
- d) ensuring buildings and spaces are designed to cope with, and minimise the effects of, climate change.

The Council will have regard to the cost of installing measures to tackle climate change as well as the cumulative future costs of delaying reductions in carbon dioxide emissions

Local energy generation

The Council will promote local energy generation and networks by:

- e) working with our partners and developers to implement local energy networks in the parts of Camden most likely to support them, i.e. in the vicinity of:
 - housing estates with community heating or the potential for community heating and other uses with large heating loads;
 - the growth areas of King's Cross; Euston; Tottenham Court Road; West Hampstead Interchange and Holborn;
 - schools to be redeveloped as part of Building Schools for the Future programme;
 - existing or approved combined heat and power/local energy networks (see Map 4); and other locations where land ownership would facilitate their implementation.
- f) protecting existing local energy networks where possible (e.g. at Gower Street and Bloomsbury) and safeguarding potential network routes (e.g. Euston Road);

Water and surface water flooding

We will make Camden a water efficient borough and minimise the potential for surface water flooding by:

- g) protecting our existing drinking water and foul water infrastructure, including Barrow Hill Reservoir, Hampstead Heath Reservoir, Highgate Reservoir and Kidderpore Reservoir;
- h) making sure development incorporates efficient water and foul water infrastructure;
- i) requiring development to avoid harm to the water environment, water quality or drainage systems and prevents or mitigates local surface water and downstream flooding, especially in areas up-hill from, and in, areas known to be at risk from surface water flooding such as South and West Hampstead, Gospel Oak and King's Cross (see Map 5).

Camden's carbon reduction measures

The Council will take a lead in tackling climate change by:

- j) taking measures to reduce its own carbon emissions;

- k) trialling new energy efficient technologies, where feasible; and
- l) raising awareness on mitigation and adaptation measures.