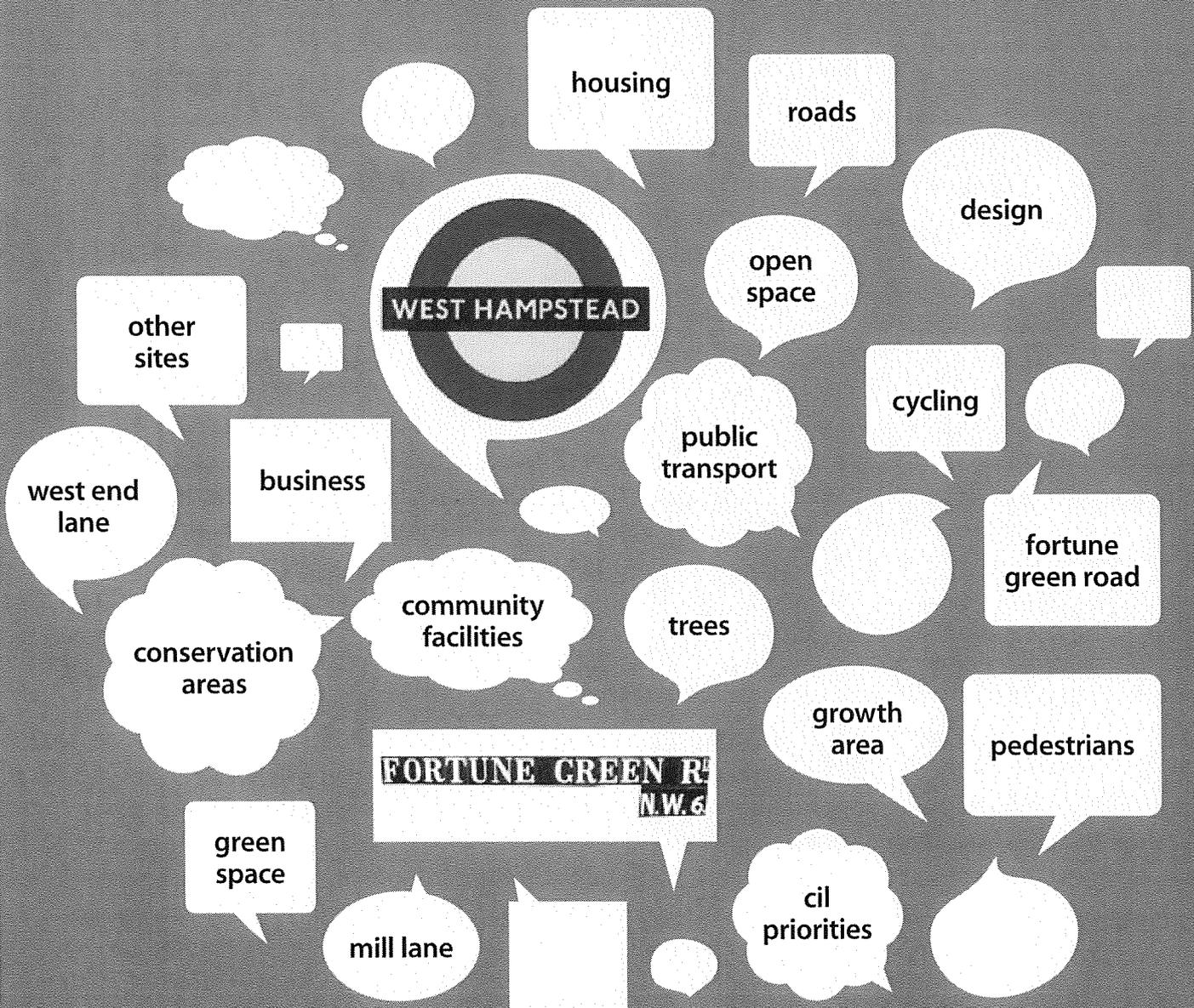
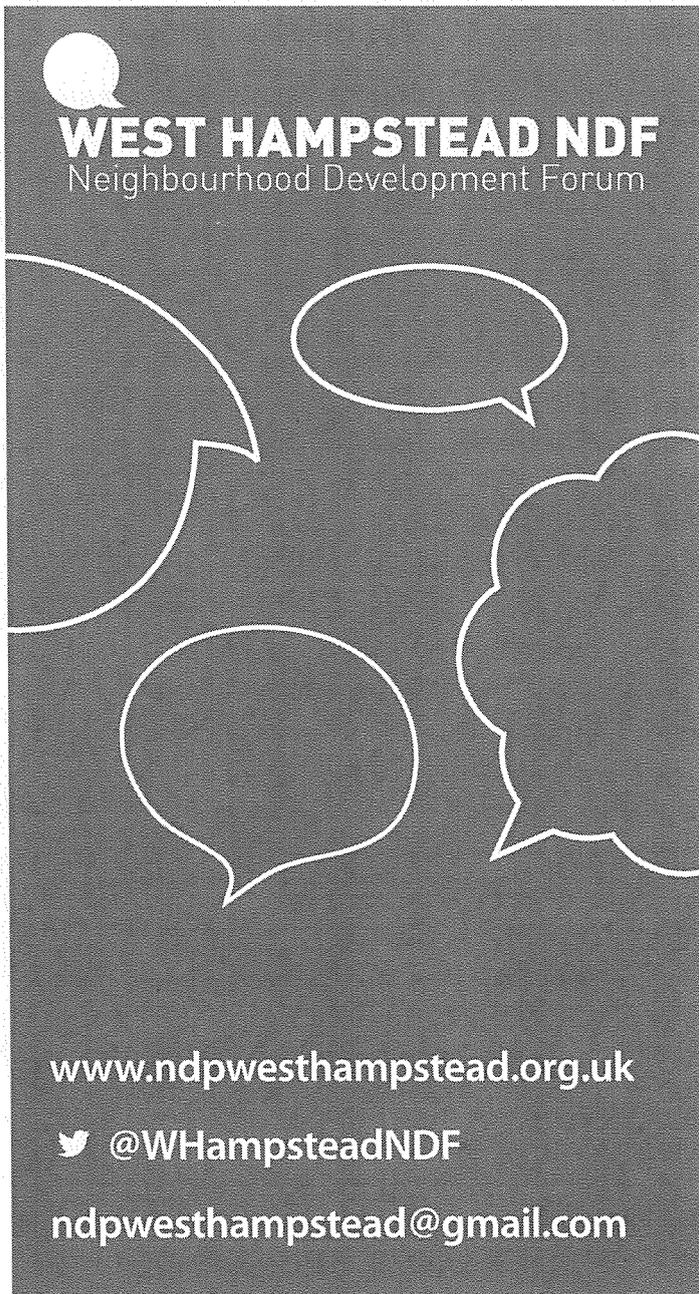


# FORTUNE GREEN & WEST HAMPSTEAD NEIGHBOURHOOD PLAN

Adopted by Camden Council September 2015



click the buttons or section headings to navigate



**WEST HAMPSTEAD NDF**  
Neighbourhood Development Forum

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The image shows a dark grey rectangular area with white text and graphics. At the top left is a white speech bubble icon. Below it, the text 'WEST HAMPSTEAD NDF' is in a large, bold, sans-serif font, with 'Neighbourhood Development Forum' in a smaller font underneath. The middle section contains four white speech bubble outlines of various shapes and sizes. At the bottom, there is contact information: a website URL, a Twitter handle, and an email address, all in white sans-serif font.

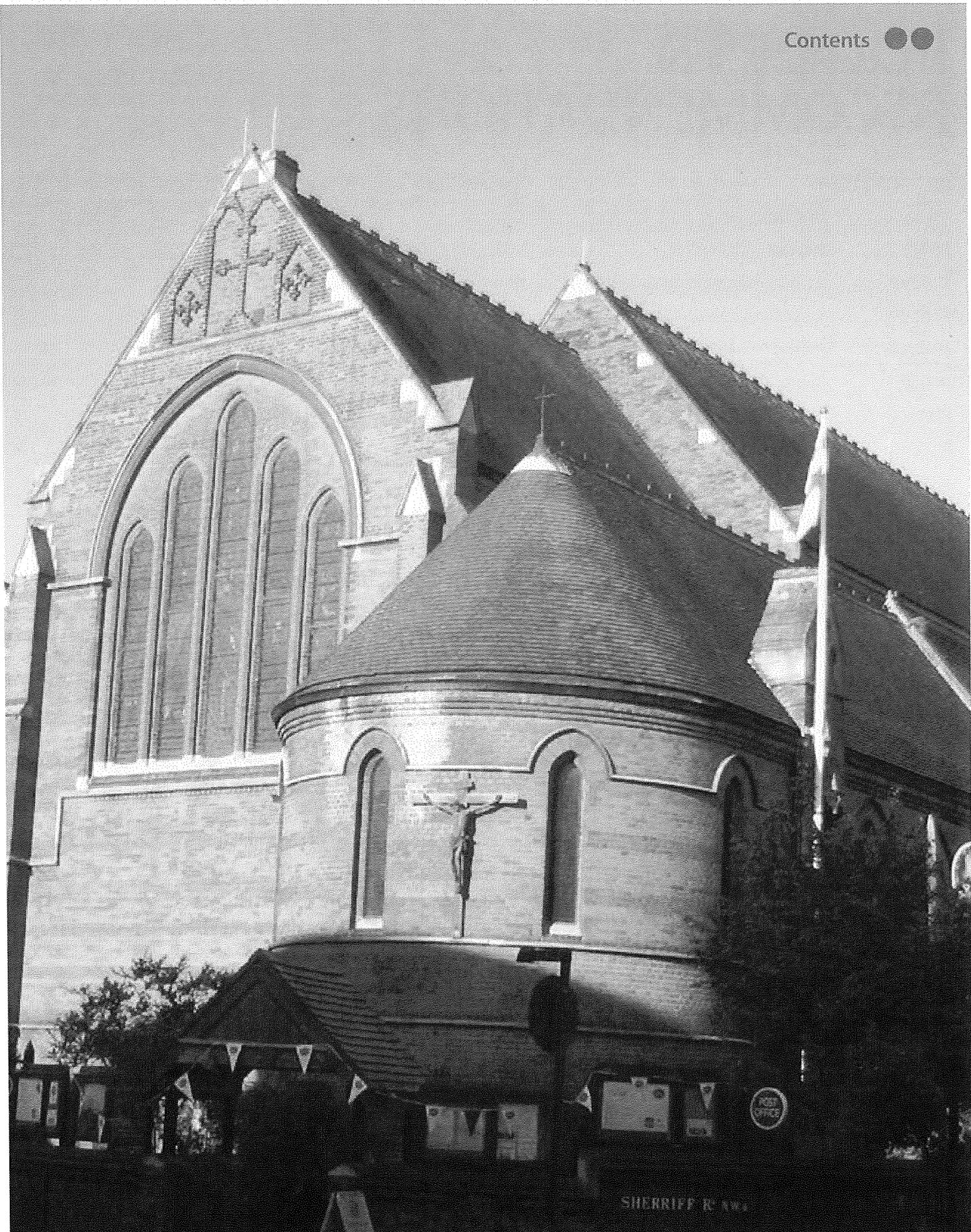
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# POLICIES & RECOMMENDATIONS

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# INTRODUCTION

- 1.1 This Neighbourhood Development Plan (**NDP, the Plan**) has been drawn up using the powers in the Localism Act 2011. The Plan was written by the Fortune Green & West Hampstead Neighbourhood Development Forum (**NDF, the Forum**) which was established in January 2012. The Forum was recognised by Camden Council in May 2013.
- 1.2 The Plan has been written to conform with the policies and objectives of the *National Planning Policy Framework (NPPF)*, March 2012. It has been prepared with the aim of contributing to the achievement of sustainable development and is prepared in accordance with the presumption in favour of sustainable development.
- 1.3 The Plan has also been prepared to be in general conformity with the strategic policies in the development plan: the London Plan (2011) (as amended) and the relevant Local Plan - Camden Council's adopted planning policies: *Camden Core Strategy (CCS) 2010-2025* (adopted 8 November 2010); *Camden Development Policies 2010-2025* (adopted 8 November 2010); and *Camden Site Allocations* (adopted 9 September 2013).
- 1.4 As well as the three over-arching plans - at National, London and Local level - the Plan draws on and adds to Camden Council's Supplementary Planning Guidance. It also reflects the recommendations in *Camden Council's Place Plan for West Hampstead* (March 2012), and has drawn on the consultations and findings upon which this document was based.
- 1.5 The Plan provides planning policies and guidance at a neighbourhood level. It has been drawn up by people living and working in Fortune Green & West Hampstead, for the benefit of people who will live and work in the Area in the years to come. As demonstrated in the Consultation Statement that accompanies this document, the Plan is based on extensive discussions, engagement and consultation to ensure that it clearly reflects the will of the community and has broad support. It is important that Fortune Green & West Hampstead clearly benefits from development and the challenges it brings.
- 1.6 The Plan sets out policies (**in blue boxes**) for the future development of the Area between **2015 and 2031**. The end date has been chosen as it marks the end date of the current London Plan and the end date of its growth target for part of West Hampstead (the West Hampstead Growth Area). The Plan seeks to provide a framework for how planning decisions will be made in the Area, with clear policies to be followed and applied.
- 1.7 The Plan also sets out recommendations (**in green boxes**), which describe non-statutory complementary action which will help achieve the Vision and Objectives (see 3.1), and which are in support of the Plan's policies. In order to produce a Plan that is clear, accountable and has wide support, these recommendations (or projects) are included next to policies to which they refer.

For the avoidance of doubt, it is emphasised that these are aspirations and do not constitute or suggest agreement with Camden Council or other relevant bodies to fund or act on them.
- 1.8 Within the policy section of the Plan, the text sets out the justification for the policy. While the policy takes precedence, the text explains the formation of the policies and provides further detail as to how the policies should be implemented.
- 1.9 The mechanism for the achievement of both the policies and the recommendations in this Plan is set out in the **Delivery Plan** (see section 5). It is noted that all eligible development must pay the Community Infrastructure Levy (CIL) as well as - by way of a Section 106 Agreement - contribute to the costs of any specific site requirements that are necessary to make the development acceptable in planning terms; that are directly related to the development; and which are fairly and reasonably related in scale and kind to the development. The Plan highlights that development should contribute towards the positive development of the Area in different ways. Contributions may be in the form of both CIL and S106 financial contributions and/or appropriate design measures and 'in kind' improvements.

The neighbourhood portion of the CIL can be spent on a wide range of items, provided that they meet the requirement to support development of the Area.

- 1.10** Planning applications that accord with the policies in this Plan - as well as the NPPF, London Plan & Local Plan - will be approved without delay. Planning applications that conflict with the policies in this Plan will be refused, unless material considerations indicate otherwise.
- 1.11** While it is recognised that development decisions mean weighing up a number of factors in determining whether to develop sites or buildings, the Neighbourhood Plan requires the application of its Vision, Objectives and Policies in all schemes in the Area. Rather than repeating **viability** as a factor throughout this Plan, it is highlighted here that the viability of development is recognised as an essential element of delivery and will be taken into consideration when proposals come forward as set out in para 173 of the NPPF. Depending on the nature of each development, some objectives may have a higher priority in the circumstances at that particular time than others.
- 1.12** The Plan should be read alongside the three **supporting documents** which accompany it.

They are:

- Statement of Basic Conditions
- Consultation Statement
- Strategic Environmental Assessment



# AREA

## A. HOUSING, DESIGN & CHARACTER DESIGN

- A12. Infill developments:** any replacement of a house or houses, or addition of a new house, within an existing terrace should be to the same scale as the terrace, including the roofline. It should be similar in form, materials and details. Replication of particular exterior details is strongly recommended where such details are consistent in streets. Houses should be set back from the pavement and match or fit the building lines of existing properties, with front garden areas remaining unpaved. The same principles should apply to vacant sites in streets where there is already a pattern of existing development.
- A13. Garden developments:** in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided. If any developments are approved, they should maintain a much lower profile than existing housing stock, usually one or two storeys. (Also see Policy 17).
- A14. Roof extensions** and loft conversions should fit in with existing rooflines and be in keeping with existing development. Such extensions should be in proportion to the existing building and should not block views.
- A15. Basement developments:** there is concern in the Area about the increasing number of such developments. These concerns include the effect on the structural stability of adjacent properties; damage or loss to the character and biodiversity of gardens; the impact on sustainable drainage; and the impact on carbon emissions. Camden Planning Guidance (CPG4) states that the council will only permit basement and underground developments that do not: cause harm to the built and natural environment and local amenity; result in flooding; or lead to ground instability. The NDP fully supports the requirement for full and rigorous Basement Impact Assessments before any such applications are considered. The Guidance cites West Hampstead, South Hampstead and Cricklewood as areas that have been identified as being subject to localised flooding from surface water due to local soil conditions and topography; it also cites a large number of streets in the Area that have been subject to surface water flooding in the past.
- Basement and underground developments in these areas should therefore be normally avoided. Given that some of the existing Victorian and Edwardian housing stock was built with basements and cellars, it is considered that some sites in the Area may be able to accommodate one storey basement developments (subject to the requirements set out in CPG4). However, there needs to be greater caution about basements deeper than one storey to ensure that they do not raise concerns about the stability of existing buildings - many of which were built with shallow foundations - and do not cause problems for surface water drainage.
- A16.** New development should also seek to achieve high **environmental standards** and support the aims of the NPPF (95) in "the move to a low-carbon future". Development should aim to reduce greenhouse gas emissions, support energy efficiency - and, where possible, should aim to exceed national standards. The national target for zero-carbon new homes from 2017 is welcomed and should be applied in this Area before that date. Measures to retrofit existing buildings to make them eco-friendly and sustainable are strongly supported. Such measures have been trialled elsewhere in Camden, including in conservation areas, and would be welcomed in Fortune Green and West Hampstead.
- A17.** All development should provide adequate space for **waste and recycling** bins and containers. Such provision should not encroach onto pavements and should not have a negative impact on the public realm.