

with other sensitive uses such as housing. Policy A4 Noise and vibration provides further advice on this matter.

- 5.47 In line with Policy E2, 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.
- 5.48 The Council will expect the marketing evidence to clearly demonstrate that these premises have been marketed explicitly for the jewellery industry through appropriate media. Applicants should contact the Council's Economic Development team, who can provide information and guidance.
- 5.49 We will use planning obligations and conditions to ensure that the premises provided are suitable for jewellery uses in terms of design, layout and affordability.
- 5.50 Where redevelopment proposals would increase total gross floorspace by more than 200 sq m, 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

- 5.51 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.

Tourism

- 5.52 Local Plan Policy E1 - Promoting a successful and inclusive Camden economy sets out the Council's overall strategy for Camden's economy. It recognises the contribution that tourism makes to the character of Camden and the way that is perceived by those living outside the borough, and also the substantial number of jobs it provides. Policy E3 sets out our detailed approach to supporting tourism and providing accommodation for those visiting the borough.

Policy E3 Tourism

The Council recognises the importance of the visitor economy in Camden and will support tourism development and visitor accommodation.

We will:

- a. expect new, large-scale tourism development and accommodation to be located in Central London, particularly the growth areas of King's Cross, Euston, Tottenham Court Road and Holborn;
- b. allow smaller-scale visitor accommodation in the town centres of Camden Town, Kilburn, West Hampstead, Kentish Town and Finchley Road/Swiss Cottage;
- c. consider tourism development outside of the areas listed above where it would have a local or specialist focus and would attract limited numbers of visitors from outside the borough;
- d. expect large-scale tourism development and visitor accommodation to provide training and employ Camden residents;
- e. protect existing visitor accommodation in appropriate locations. All tourism development and visitor accommodation must:
- f. be easily reached by public transport;
- g. provide any necessary pickup and set down points for private hire cars and coaches and provide taxi ranks and coach parking where necessary;
- h. not harm the balance and mix of uses in the area, local character, residential amenity, services for the local community, the environment or transport systems; and
- i. not lead to the loss of permanent residential accommodation.

Tourism in Camden

- 5.53 Camden has a wide variety of tourist and cultural attractions, from major institutions, such as the British Museum and British Library; to open spaces like Hampstead Heath and Primrose Hill; shopping destinations like Camden Town's markets and Covent Garden; venues such as the Roundhouse, Koko and the Forum; Regent's Canal; and historic places, such as Hampstead and Bloomsbury. These attract high numbers of visitors throughout the year from London, the UK and beyond and contribute greatly to the vibrancy, image and economy of Camden and London as a whole.

- 5.54 Camden also has the second largest number (17,580) of serviced rooms in London, after Westminster (GLA Working Paper 58, Understanding the demand for and supply of visitor accommodation in London to 2036, August 2013). Visitor numbers to London are expected to continue to increase, creating demand for more hotels and other overnight accommodation, particularly in Central London. The London Plan sets a target of achieving 40,000 net additional hotel rooms by 2036 across London. The Working Paper also states that 37% of the expected increase in the number of rooms across Greater London will be met in Westminster, City of London and Camden. This policy aims to maintain and encourage a range of attractions and accommodation in the borough for Camden's visitors.
- 5.55 Visitor accommodation includes hotels, bed and breakfast premises, youth hostels, backpacker accommodation, aparthotels, serviced apartments and most other short-stay accommodation that is intended for occupation for periods of less than 90 days. Please see Policy H8 for more information on short stay accommodation for homeless people and other vulnerable people.



Location of tourism developments

- 5.56 The Council will guide tourism development that is likely to attract large numbers of people to Camden's part of Central London, particularly the growth areas of King's Cross, Euston, Holborn and Tottenham Court Road. For tourism developments in Fitzrovia please refer to the Fitzrovia Area Action Plan. Tourist attractions may also be acceptable in other parts of the borough if they have a local focus and a limited number of expected visitors. Examples of this type of attraction are the Freud Museum, near Finchley Road, and Keats' House in Hampstead.
- 5.57 We will protect existing visitor accommodation in appropriate locations. Central London, our growth areas and the town centres of Camden Town, Kilburn, West Hampstead, Kentish Town and Finchley Road/Swiss Cottage are considered

to be appropriate locations. Other locations may also be appropriate where they are highly accessible by public transport and do not harm amenity, the environment or transport systems.

Access

- 5.58 Visitor attractions and accommodation can generate significant vehicle movements, particularly by taxi, private hire cars and coach. New tourism developments should therefore be easily reached by public transport and should include set down and pick-up points for any private hire cars and coach visits they are likely to attract. The Council will require the provision of both taxi ranks and coach parking where necessary. Taxi ranks and coach parking are often most appropriately located on street, rather than off the highway. Please refer to London Plan Policy 6.13, which sets minimum requirements for coach parking. The Council will also protect existing coach facilities and taxi ranks in line with London Plan Policy 6.2 and the Mayor's Land for Industry and Transport SPG, in particular SPG16 and SPG17. Where it is not possible to provide for a suitable set down point for coaches, the Council may negotiate planning obligations with developers to prevent coach access to these sites. Please see our supplementary planning document Camden Planning Guidance 7: Transport for further information.

Training and employment

- 5.59 Large-scale tourism attractions and visitor accommodation employ a large number of people. New developments will be encouraged to provide training and employ Camden residents in line with Policy E1 - Promoting a successful and inclusive Camden economy.

6. Protecting amenity

Managing the impact of development

- 6.1 Standards of amenity (the features of a place that contribute to its attractiveness and comfort) are major factors in the health and quality of life of the borough's residents, workers and visitors and fundamental to Camden's attractiveness and success. Camden's Inner London location, the close proximity of various uses and the presence of major roads and railways means that amenity is a particularly important issue within the borough.
- 6.2 Policy A1 therefore seeks to ensure that standards of amenity are protected. Other policies within the Plan also contribute towards protecting amenity by setting out our approach to specific issues, such as the impact of food, drink and entertainment uses in Policy TC4 - Town centre uses, Policy A4 - Noise and vibration, and Policy CC4 - Air quality.

Policy A1 Managing the impact of development

The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
- b. seek 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;
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
- d. require mitigation measures where necessary.

The factors we will consider include:

- e. visual privacy, outlook;
- f. sunlight, daylight and overshadowing;
- g. artificial lighting levels;
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Servicing and Delivery Management Plans;
- i. impacts of the construction phase, including the use of Construction Management Plans;
- j. noise and vibration levels;
- k. odour, fumes and dust;
- l. microclimate;
- m. contaminated land; and
- n. impact upon water and wastewater infrastructure.

Protecting amenity

- 6.3 Protecting amenity is a key part of successfully managing Camden's growth and ensuring its benefits are properly harnessed. The Council 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.

Visual privacy and outlook

- 6.4 A development's impact upon visual privacy, outlook and disturbance from artificial light can be influenced by its design and layout. These issues can affect the amenity of existing and future occupiers. The Council will expect that these elements are considered at the design stage of a scheme to prevent potential harmful effects of the development on occupiers and neighbours. Further detail can be found within our supplementary planning document Camden Planning Guidance 6: Amenity.



Sunlight, daylight and overshadowing

- 6.5 Loss of daylight and sunlight can be caused if spaces are overshadowed by development. To assess whether acceptable levels of daylight and sunlight are available to habitable, outdoor amenity and open spaces, the Council will take into account the most recent standards recommended by the Building Research Establishment (currently the Building Research Establishment's Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 2011). Further detail can be found within our supplementary planning document Camden Planning Guidance 6: Amenity.

Artificial lighting levels

- 6.6 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 the amenity of neighbours.

- 6.7 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 our supplementary planning document Camden Planning Guidance 6: Amenity.

Transport impacts

- 6.8 The Council will consider information received within Transport Assessments, Travel Plans and Delivery and Servicing Management Plans to assess the transport impacts of development. Guidance regarding these documents is available within our supplementary planning document Camden Planning Guidance 7: Transport. In instances where existing or committed capacity cannot meet the additional need generated by the development, we 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.
- 6.9 Proposals should make appropriate connections to highways and street spaces, in accordance with Camden's road hierarchy, Transport for London's Street Type Framework and to public transport networks. 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. To avoid congestion and protect residential amenity, developments will be expected to provide on-site servicing facilities wherever possible. Major developments dependent upon large goods vehicle deliveries will also be resisted in predominantly residential areas. Further details regarding the movement of goods and materials is available within Policy T4.
- 6.10 Highway safety, with a focus on vulnerable road users 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.
- 6.11 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 adopted by the Council are constructed to an 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 planning obligation 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. Separate arrangements will apply for any works on roads managed by Transport for London.

Construction Management Plans

- 6.12 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.

- 6.13 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 with poor or limited access on site;
 - developments that are accessed via narrow residential streets;
 - developments in areas with a high number of existing active construction sites; and;
 - developments that could cause significant disturbance due to their location or the anticipated length of the demolition, excavation or construction period.
- 6.14 We will require Construction Management Plans to identify the potential impacts of the construction phase and state how any potential negative impacts will be mitigated.
- 6.15 Whether a Construction Management Plan is required for a particular scheme will be assessed on a case by case basis. Construction Management Plans will usually be sought for major developments, however there are many instances where smaller schemes can have very significant impacts, particularly within predominantly residential areas.



- 6.16 A Construction Management Plan will usually be secured via planning obligations between the developer and the Council after an application is approved. We will expect developers to sign up to the Considerate Constructors Scheme and follow guidance within Camden's Considerate Contractors Manual. Financial contributions and monitoring fees may also be sought if necessary.
- 6.17 The level of detail contained within a Construction Management Plan should be proportionate the scale and/or complexity of the development. To assist developers in providing the right information, the Council has created a Construction Management Plan Pro-forma which is tailored towards the specific needs of the borough. The Pro-forma is available on the Council's website.

- 6.18 The Council seeks to minimise the movement of goods and materials by road through the use of consolidation facilities and rail and water freight where possible. Please see Policy T4 on the movement of goods and materials for further detail. For further details regarding Construction Management Plans please refer to our supplementary planning documents Camden Planning Guidance 6: Amenity and Camden Planning Guidance 8: Planning Obligations.

Noise and vibration

- 6.19 Noise and vibration can have a major effect on amenity. The World Health Organisation (WHO) for example states that excessive noise can seriously harm human health, disturb sleep and have 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.
- 6.20 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. Further detail can be found in Policy A4 - Noise and Vibration and our supplementary planning document Camden Planning Guidance 6: Amenity.

Odours, fumes and dust

- 6.21 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.
- 6.22 We will require all development likely to generate nuisance odours to install appropriate extraction equipment and other mitigation measures. These should be incorporated within the building where possible. External extraction equipment and ducting should be sited sensitively, particularly on listed buildings and within conservation areas. Further details can be found in our supplementary planning documents Camden Planning Guidance 1: Design and Camden Planning Guidance 6: Amenity.
- 6.23 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. Details of how these measures will be implemented should be provided in a Construction Management Plan. Further information regarding the management of dust can be found within Policy CC4 Air quality.

Microclimate

- 6.24 Large developments can alter the local climate. Buildings can affect the flow of air and cause wind tunnels which can potentially affect the enjoyment of public spaces. A building's colour can affect how much heat it absorbs and therefore impact upon local air temperatures. Developments should therefore 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 our supplementary planning documents Camden Planning Guidance 3: Sustainability and Camden Planning Guidance 6: Amenity.

Contaminated Land

- 6.25 Development on contaminated land can expose people to a wide range of potential health risks. Examples of sites that may have contaminated land include those that have been used for vehicle repair, industrial processes and petrol stations. 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. 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 our Contaminated Land team and our supplementary planning document Camden Planning Guidance 6: Amenity for further information.

Water and wastewater infrastructure

- 6.26 The Council will work with water providers to ensure that there is adequate water and wastewater infrastructure serving developments likely to put pressure on existing water infrastructure. Developers may be required to demonstrate that there is adequate infrastructure capacity both on and off the site to serve the development and that it would not lead to reductions in water pressure, sewer flooding or overloading of existing water and wastewater infrastructure. Where there is a infrastructure capacity constraint and no improvements are programmed by the water provider, we will use planning conditions and/or obligations requiring developers to provide secure mitigation and compensatory measures which must be completed prior to occupation of the development. Further information regarding flood risk, drainage and water supply can be found within Policy CC3 Water and flooding and further detail regarding obligations can be found within our supplementary planning document Camden Planning Guidance 8: Obligations.

Provision and enhancement of open space

- 6.27 Camden benefits from a wide range of open spaces including parks, natural or semi-natural green spaces, housing estate amenity areas, playgrounds, historic cemeteries, churchyards, allotments, community gardens, outdoor sports facilities and the Regent's Canal. Hampstead Heath is the largest open space in the Borough, providing nearly half of the total area of open space and a range of outdoor sports facilities. There are over 280 designated public and private spaces shown on the Local Plan Policies Map.
- 6.28 Camden has large areas of Metropolitan Open Land (MOL) which is important to the whole of London, as well as the Borough, and provides attractive, visual breaks to the built-up area, keeping land permanently open. This designation is broadly equivalent to the Green Belt, meaning development is only permitted in very special circumstances. The Regent's Canal forms part of the Blue Ribbon Network of waterspaces and is of strategic significance to London. It contributes to open space provision by providing amenity, opportunities for recreation and support for biodiversity. The London Plan sets out in detail how development affecting the MOL and Blue Ribbon Network will be assessed.
- 6.29 The Borough has a variety of locally significant open spaces performing a range of functions. About two-thirds of all spaces are small parks, linear green space/ green corridors or amenity land used and highly valued by local residents. A significant number of open spaces are designated for their nature conservation importance and Policy A3 on biodiversity relates to the safeguarding of these sites. The Borough's open spaces, together with street trees, soft landscaping, roof gardens, green/brown roofs and walls and the Regent's Canal, form a network of 'green infrastructure' performing a range of functions and delivering a wealth of benefits for the local population and wildlife.
- 6.30 The Mayor of London has published the 'All London Green Grid' Supplementary Planning Guidance (SPG) to support the implementation of the Green Infrastructure policies of the London Plan. A series of Area Frameworks expand on this by setting out objectives and strategic opportunities in eleven sub-areas – (part of) the Lee Valley and Finchley Ridge and Central London Frameworks provide detail relating to opportunities and projects in Camden. The SPG identifies two strategically important landscape corridors part in Camden: the Regent's Canal Link and the Nash Ramblas Link: a continuous route connecting Parliament and the Thames with Parliament Hill and Hampstead Heath.
- 6.31 Open space is critical to sustainability and wellbeing. It performs a social role by providing a variety of areas in which to relax, socialize, enjoy sport and take part in physical exercise. This is especially important at a time when the Council is seeking to address the prevalence of obesity and weight issues and their link with conditions leading to premature death. Quiet areas of green space can enhance personal wellbeing and play space is an important tool in supporting the development of children and young people. Businesses are more likely to invest in areas which offer attractive green spaces. The upgrading of open spaces and the public realm is often a key driver of regeneration and renewal

plans, restoring confidence and pride in an area. Open space and greenery can limit the risks to human health and the economy from extreme weather events and environmental threats through cooling the air, the absorption of pollutants and attenuating run-off. This will become even more important if climate change results in more extreme weather events.

Policy A2 Open space

The Council will protect, enhance and improve access to Camden's parks, open spaces and other green infrastructure.

Protection of open spaces

In order to protect the Council's open spaces, we will:

- a. protect all designated public and private open spaces as shown on the Policies Map and in the accompanying schedule;
- b. safeguard land greater than 400 sqm on housing estates while allowing flexibility for the re-configuration of land uses. When assessing development proposals on this land we will apply the following criteria:
 - i. the effect of changes in the size, siting and form of existing open space on the amenity value of the land;
 - ii. open space improvements which would benefit existing estate residents; and
 - iii. wider community benefits from the re-configuration of land, including the provision of affordable housing.
- c. resist development which would be detrimental to the setting of designated open spaces;
- d. exceptionally, and where it meets a demonstrable need, support small-scale development which is associated with the use of the land as open space and contributes to its use and enjoyment by the public;
- e. protect non-designated spaces with nature conservation, townscape and amenity value, including gardens, where possible;
- f. conserve and enhance the heritage value of designated open spaces and other elements of open space which make a significant contribution to the character and appearance of conservation areas;
- g. give strong protection to maintaining the openness and character of Metropolitan Open Land (MOL);
- h. promote and encourage greater community participation in the management of open space and support communities seeking the designation of Local Green Spaces through the neighbourhood planning process;
- i. preserve and enhance Hampstead Heath through working with partners and by taking into account the impact on the Heath when considering relevant planning applications, including any impacts on views to and from the Heath; and
- j. work with partners to preserve and enhance the Regent's Canal, including its setting, and balance the differing demands on the Canal and its towpath.

New and enhanced open space

To secure new and enhanced open space and ensure that development does not put unacceptable pressure on the Borough's network of open spaces, the Council will:

- k. seek developer contributions for open space enhancements using Section 106 agreements and the Community Infrastructure Levy (CIL). Where we secure a planning obligation we will be guided by the scale of the proposal, the mix of land uses and the expected number of additional users of open space;
- l. apply a standard of 9 sqm per occupant for residential schemes and 0.74 sqm for commercial and higher education developments while taking into account any funding for open spaces through the Community Infrastructure Levy;
- m. give priority to securing new public open space on-site, with provision off-site near to the development only considered acceptable where provision on-site is not achievable. If there is no realistic means of direct provision, the Council will accept a financial contribution in lieu of provision;
- n. ensure developments seek opportunities for providing private amenity space;
- o. give priority to play facilities and the provision of amenity space which meet residents' needs where a development creates a need for different types of open space;
- p. seek opportunities to enhance links between open spaces recognising the multiple benefits this may bring;
- q. tackle deficiencies to open space through enhancement measures; and
- r. seek temporary provision of open space where opportunities arise.

Protection of public and private open spaces and land on housing estates

- 6.32 It is important that we protect the public and private open spaces designated on the Local Plan Policies Map, as well as areas of land on housing estates with the potential to be used as public open space. They are a limited resource and highly valued by the community. There will be increased pressure on this space from the anticipated growth in Camden's population. The Council's Open Space, Sport and Recreation Study (2014) provides further information relating to the attributes of individual open spaces.
- 6.33 Camden has many large housing estates with extensive areas of amenity land. This has generally not been formally designated as open space but constitutes a potential resource for providing enhanced public or communal open space. The Council will continue to retain suitable land, whilst providing the flexibility for various land uses to be re-configured across the estate.
- 6.34 The success and viability of open spaces is closely linked to the scale, character and quality of the adjacent townscape and development. We will resist proposals which would affect the use and enjoyment of an open space through detrimental changes to its setting. This includes changes to the space's

appearance or character, effects on the microclimate, levels of external light or noise pollution and overshadowing, overlooking or disruption to views in or out of the space.

- 6.35 When assessing proposals that would involve the loss of open space, it must be demonstrated to the Council's satisfaction there is an exceptional need for the development and it is associated with the use of the land as open space. Any development should be the minimum necessary to address the identified need. We will resist proposals which would be detrimental to the amenity and character of the space or reduce the public's use and enjoyment of the open space and its setting. The Council will seek replacement provision elsewhere to compensate for the loss.



- 6.36 Extensions and alterations to existing buildings on open space should be proportionate to the size, including the volume, of the original building. Proposals seeking the change of use of an existing building should also be sensitive to the role and function performed by the open space. The poor quality of an open space will generally not be accepted as a reason for its partial development to fund improvements as, once built on, the open space is lost to the community for ever.

Protection of other undeveloped areas including gardens

- 6.37 Development within rear gardens and other undeveloped areas can have a significant impact upon the amenity and character of the area. Gardens help shape their local area, provide a setting for buildings, provide visual interest and may support natural habitats. Therefore they can be an important element in the character and identity of an area (its 'sense of place'). We will resist development that occupies an excessive part of the garden, and where there is a loss of garden space which contributes to the character of the townscape. Part of the established character of these spaces may also be defined through features such as railings and garden walls. We will seek the retention of these

features where they make a positive contribution to townscape value.

- 6.38 We will seek the retention of important views and glimpses of green space where these have been identified in a conservation area appraisal or development brief, particularly where schemes are unable to meet the requirement to provide public open space on-site, to enhance the amenity of residents and occupants. Spaces above rooflines, gaps between buildings and even small, sometimes isolated pockets of amenity space, can be vital in supporting the notion of openness, provide visual interest, soften the built environment and contribute to wellbeing. These views may also help to define the significance of heritage assets.

Open space designations

- 6.39 Many of the Borough's designated open spaces are located within Conservation Areas or designated as heritage assets in their own right. This includes 'London Squares' protected for their leisure and recreational value and non-designated heritage assets identified on the Council's 'Local List' or through neighbourhood plans. A number of spaces are Parks and Gardens of Special Historic Interest – significant designed landscapes registered by Historic England. Open spaces can positively contribute to a conservation area's character and the setting of heritage assets. We will have regard to conservation area appraisals and management plans, the National Heritage List for England, the Greater London Historic Environment Record (HER) and other appropriate sources when establishing the contribution made by open spaces to the historic environment.



- 6.40 Camden's designated open spaces include areas of Metropolitan Open Land (MOL). This is open space of London-wide significance that provides a break in the built up area and receives the same presumption against development as green belt land. There are four main areas of Metropolitan Open Land in Camden, which are of great importance to the borough and its character – Hampstead Heath and adjoining areas, Regent's Park, Primrose Hill/Barrow Hill

Reservoir and Highgate Cemetery/Waterlow Park/Fairseat. We will protect the openness and character of these spaces in accordance with London Plan policy 7.17 and policy guidance in the NPPF on Green Belts.

- 6.41 The National Planning Policy Framework (NPPF) introduced the concept of a Local Green Spaces designation. This is green space where development is ruled out other than in very special circumstances. A Local Green Space should be within reasonably close proximity to the community it serves, be demonstrably special to a local community and hold particular local significance, be local in character and not form an extensive tract of land. The Council is supporting Neighbourhood Forums in identifying these spaces through neighbourhood plans.

Key open spaces in Camden

- 6.42 Hampstead Heath is the largest open space in the Borough providing nearly half of our total area of open space and many of our outdoor sporting facilities. The Council will work with partners, including the City of London (who own and manage the Heath), to ensure it is properly safeguarded. There are numerous large private gardens adjacent to the Heath that are designated as open space. We will continue using guidance in conservation area appraisals and management strategies to preserve and enhance the built environment around the Heath and preserve outlooks and views from it. This includes protected views from Kenwood House and Parliament Hill to St. Paul's and from Parliament Hill to the Palace of Westminster.
- 6.43 The Regent's Canal is Camden's only significant watercourse and winds through the borough from Regent's Park to King's Cross. It is an important historical feature and development near the Canal will be expected to reflect its unique character. We will take into account the Regent's Canal Conservation Area Appraisal and Management Strategy when assessing applications for sites along and adjacent to the Canal. It is important that development near the Canal reflects its unique character. Other issues relevant to development proposals include increasing demands on the towpath by pedestrians and cyclists, the potential for crime and anti-social behaviour due to the canal's relative isolation and importance of retaining dark, unlit land in sustaining habitats and species, particularly the foraging of bats. The Canal is designated as a site of metropolitan importance for nature conservation and there is considerable scope to improve biodiversity within and along the Canal through planting, the provision of green or brown roofs and green walls.

New and enhanced open space

- 6.44 The growth of Camden's population will lead to increased use and pressure on our open spaces and therefore the Local Plan seeks to secure sufficient open space with the capacity to meet the additional demand arising from new development (including a change of use).
- 6.45 We will secure contributions from all schemes considered to generate a demand for public open space. This will normally be achieved through the use of planning obligations, however the Community Infrastructure Levy (CIL) may in some cases be used to pool funding for parks and open space improvement projects identified by the Council. The Council will apply the standard to take

account of any CIL contributions where necessary to ensure development schemes are not required to fund improvements to the same open space through planning obligations and CIL.

- 6.46 The Council will seek on-site provision of open space wherever possible, particularly in areas we have identified to be deficient in open space. Where it is demonstrated to the Council's satisfaction that on-site provision is not possible, the Council will seek other forms of open space contribution, giving preference to off-site provision which is capable of meeting the needs generated by the development. This includes securing public access to existing open spaces; potential sites include land around housing estates and large private spaces.



Securing high quality new open space

- 6.47 Where new open space is provided, it should take into account the characteristics of the site and the local context. This includes existing street patterns and pedestrian routes. The open space should be easy to use by people of all ages and consider the particular barriers that can be experienced by people with physical and sensory disabilities and must be safe and secure for everyone. An important consideration will be the long-term ability for a space, including landscaping, planting, street furniture and surfaces, to be managed effectively and with demands minimized on natural resources, where relevant.
- 6.48 Private amenity space is also important in adding to residents' quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Gardens, balconies and roof terraces are greatly valued and can be especially important for families. However, the densely built-up nature of the borough means that the provision of private amenity space can be challenging, and the Council will require that the residential amenity of neighbours is preserved. In densely developed areas, we will consider use of a financial contribution to create usable spaces within the public realm, for example through the widening of pavements, as this can be an effective

means of achieving a range of environmental and quality of life benefits. These measures may also contribute to the implementation of conservation area management plans, e.g. the installation of sympathetic lighting or restoration of pavement materials.

- 6.49 Where a development generates a need, the Council will give priority to securing suitable provision of playspace for children and young people and an appropriate level of amenity space for the occupiers of a development. Camden Planning Guidance 6 : Amenity supplementary planning document provides further detail on how financial contributions for open space provision will be calculated for individual schemes. It also sets out our requirements in relation to the maintenance of open spaces.

Enhancing our green infrastructure

- 6.50 The term 'green infrastructure' refers to the network of green and open spaces, green features such as trees and green roofs and water bodies, such as the Regent's Canal, which taken together provide multiple quality of life benefits. There is a particular opportunity to continue improving links between open spaces to improve access for recreation and corridors which allow species to move between habitats. Schemes should contribute to the implementation of green infrastructure strategies (e.g. All London Green Grid)

Tackling open space deficiencies

- 6.51 The Camden Open Space, Sports and Recreation Study (2014) shows the continuing presence of a number of 'deficiency areas' in the Borough where the local population is farther than 280m (or a 5 minute walk) from a designated public open space. The mapped deficiency areas are shown on "Map 3: Locations deficient in natural greenspace" on page 203. There are particularly large areas in the west of the Borough and Gospel Oak. The Council's Community Investment Programme is helping to address this through improving access to high quality open spaces. There are also deficiencies in the south of the Borough where it will be very difficult to create new areas of formal open space although there will still be opportunities for green and brown walls, roof gardens or public realm improvements.
- 6.52 The Open Space Study maps the areas that do not meet standards for different types of open space (parks, children's play areas, allotments and outdoor sports pitches). The Study advises that deficiency areas should be applied flexibly because they do not take into account local demographics and population density. Nevertheless, the Council considers the deficiency areas to represent a reasonable starting point for identifying where future on-site provision should be prioritized. The Open Space Study sets out a range of measures across seven sub-areas which could potentially address the issues relating to the supply of open space.
- 6.53 Camden's Site Allocations document has identified areas and development sites where there may be opportunities for incorporating new public open space. The Fitzrovia Area Action Plan and Euston Area Plan also identify how access to open space can be improved in association with development in these areas.

Temporary provision of open space

6.54

Sites awaiting development can sometimes make short term contributions to open space provision. We will strongly support the temporary use of cleared sites for public open space during the construction period where this can meet local needs. Such sites provide a potential location for local food growing projects.

Protection, enhancement and management of biodiversity

- 6.55 Nature provides us with a variety of environmental, social, cultural, education, health and recreation benefits. For example, trees and plants improve air quality, absorb carbon dioxide and help to regulate city temperatures; vegetated areas reduce surface water run-off and flooding risk; and insects such as bees provide pollination.
- 6.56 Biodiverse green spaces provide opportunities for inspiration and contemplation, boosting mental wellbeing. Local Nature Reserves and other natural sites provide a focus for conservation activities, support physical activity and contribute to community spirit and social inclusion. These sites also provide a rare opportunity for young people living in the urban area to learn about the natural environment. Biodiversity can provide colour and contrast to the built environment and may be important to an area's character and amenity.
- 6.57 Camden's Open Space, Sport and Recreation Study identifies there are 186 spaces with a least 5% natural greenspace cover in the Borough. Amenity grassland is the most prevalent habitat to be found across Camden. It has limited biodiversity value but does offer scope for improvement. Woodland is the second most prevalent habitat and supports a range of wildlife but is mainly in the north of the borough, meaning it is not accessible close to all residents. There are also smaller areas of UK Priority habitat (i.e. of national importance) including acid grassland, heathland, ponds and reedbeds. Sites have a range of wildlife designations which reflect their national, regional and local importance. Around three quarters of all provision in the borough is found within four large sites of metropolitan importance (Hampstead Heath, Highgate Cemetery, Regent's Park and Regent's Canal).
- 6.58 Policy A3 is intended to support the London Biodiversity Strategy and the Camden Biodiversity Action Plan by ensuring Camden's growth is accompanied by a significant enhancement in the borough's biodiversity. The Council aims to maximise opportunities for biodiversity in and around developments in order to deliver a net gain in biodiversity and a range of wider environmental benefits.

Policy A3 Biodiversity

The Council will protect and enhance sites of nature conservation and biodiversity. We will:

- a. designate and protect nature conservation sites and safeguard protected and priority habitats and species;
- b. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;
- c. seek the protection of other features with nature conservation value, including gardens, wherever possible;
- d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built

- structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;
- e. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;
 - f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;
 - g. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;
 - h. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and
 - i. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.

Trees and vegetation

The Council will protect, and seek to secure additional, trees and vegetation. We will:

- j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;
- k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;
- l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;
- m. expect developments to incorporate additional trees and vegetation wherever possible.

Protection of designated nature conservation sites and safeguarding of habitats and species

6.59

Designated sites of nature conservation interest are shown on the Local Plan Policies Map. Taken together, these sites occupy some 414 ha of land. They are as follows:-

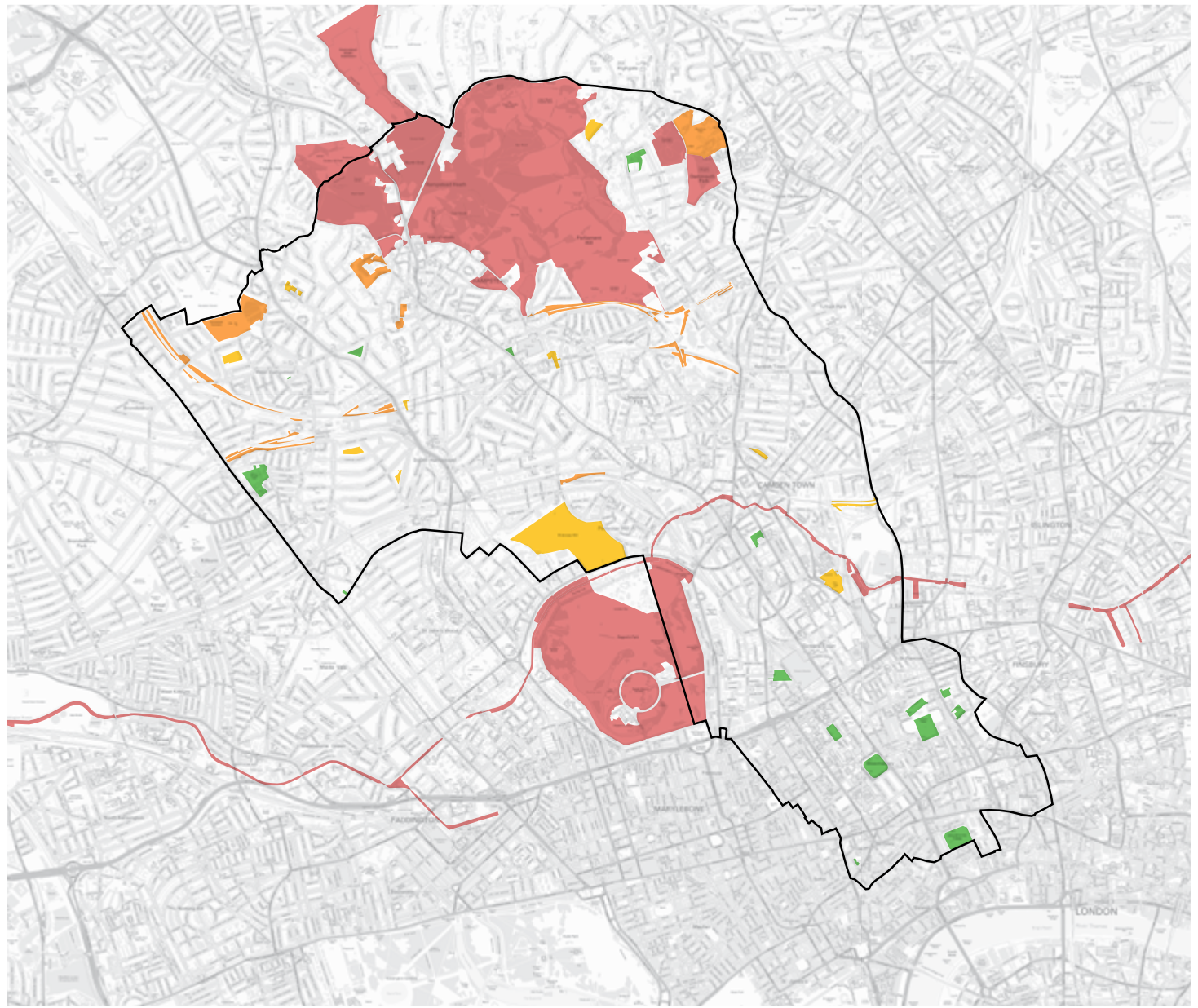
- Hampstead Heath Woods Site of Special Scientific Interest (SSSI), which is Camden's only SSSI. SSSIs are designated by Natural England due to their nationally important habitats and species and/or geological features and must be given the highest protection in accordance with legislation.
- 36 Sites of Importance for Nature Conservation (SINC) which are graded into four categories according to spatial significance and quality. As part of the evidence base for the Local Plan, LB Camden commissioned the London Wildlife Trust to undertake a review of these sites. This resulted in a number

of boundary changes and the identification of 3 new SINCs which are reflected on the Policies Map.

- 4 nationally designated Local Nature Reserves (LNR) which host a rich variety of flora and fauna and provide opportunities for local communities to access and engage with nature – Adelaide, Belsize Woods, Westbere Copse (all managed by LB Camden) and Camley Street Natural Park (managed by London Wildlife Trust).

- 6.60 The Council will protect designated nature conservation sites from inappropriate and harmful development, proportionate to the weight afforded by these designations. In a highly built-up area, relatively small sites can be highly valued by providing access to nature. Most of the SINCs are not in the Council's control and therefore it is difficult for the Council to protect species, habitats and foraging areas other than those formally protected by international and national legislation. To protect existing sites, the Council will resist the development of designated sites where the nature conservation value has been diminished or lost, especially where this loss is due to neglect and damage as it is possible for the habitat to be restored.
- 6.61 Camden's green spaces and built environment support species protected under UK and international legislation. The presence of protected habitats or species is a material planning consideration. Protected species in Camden include significant populations of bats and rare species of birds and amphibians. Species and habitats of principal importance to the conservation of biodiversity or 'priority species', are identified in the Camden Biodiversity Action Plan (BAP). The Council will give specific consideration to habitats and species on this list when assessing planning applications. The current BAP (2013-2018) contains targets and actions to protect and enhance habitats and species and increase opportunities to engage with nature.
- 6.62 The Council will also seek the retention of other areas with nature conservation value, such as gardens. Development will be resisted where it would result in the loss of an excessive part of the garden or garden space which contributes to the character of the townscape. Native hedgerows and vegetation comprised of native species should be retained as far as possible. However, we also recognise that existing non-native plants may also make a significant contribution to biodiversity.
- 6.63 We will expect applicants to appropriately address the indirect impacts a development could potentially have on a designated nature conservation site, (such as noise, light, shading, inappropriate planting and increased human presence). Applicants should give consideration to the need for species to move between habitats. Proposals should therefore seek to connect with existing green corridors where it is appropriate to do so.

Map 2: Sites of Importance for Nature Conservation



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Site of Importance for Nature Conservation (SINC) Borough boundary

- Metropolitan
- Borough 1
- Borough 2
- Local

Ecological surveys

- 6.64 Our supplementary planning document Camden Planning Guidance 3: Sustainability sets out when the Council will require ecological surveys, the level and scope of detail required and the times in which they should be carried out. These surveys are used to identify important habitat features. It is expected that an ecology scoping survey will be required on all major sites unless the Council has specifically agreed it is not.

Enhancing nature conservation value

- 6.65 On larger schemes where development is considered to place a significant additional demand on natural greenspace, the Council will seek the provision of new natural greenspace within the site. Our supplementary planning document Camden Planning Guidance 6: Amenity sets out the size of scheme this relates to and how much greenspace will be sought based on the occupancy of the development. The layout and type of new habitats should take into account the site's role in buffering and connecting nature sites and wildlife corridors. Habitats and wildlife features should be integrated throughout the site, rather than being isolated pockets of nature.
- 6.66 Where on-site provision is not possible, the impact should be mitigated through works to create, reinstate or enhance habitats nearby. Enhancements will be secured through the use of planning conditions and where appropriate, planning obligations. Strategic projects will potentially be funded through the Community Infrastructure Levy (CIL).
- 6.67 In many developments, it should be feasible to incorporate biodiversity enhancing measures. These can deliver a wide range of environmental and social benefits. This includes retrofits of existing buildings, subject to impacts on heritage assets and amenity. Potential responses including biodiverse-rich landscaping, sustainable urban drainage systems, 'species features' such as bird and bat boxes, artificial roosts for bats, tree planting and green roofs and walls. The Council will negotiate the provision of biodiverse living roofs in all suitable developments. Front gardens also provide an opportunity to provide soft landscaping (planting) which can improve biodiversity as well as enhancing the character and attractiveness of the area.
- 6.68 Developers and landowners should also give consideration to the need for species to move between different types of habitats. The Council will seek opportunities to secure green corridors as part of developments and through public realm improvements. Areas that could provide these corridors include land adjacent to railway lines, where existing vegetation can be enhanced or new vegetation provided, and sites adjoining existing open spaces.
- 6.69 All enhancement measures, including the provision of natural greenspace, should contribute to the delivery of the Camden BAP and green infrastructure strategies. As highlighted in Policy A2 on open spaces, the Mayor of London is supporting the development of a multi-functional network of accessible spaces and natural features (the All-London Green Grid)

Increasing opportunities to experience nature

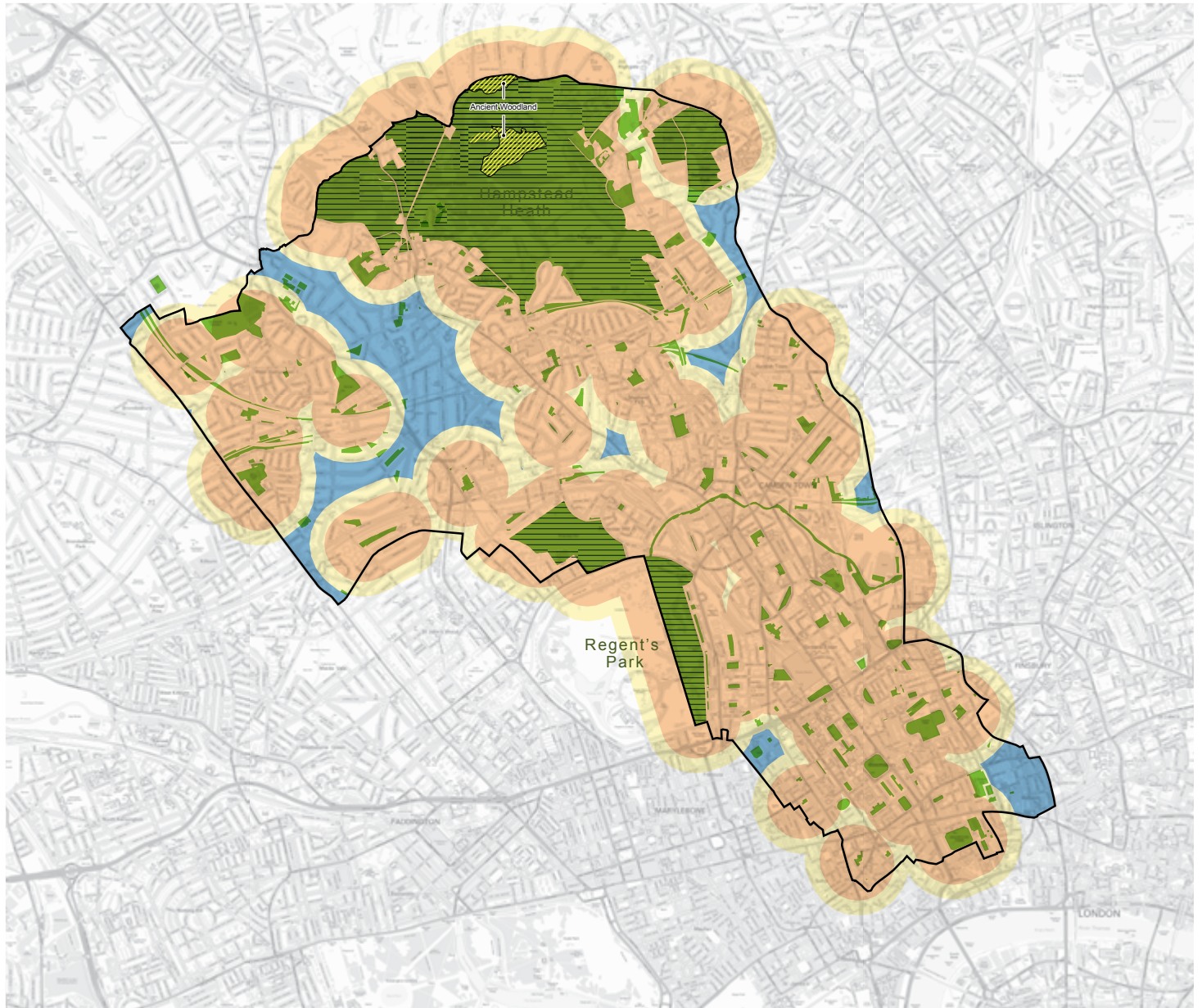
- 6.70 A key objective of the Camden BAP is to increase engagement with nature. There are typically lower levels of active engagement in more deprived areas of the borough. This is partly related to the limited spatial extent of natural habitat in these locations, where nature conservation sites are generally quite small, with parts of the west, east and south of the borough having the lowest coverage. In some cases, access to nature conservation sites is restricted in order to safeguard their nature conservation interest. The Council will need to give particular priority to addressing deficiencies in the areas shown in Map 3.
- 6.71 Of particular social benefit to the borough are Local Nature Reserves. They support a variety of learning and community based activity and it is important to protect and maximise their value. By raising awareness of our links, and dependence on the environment, these sites can foster an interest in the stewardship of natural habitats.



Use of management plans to protect and sustain habitats





- 6.72 The demolition and construction process can pose a significant risk to habitats and species, including green corridors. The Council may request a construction management plan for developments adjoining or within sites of high nature conservation value in order to protect biodiversity.
- 6.73 Once a development has been completed, management and monitoring of habitats may be required. Management plans are used to ensure areas with nature conservation value are retained and reach their full potential. Monitoring can confirm that relevant environmental measures have been implemented successfully. Maintenance and monitoring may be secured through a planning condition or legal agreement.

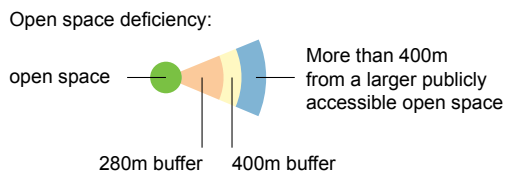
Map 3: Locations deficient in natural greenspace



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-  Open Space
-  Metropolitan Open Land
-  Site of Special Scientific Interest (SSSI)
-  Borough boundary



Trees and vegetation

- 6.74 Trees and vegetation are integral to the amenity and character of the street scene, provide connections and habitat for wildlife, offer shade and cooling to improve the local microclimate, reduce the impacts of flooding and filter pollutants from the air. There is a strong representation of native species in Camden reflecting local soil types including trees first planted to support the substantial growth of Camden's built form in the 18th and 19th centuries. Increasing trees and vegetation is an important way of adapting to projected future temperature increases linked to climate change.
- 6.75 The Council will seek the retention of trees and vegetation of significant amenity, historic, cultural or ecological value. This includes trees within the public highway which can potentially be affected by a development. Trees and vegetation are important to the contribution a site and its setting make to townscape character and amenity and have a sense of maturity which may often be lacking from replacement planting. Ancient woodland and ancient or veteran trees found outside ancient woodland are particularly valuable as once lost they can never be replaced. The ancient woodland in Camden forms part of the Hampstead Woods Site of Special Scientific Interest (SSSI).
- 6.76 Applicants will be required to take measures to the Council's satisfaction to minimise any adverse impacts from development on retained and proposed trees and vegetation. This includes the potential risk of damage arising from demolition or construction works and development which fails to allow sufficient space above and below ground to prevent damage to root systems or facilitate future growth.
- 6.77 Camden Planning Guidance 1: Design supplementary planning document sets out the information required by the Council to ensure that there is a systematic approach to the safeguarding of trees and vegetation within the development site and on adjacent land (including street trees) both during and following the construction process. We will expect developers to follow the principles and practice set out in 'British Standard 5837:2012 (or as subsequently updated) Trees in relation to design, demolition and construction - Recommendations'.

Tree Preservation Orders

- 6.78 Tree Preservation Orders (TPOs) are used by the Council to legally protect specific trees or groups of trees that provide public amenity. Cutting, lopping or removing any part of a tree subject to a TPO other than the removal of deadwood requires the Council's consent. Where a planning application relates to trees in conservation areas, the Council will pay special attention to the desirability of preserving or enhancing the character of that area. Where a tree in a conservation area is already protected by a TPO, we will apply the normal procedures and controls associated with a TPO. In other cases, the Council will require a Section 211 notice, allowing it the opportunity to consider whether to make a TPO on the tree. The felling of protected trees will only be permitted in exceptional circumstances and in accordance with relevant legislation, policy and guidance.

Replacement and additional planting

- 6.79 Where the loss of trees or vegetation of value cannot be avoided or would adversely affect their future growth, the Council will require suitable replacements capable of providing at least equal amenity and ecological value. Where this cannot be achieved on-site, the Council will require a financial contribution towards re-provision.
- 6.80 The Council will also expect developments to incorporate additional trees and vegetation wherever possible as part of the package of biodiversity enhancing measures described above. This should include large species trees where opportunities allow. It is particularly important that new trees and vegetation are provided on sites where this is currently lacking or where this would enhance public areas.
- 6.81 We will take a 'right tree for the right site' approach which takes account of:
- the amenity value of any trees to be removed,
 - historic context,
 - availability of space,
 - soil conditions,
 - potential improvements to air and soil quality,
 - reducing the effects of and adapting to climate change; and
 - the guidance provided in BS 8545 Trees: from nursery to independence in the landscape – Recommendations'.
- 6.82 The ability to sustain an attractive treed environment will often be contingent on age and species diversification.

Noise and vibration

- 6.83 This policy seeks to ensure that noise and vibration is appropriately considered at the design stage and that noise sensitive uses are not negatively impacted by noise and vibration or that existing uses (such as music venues, theatres and some employment uses) are not unduly restricted through the introduction of nearby noise sensitive uses.
- 6.84 Noise and vibration can have a major effect on health and amenity and quality of life. Camden's high density and mixed use nature means that disturbance from noise and vibration is a particularly important issue for health and wellbeing in the borough. The Council may seek to explore the identification and designation of Quiet Areas, which are local green spaces identified for their particular tranquility and amenity value.

Policy A4 Noise and vibration

The Council will seek to ensure that noise and vibration is controlled and managed.

Development should have regard to Camden's Noise and Vibration Thresholds (Appendix 2). We will not grant planning permission for:

- a. development likely to generate unacceptable noise and vibration impacts; or
- b. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.

We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development.

Sources and the character of noise in Camden

- 6.85 The main sources of noise and vibration in Camden are; road traffic, railways, industrial uses, plant and mechanical equipment, food, drink and entertainment uses, and building sites. The top six sources of noise that receive the most complaints in Camden are; music, construction noise, general people noise (e.g. footsteps, gathering), parties, fixed machinery and burglar alarms.
- 6.86 There is a proliferation of fixed machinery, such as air conditioning units in Camden's centres which cumulatively can have a harmful impact. The borough is also home to a large number and variety of food, drink and entertainment uses, often close to where people live, and as a result, conflicts can arise (see Policy TC4 Food, drink, entertainment and other town centre uses). Such sources of noise and the character of noise can increase stress levels and cause significant disturbance. Other sources of noise such as those associated with construction are considered in Policy A1 Managing the impact of

development, whereby measures required to attenuate impacts are secured by legal agreement through a Construction Management Plan.

- 6.87 The aim within development proposals should be to design out noise prior to proposing mitigation. The effect of noise and vibration can be minimised by separating uses sensitive to noise and vibration from sources that generate them and by taking other design and operational measures to reduce any impact.

Assessing the impact of noise and vibration

- 6.88 Where uses sensitive to noise and vibration are proposed close to an existing source of noise or when development is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. In assessing applications, we will have regard to noise and vibration thresholds, set out in Appendix 2, and other relevant national and regional policy and guidance and British Standards. Further guidance on the application of these standards will be provided in supplementary planning document Camden Planning Guidance 6: Amenity.
- 6.89 Noise sensitive development includes housing, schools and hospitals as well as offices, workshops and open spaces. The impacts on external amenity spaces such as gardens and balconies will also be considered. Our supplementary document provides further information on how to minimise the impact of noise of developments; ways to mitigate noise emitted from developments and further detail on how the Council will assess the impact of noise and vibration.



- 6.90 Noise generating uses and fixed machinery will likely have a greater impact on amenity when the background noise level is lower or in areas where noise sensitive uses such as residential developments co-exist with other uses. The Council will take into consideration the general character of the noise (whether noise is intermittent, has a distinct screech, bang, hiss) and where appropriate,

the cumulative impacts of noise from one or more noise sources and will assess whether tighter noise restrictions, secured by planning condition, should be imposed.

- 6.91 Planning permission will not normally be granted for development sensitive to noise in locations that have unacceptable levels of noise and vibration. The Council will only grant planning permission for development sensitive to noise and vibration, in locations that experience high levels of noise and for development likely to generate noise impacts, if appropriate attenuation measures can be taken. Such attenuation measures should be included on plans. Planning permission will not be granted in instances where there will be a significant adverse impact on external amenity areas including gardens, balconies and open spaces unless they can be appropriately mitigated.
- 6.92 In cases where noise sensitive development is proposed in close proximity to an existing noise generating use (such as music venues and pubs) the Council will determine whether the introduction of the sensitive use will be harmful to the existing premises continued operation. In some cases the Council may require the developer to be responsible for future costs of soundproofing (known as the “agent of change” principle), secured by a legal agreement.
- 6.93 The Council will also consider the impact of attenuation measures on the character and appearance of the building and locality (see policy D1 Design and associated supplementary planning document Camden Planning Guidance 1: Design). Measures to mitigate the impacts of noise and vibration associated with demolition and construction will be secured by legal agreement through Construction Management Plans (Policy A1 Managing the impact of development).

Acoustic reports

- 6.94 Where uses sensitive to noise and vibration are proposed close to an existing source of noise or when development is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. Supplementary planning document Camden Planning Guidance 6: Amenity provides further detail of the key information expected to be reported in acoustic reports.
- 6.95 Camden noise thresholds (see Appendix 2) reflect observed effect levels outlined in National Planning Practice Guidance and will be explained further in the Camden Planning Guidance 6: Amenity supplementary planning document. The thresholds set noise levels for:
- noise sensitive development in areas of existing noise; and
 - noise generating development in areas sensitive to noise.

Internal noise levels and vibration

- 6.96 Planning permission will not be granted where it is not possible to achieve suitable and sufficient internal noise levels with reference to the most up to date and appropriate guidance. This will be of particular relevance to new residential developments in areas of existing noise but will also include other noise sensitive uses. Conditions may be imposed to require that suitable internal noise levels are achieved and where appropriate, post installation testing to

demonstrate that the standards have been met.

- 6.97 The most common sources of vibration that a development is likely to be exposed to are railways and industrial or commercial sites. Where a development sensitive to vibration is proposed in an area that vibration is anticipated to be present, an appropriate vibration survey should be carried out. Where vibration levels exceed those set out in Appendix 2 the proposal should demonstrate that vibration can be mitigated to acceptable levels.



Plant and other noise generating equipment

- 6.98 Planning conditions will be imposed to require that plant and equipment which may be a source of noise is kept working efficiently and within the required noise limits and time restrictions. Air conditioning will only be permitted where it is demonstrated that there is a clear need for it after other measures have been considered (Policy CC2 Adapting to climate change). Conditions may also be imposed to ensure that attenuation measures are kept in place and are effective throughout the life of the development.
- 6.99 Emergency equipment such as generators which are only to be used for short periods of time will be required to meet the noise criteria of no more than 10dB above the background level (L90 15 minutes). During standby periods, emergency equipment will be required to meet the usual criteria for plant and machinery. Conditions to this effect may be imposed in instances where emergency equipment forms part of the application.
- 6.100 Security alarms cause significant disruption to local amenity and wellbeing. Whilst security alarms would generally not require planning permission, we would strongly encourage developers and householders to install silent alarms or alarms with a maximum of a 20 minute cut out.

Food, drink, entertainment and leisure noise

- 6.101 Assessments for noise and vibration from entertainment and leisure premises must include consideration of amplified and unamplified music, human voices, footfall and vehicle movements and general activity. The impact of noise and vibration from food, drink and entertainment uses is outlined in Policy TC4: Food, drink, entertainment and other town centre uses. Generally, these uses and noise from leisure uses alter the noise environment through audio devices, amplified and unamplified music, footfall, congregations of people, plant and equipment, deliveries and transport and can be particularly evident when the background noise level is quieter.
- 6.102 Where such uses are considered acceptable planning conditions restricting opening hours will be imposed to ensure that they do not adversely impact nearby noise sensitive uses.

Delivery management

- 6.103 Deliveries, collections and the loading and unloading of goods and refuse can be a source of disruption and cause noise nuisance to nearby residential properties, particularly when undertaken at night. Therefore, to manage potential noise issues from deliveries, conditions will usually be applied to require deliveries, collections and the loading and unloading of goods and refuse take place between the hours of 08:00 to 20:00.
- 6.104 Developments requiring deliveries outside of these times will be required to provide an acoustic report to demonstrate there will be no adverse impact on the acoustic environment with particular reference to residential occupiers as a result of these activities. This could be inserted within the wider Delivery and Service Management Plan of the site. Regard should also be taken to the Noise Abatement Society's silent approach quiet time delivery scheme and TfL 'Retimed Deliveries' to mitigate the negative effects of possible out of hours deliveries.
- 6.105 Please see Policy T4 on minimising the movement of goods and materials by road and Policy A1 on protecting amenity.

Basements

- 6.106 With a shortage of development land and high land values in the borough, the development of basements is a popular way of gaining additional space in homes. Basements are also often included in developments in the Central London part of Camden and used for various purposes including commercial, retail and leisure uses, servicing and storage.
- 6.107 Basement development and other development that involves excavation changes the ground and water conditions of the area which can potentially lead to ground instability or flooding. Basement development can also have significant construction impacts due to the need to remove spoil and the general complexities of excavation. The Council recognises the need to protect the environment and adjoining neighbours properties and buildings from these impacts.
- 6.108 When this policy refers to basement development this includes basements, lightwells and other underground development.
- 6.109 A basement is a floor of a building which is partly or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development.
- 6.110 When this policy refers to gardens and garden space this includes all outdoor (unbuilt) space on the property, including paved areas, driveways, as well as grassed or landscaped areas.
- 6.111 The following policies in this Local Plan are also relevant to basement development and will be taken into account when assessing basement schemes:
- A2 Provision and enhancement of open space;
 - A3 Protection, enhancement and management of biodiversity;
 - D1 Design;
 - D2 Heritage and Conservation; and
 - CC3 Water and flooding.

Policy A5 Basements

The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a. neighbouring properties;
- b. the structural, ground, or water conditions of the area;
- c. the character and amenity of the area;
- d. the architectural character of the building; and
- e. the significance of heritage assets.

In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and where appropriate, a Basement Construction Plan.

The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f. not comprise of more than one storey;
- g. not be built under an existing basement;
- h. not exceed 50% of each garden within the property;
- i. be less than 1.5 times the footprint of the host building in area;
- j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;
- k. not extend into or underneath the garden further than 50% of the depth of the garden;
- l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m. avoid the loss of garden space or trees of townscape or amenity value.

Exceptions to f. to k. above may be made on large comprehensively planned sites.

The Council will require applicants to demonstrate that proposals for basements:

- n. maintain the structural stability of the building and neighbouring properties;
- o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- p. do not harm the structural stability of the host building, neighbouring buildings or the water environment in the local area;
- q. avoid cumulative impacts;
- r. do not harm the amenity of neighbours;
- s. provide satisfactory landscaping, including adequate soil depth;
- t. do not harm the appearance or setting of the property or the established character of the surrounding area;
- u. protect important archaeological remains; and
- v. do not prejudice the ability of the garden to support trees where they are part of the character of the area.

The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

We will generally require a Construction Management Plan for basement developments.

Given the complex nature of basement development, the Council encourages developers to offer security for expenses for basement development to adjoining neighbours.

Basement development

- 6.112 Although basement developments can help to make efficient use of the borough's limited land it is important that this is done in a way that does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment.



Basement impact assessment

- 6.113 The Council will require evidence of the impact of basement schemes in the form of a Basement Impact Assessment to be carried out by appropriately qualified professionals. Basement Impact Assessments are to include geotechnical, structural engineering, and hydrological investigations and modelling to ensure that basement developments do not harm the built and natural environment or local amenity. Basement Impact Assessments must be prepared according to the specifications set out in our supplementary planning document Camden Planning Guidance 4: Basements and lightwells and the Camden Geological, Hydrogeological and Geological Study (ARUP 2010).

- 6.114 The level of information required will be commensurate with the scale and location of the scheme. All schemes will be expected to provide evidence against each of the considerations in Policy A5 Basements and lightwells. Schemes will also be expected to submit information which relates to any specific concerns for that particular scheme or location (e.g. any history of flooding at the site or in the vicinity of the site, the presence of underground watercourses, proximity to water bodies such as the ponds on Hampstead Heath, structural instability of the development or of neighbouring properties, or unstable land). Basement Impact Assessments must use the Burland Scale in estimating effects on neighbouring properties, in accordance with the details set out in our supplementary planning document Camden Planning Guidance 4: Basements and lightwells.
- 6.115 Information submitted with basement applications must be contained within a Basement Impact Assessment which is specific to individual sites and particular proposals. Where hydrological and structural reports are required, they should be carried out by independent professionals (e.g. Chartered Structural Engineers) according to the qualifications set out in Camden Planning Guidance 4: Basements and lightwells.
- 6.116 In order to provide the Council with greater certainty over the potential impacts of proposed basement development, we will generally expect an independent verification of Basement Impact Assessments funded by the applicant. The circumstances where verification is required include:
- where a scheme requires applicants to proceed beyond the screening stage of Basement Impact Assessment;
 - where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow;
 - where there is conflicting evidence; or
 - for any other basement applications where the Council feels that independent verification would be appropriate.
- 6.117 Basement Impact Assessments must contain a non-technical summary of the evidence that applicants have gathered against each stage of the assessment. This should be presented in a format which can be fully understood by those with no specialist technical knowledge in these matters.
- 6.118 Details of the requirements and process of Basement Impact Assessment are set out in our supplementary planning document Camden Planning Guidance 4: Basements and lightwells. Applicants may also contact the Council about the level of information that should be provided for a particular scheme.

Cumulative impact

- 6.119 The cumulative effect of several underground developments in close proximity can be more significant than the impact of a single basement. The impacts include changes to ground water flow, land stability, surface water flow and flooding. Basement Impact Assessments must consider the potential wider impacts of basement schemes and the potential cumulative impact of other basement schemes in the area. Basement Impact Assessments must identify all relevant basements in the neighbouring area, including their extent and ground conditions and make an assessment of the combined effect of underground development with all nearby basements considered together. The assessment

must include existing and planned development including schemes with planning permission and those to be developed under permitted development with a Certificate of Lawful Development.

Demolition and construction

6.120 The demolition and construction phases of a development can have an impact on amenity and this is a particular issue for basements. Many basement schemes are constructed in residential areas in close proximity to people's homes, with the construction works often involving significant disturbance (including removing significant quantities of spoil) extending for many months. Construction impacts (including noise) are also controlled by other legislation, in particular the Control of Pollution Act, with traffic impacts considered under relevant highways legislation.

6.121 The Council will seek to minimise the disruption caused by basement development and will generally require Construction Management Plans to be submitted with applications. Construction Management Plans can be used to establish a community working group involving neighbouring residents to discuss, advise and make recommendations, before and during the construction period. Construction Management Plans should be based on the Construction Management Plan Proforma which is available for download from the Council's website. Please see Camden Planning Guidance 4: Basements and lightwells for further information.



Basement Construction Plan

6.122 To ensure that basement construction is undertaken without causing damage to neighbouring properties and the water environment the Council may require the developer to provide a Basement Construction Plan in some circumstances. Basement Construction Plans may be required when a Basement Impact Assessment shows acceptable estimated effects but a particular construction

methodology needs to be applied to ensure there is no damage to neighbouring properties. If a Basement Construction Plan is required this will be identified in the independent assessment of the Basement Impact Assessment. Basement Construction Plans will be secured by planning obligation.

- 6.123 A Basement Construction Plan sets out detailed information relating to the design and construction of the basement with a view to minimising the impacts of the development on neighbouring properties and the water environment and provides a programme of measures to be undertaken by the owner with the objective of maintaining the structural stability of the property and neighbouring properties. The developer must also ensure that throughout the construction phase a suitably qualified engineer from a recognised relevant professional body is engaged to monitor, inspect and approve the construction works. The detailed requirements of a Basement Construction Plan are set out in Camden Planning Guidance 4: Basements and lightwells.

Size of basements

- 6.124 In addition to protecting against flooding, ground instability and damage to neighbouring buildings as set out above, the Council will also seek to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties. Larger excavations cause greater construction impacts and can have greater risks and complexity in construction.
- 6.125 A basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level is often the most appropriate way to extend a building below ground.
- 6.126 Criterion e. above states that basements should not comprise more than 1 storey. The Council considers a single storey for a basement to be approximately 3 to 4 metres in height. Where appropriate we will allow a proportion of the basement to be deeper to allow development of swimming pools.
- 6.127 Criterion g. above states that basements should not exceed 50% of the garden area. This criterion applies to the front garden, the rear garden and gardens to the side of the property individually, rather than calculated as an aggregated garden area for the whole property. The unaffected garden must be in a single area and where relevant should form a continuous area with other neighbouring gardens. Sufficient margins should be left between the site boundaries and any basement construction to sustain growth of vegetation and trees.
- 6.128 Exceptions to criterion e. to k. above may apply on large comprehensively planned sites. For the purposes of this policy, large comprehensively planned

sites are:

- new major developments, for example schemes which comprise 1000 sqm additional non-residential floorspace or 10 or more additional dwellings;
- large schemes located in a commercial setting; or
- developments the size of an entire or substantial part of an urban block.

Party Wall Act and security for expenses

- 6.129 The Council encourages developers to offer security in all instances where basement schemes have a risk of causing damage to neighbouring properties. Many types of basement developments such as excavation near a neighbouring building will require that building owners meet a number of obligations under the Party Wall etc. Act 1996. These obligations include serving advanced notice of works, stating whether you will be strengthening or safeguarding the foundations of the neighbouring property and providing plans and sections. Under the Party Wall Act adjoining owners may request the building owner to provide a bond or insurances to provide security in the event of a dispute. Security bonds may be provided either as part of a party wall agreement or as a separate private arrangement between the developer or owner and the neighbour.

Flood risk

- 6.130 The National Planning Policy Framework (NPPF) states that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk” (paragraph 100). The Council will not allow habitable rooms and other sensitive uses for self contained basement flats and other underground structures in areas at risk of flooding. No parts of the borough are currently identified by the Environment Agency as being prone to flooding from waterways although some areas are subject to localised surface water flooding, as set out in Map 6 and identified in the North London Strategic Flood Risk Assessment. Please see Section 8: Sustainability and Policy CC3 Water and flooding for more on the location of these areas and our approach to flooding.
- 6.131 The Council will require the submission of a development-specific flood risk assessment with applications for basements within flood risk areas identified on Map 6, in the Flood Risk Strategy, or in any future updated Strategic Flood Risk Assessment in line with the criteria set out in the National Planning Practice Guidance on Flood Risk, unless it can be demonstrated to the Council’s satisfaction that the scale of the scheme is such that there is no, or minimal, impact on drainage conditions (refer to our supplementary planning document Camden Planning Guidance 3: Sustainability for further information).
- 6.132 Some parts of Camden contain unusual and unstable subsoils, along with many underground streams and watercourses, making drainage and structural safety key concerns (including around Hampstead Heath). In such areas, applications for basement developments may be required to show through hydrological modelling whether it will be possible through the inclusion of drainage systems to prevent any significant harm from changes to groundwater levels or flow.
- 6.133 The use of Sustainable Drainage Systems (SuDS) will be encouraged in all basement developments that extend beyond the profile of the original

building. For basements that encroach into garden space or reduce the area of permeable surface on the site, the use of SuDS will be required to mitigate any harm to the water environment. Further guidance on sustainable urban drainage is contained in Policy CC3 Water and flooding.

Protection of gardens and trees

- 6.134 As set out in Policy A3 on biodiversity, the Council will protect green areas including gardens and retain and protect trees of significant amenity value and which make a positive contribution to the character and appearance of a conservation area. Basement development should be designed to retain and protect gardens and trees.
- 6.135 The protection of garden space to support large canopy trees is of particular importance near to open spaces. Basement development should be designed to avoid damage to trees both on or adjacent to the site, including street trees and the root protection zones needed by these trees. Where there are trees on or adjacent to the site, the Council will require an arboricultural report to be submitted as part of a planning application. Further information on protection of trees is available in our supplementary planning document Camden Planning Guidance 1: Design.
- 6.136 Basement developments should mitigate any loss of storm water infiltration capacity or biodiversity habitat caused by that development through the planting of vegetation above the basement and other appropriate measures. This will usually take the form of a soft landscaping or retention pond on the top of the underground structure, which is designed to temporarily hold a set amount of water while slowly draining to another location. The Council expects that a minimum of 1 metre of soil is provided above the basement development, where this extends beyond the footprint of the building, to enable garden planting and for rainwater runoff and flood mitigation.

Listed buildings

- 6.137 Basement development underneath a listed building can harm the fabric, structural integrity, layout, inter-relationships and hierarchy of spaces and architectural features of the building. The addition of a floor level beneath the original lowest floor level of a listed building (basement, cellar, or vault) may affect the hierarchy and historic integrity of the floor levels within the building. The development of a basement beneath a listed building can also necessitate the removal of significant parts of the original structure and fabric of the building.
- 6.138 The Council will only permit basements where they do not cause harm to the significance of a listed building or its garden. Listed buildings often form an intrinsic element of the character of conservation areas and therefore basement development which harms the special architectural and historic interest of a listed building is also likely to fail to preserve or enhance the character or appearance of the conservation area in which it is located. Further details on the Council's approach to preserving heritage assets are set out in Policy D2 Heritage.

Lightwells

- 6.139 Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street. In situations where lightwells are not part of the established street character, the characteristics of the front garden or forecourt will be used to help determine the suitability of lightwells.
- 6.140 In plots where the front garden is quite shallow, a lightwell is likely to consume much, or all, of the garden area. This will be unacceptable in streets where lightwells are not part of the established character and where the front gardens have an important role in the local townscape.
- 6.141 Lightwells to the side or rear of a property should be set away from the boundary of a neighbouring property. Excessively large lightwells will not be permitted in any garden space.



7. Design and Heritage

Design

- 7.1 Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations. 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.

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 - Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves significant and protected views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Tall buildings

All of Camden is considered sensitive to the development of tall buildings. Tall buildings in Camden will be assessed against the design criteria set out above and we will also give particular attention to:

- p. 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;
- q. the historic context of the building's surroundings;
- r. the relationship between the building and hills and views;
- s. the degree to which the building overshadows public spaces, especially open spaces and watercourses; and
- t. 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.

Public art

The Council will only permit development for artworks, statues or memorials where they protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

Excellence in design

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 will be provided through high quality contextual design.

Local context and character

- 7.2 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.
- 7.3 The Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.
- 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 we will preserve or enhance these areas. Conservation areas are covered by Conservation Area Statements, Appraisals and Management Strategies and 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. When assessing design, we will also take into account guidance contained within supplementary planning document Camden Planning Guidance 1: Design.

Sustainable design and durability

- 7.7 The Council expects development to be sustainable in design and construction. Development should be consistent with the policies set out in section 8 of this plan on sustainability and also consistent with Camden Planning Guidance 3 Sustainability.
- 7.8 Design should be durable in construction and where appropriate should be flexible and adaptable for a range of uses over time, a quality known as robustness. 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.

Details and materials

- 7.9 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 the appearance of 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.
- 7.10 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 and legibility

- 7.11 Building facades should be designed to provide active frontages and respond positively to the street. Active frontages are building facades that allow people on the street to see inside the building. A more active type of frontage is one where the use opens out to the street, like a shop with a window display and entrance, or a use like a café or restaurant with outdoor dining. Active frontages add interest and vitality to public spaces. Views into buildings provide interest to passers-by and views out of buildings provide safety through passive surveillance or 'eyes on the street'. Positive factors for frontages are entrances, shop fronts and windows. Negative factors include long blank facades, high boundary walls, solid roller shutters and service entrances and yards.
- 7.12 Buildings and spaces should also allow people to easily navigate their way around an area – a quality known as legibility. Designs should provide recognisable routes and be easy to understand. Buildings and spaces should be permeable by providing clear and direct routes between places. Routes should be direct, safe and attractive for walking and cycling.
- 7.13 Ground floors in new developments should have a storey height appropriate to their use. In mixed use schemes where a commercial use is provided on the ground floor this should typically have a more generous storey height (of approximately 4.5m). Further information on the design of retail spaces is in Policy TC2 - Camden's centres and other shopping areas.

Access

- 7.14 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.

- 7.15 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 planning documents Camden Planning Guidance 1: Design and Camden Planning Guidance 6: Amenity provide more detailed information on this issue.
- 7.16 Any adaptation of existing buildings must respond to access needs whilst ensuring that alterations are sympathetic to the building's character and appearance. Please refer to Policy C6 - Access for all for the Council's policies on access and to Policy D2 - Heritage and conservation for the policy on providing access to listed buildings.

Health

- 7.17 The way an area is designed and managed can have a significant impact on people's quality of life, health and wellbeing. 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 design can affect human health through the quality and design of buildings and spaces, access to open space and nature, air quality, noise, opportunities for active transport such as walking and cycling, crime reduction and social cohesion. The Council will require applicants to consider how development will contribute to improving health. Please see Policy C1 - Health and wellbeing for further information.

Secure design and crime prevention through urban design

- 7.18 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 will 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 supplementary planning document Camden Planning Guidance 1: Design and in the document Safer Places – The Planning System and Crime Prevention (ODPM April 2004). Please refer to Policy C5 - Safety and security for further information.

Responding to natural features and preserving gardens and open space

- 7.19 New developments should respond to the natural assets of a site and its surroundings, such as slopes and height differences, trees and other vegetation. Extensions and new developments should not harm existing natural habitats, including in private gardens. Policy A3 sets out the Council's policy on nature conservation, protecting trees and biodiversity.

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 The Council will resist development 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 and greening

7.22 The Council will expect development schemes to provide a high standard of landscape design and encourages the development of green and brown roofs and walls. The design of new hard and soft landscaping should be contextual and consider access requirements. Where appropriate, the Council will expect planting plans to be accompanied by a maintenance schedule. Detail on our approach to green infrastructure and landscape design is set out in Camden Planning Guidance 1: Design and Camden Planning Guidance 3: Sustainability supplementary planning documents.

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. Please refer to Policy A2 Open Spaces for the Council's approach to ensuring that new open space is provided in development. The Council also requires that the residential amenity of neighbours be considered in accordance with Policy

A1 Managing the impact of development.



Public art

- 7.24 The Council encourages provision of high quality public art in development where appropriate. Public art can help to create a distinctive character to places and spaces. As well as adding visual interest it can influence the use of a space, encouraging or discouraging particular uses, or it can act as a focal point to provide directions. Public art can take many forms and occupy sites and spaces that span a range of scales and of varying character. It may take the more traditional form of a sculpture or other artwork in a public space but could also be conceived as a garden, the façade of a building or a lighting installation. Public art should be designed to be an integral part of a new development.
- 7.25 In assessing applications for artworks, statues and memorials the Council will also take into consideration the matters set out in the supplementary planning document Camden Planning Guidance 1: Design including:
- the number of artworks, statues, or memorials already in the area;
 - whether the proposal has contextual and historic connections to the site; and
 - whether the proposal meets the Council’s corporate guidance on artworks, statues and memorials.

Views

- 7.26 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.
- 7.27 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 7.11 and 7.12) and the Mayor's London View Management Framework supplementary planning guidance.

7.28 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.

7.29 The Council will also seek to protect locally important views that contribute to the interest and character of the borough. These 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, monuments and statutes (for example, Centrepoint, St Stephen's, Rossllyn Hill and St George's, Bloomsbury).

7.30 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 strategies.

7.31 The Council recognises that neighbouring boroughs have identified views for protection in supplementary planning documents and that development on some sites within Camden could affect these views. The Council will take into consideration these protected views of neighbouring authorities when deciding planning applications.

Design of housing

7.32 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 has its 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.

7.33 New dwellings and conversions to residential use will be expected to meet the government's nationally described space standard as set out in London Plan Table 3.3. The Council will also require development to adhere to the Mayor's Housing Supplementary Planning Guidance.

Building services equipment

7.34 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

7.35 For this policy tall buildings are considered to be those which are substantially taller than their neighbours or which significantly change the skyline. 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. The effect on views and provision of communal and private amenity space will also be important considerations. In assessing applications for tall buildings the Council will have regard to the London Plan Policy 7.7 on the location of tall and large buildings and the Historic England / CABE guidance on tall buildings.

7.36 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 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.

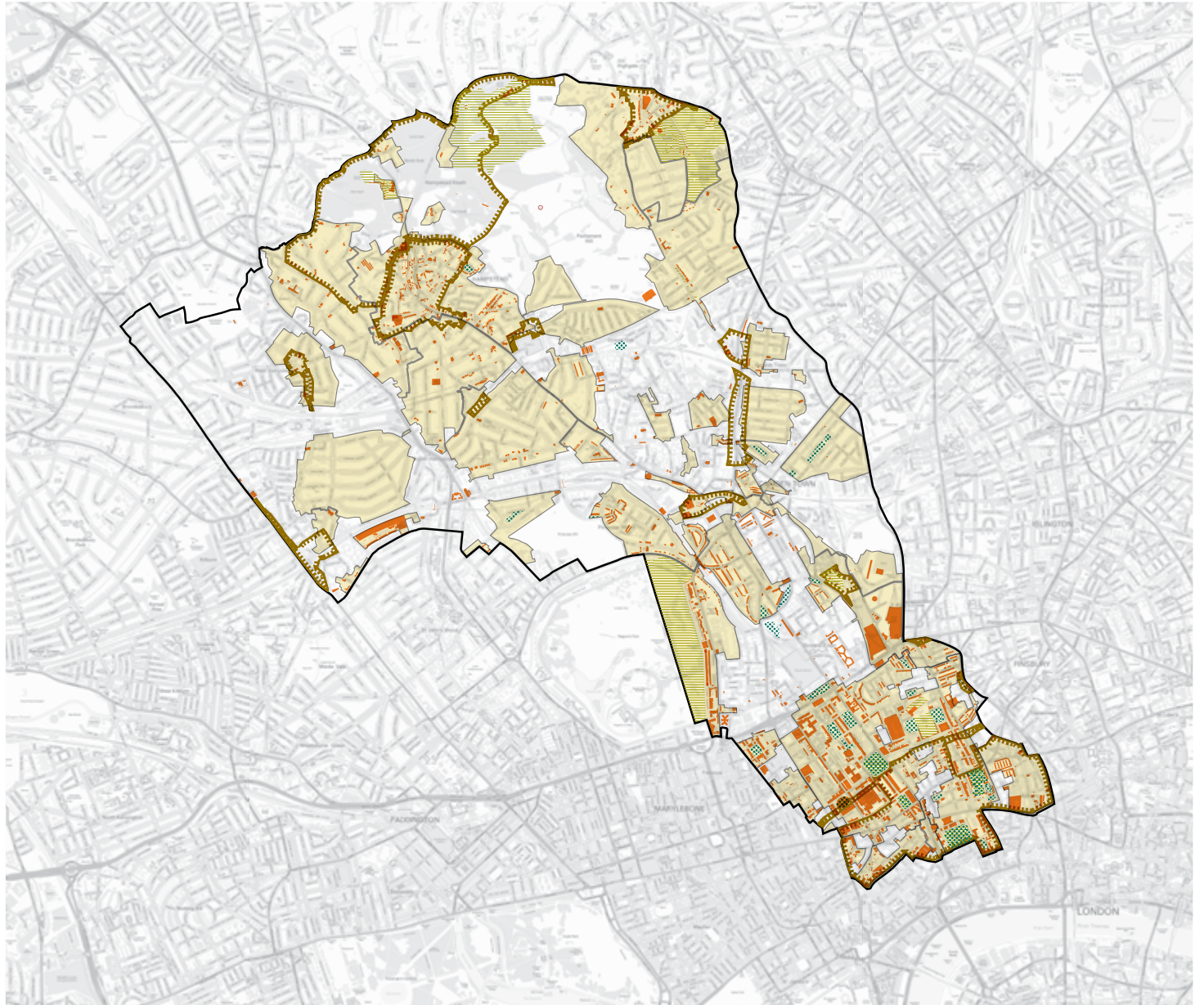
- 7.37 Further relevant guidance to the Council's approach to tall buildings is set out in:
- Area Action Plans including the Euston Area Plan and the Fitzrovia Area Action Plan;
 - Site Allocations;
 - Conservation area appraisals and management strategies;
 - The Camden Character Study; and
 - Neighbourhood Plans.
- 7.38 The Council will take these documents into account where relevant in assessing applications for tall buildings.

Heritage

Camden's heritage

- 7.39 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 in these areas.
- 7.40 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 Historic England's Register of Parks and Gardens. The Council also maintains a local list of over 400 non-designated heritage assets. 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.
- 7.41 The Council places great importance on preserving the historic environment. Under the Listed Buildings and Conservation Areas act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework states that in decision making local authorities should give great weight to conservation of designated heritage assets. The Council expects that development not only conserves, but also takes opportunities to enhance, or better reveal the significance of heritage assets and their settings.

Map 4: Heritage and Archaeological Sites



- Conservation area
- Listed building
- Archaeological priority area
- London Squares
- Gardens and Squares of Historic Interest
- Borough boundary

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 and locally listed heritage assets.

Designated heritage assets

The Council will not permit the loss of or substantial harm to a designated heritage asset, including Conservation Areas and Listed Buildings, 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 of the following apply:

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

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

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

- i. resist the total or substantial demolition of a listed building;

- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

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 and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares.

The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

Enhancing the historic environment

7.42

The Council has a proactive approach to conserving heritage assets. In addition to the application of Local Plan policies the Council protects the historic environment through the following areas of work:

- Conservation Area Management Strategies: The Council works with the Conservation Area Advisory Committees to update the strategies.
- Heritage at Risk: The Council identifies buildings and structures at risk and proactively seeks their preservation, including identifying sources of funding.
- Local list of undesignated heritage assets: The Council introduced the local list in 2015 and it will be updated annually.
- Guidance: The Council has adopted detailed guidance for the preservation of heritage assets in the supplementary planning document Camden Planning Guidance 1: Design, and Retrofitting Planning Guidance (for sustainability measures in historic buildings). The Council updates planning guidance as required.
- Area based work: Preservation of the historic environment is a key objective of area action plans and the Site Allocations. The Fitzrovia Area Action Plan for example sets principles for developing key sites which retain and enhance the setting of listed buildings.

Designated heritage assets

7.43

Designated heritage assets include listed buildings and structures, registered parks and gardens and conservation areas. The Council will apply the policies above and will not permit harm to a designated heritage asset unless the public benefits of the proposal outweigh the harm. Any harm to or loss of a designated heritage asset will require clear and convincing justification which must be provided by the applicant to the Council. In decision making the Council will take

into consideration the scale of the harm and the significance of the asset.

- 7.44 In accordance with the National Planning Policy Framework the Council will only permit development resulting in substantial harm to or loss to a grade II listed building, park or garden in exceptional circumstances and will only permit development resulting in substantial harm to or loss to a grade I and II* listed building, grade I and II* registered park or garden in wholly exceptional circumstances.



Conservation Areas

- 7.45 In order to preserve or enhance important elements of local character, we need to recognise and understand the factors that create that 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.
- 7.46 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.

7.47 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.

Demolition in conservation areas

7.48 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 this character and appearance. 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 strategies and any other relevant supplementary guidance produced by the Council.

7.49 When considering applications for demolition, the Council will take account of group value, context and the 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.

7.50 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 planning permission for demolition is granted, the Council must be satisfied that there are acceptable detailed plans for the redevelopment.

7.51 In addition proposals for demolition and reconstruction should be justified in terms of the optimisation of resources and energy use in comparison with the existing building. Further details on this are in Policy CC1 Climate change mitigation.

Use

7.52 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 C4 - Public Houses and Section 9 Town Centres and Shops.

Details

7.53 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 original. 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.

Landscape

- 7.54 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.

Sustainable design and retrofitting

- 7.55 Historic buildings including those in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving while 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 Historic England website.

Listed buildings

- 7.56 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.
- 7.57 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.
- 7.58 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.

- 7.59 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

- 7.60 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

- 7.61 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, secondary glazing, more efficient boilers and heating and 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

- 7.62 Camden has a rich archaeological heritage which 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).
- 7.63 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.
- 7.64 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.
- 7.65 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.
- 7.66 The Council will consult with, and be guided by, Historic England and the Greater London Archaeology Advisory Service (GLAAS) on the archaeological implications of development proposals. The Greater London Historic Environment Record, maintained by Historic England, 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

- 7.67 In addition to conservation areas, listed buildings and archaeological remains, Camden contains 14 Registered Parks and Gardens, as identified by Historic England. There are also 53 London Squares in the borough protected by the London Squares Preservation Act 1931. The Council will encourage the management of Registered Parks and Gardens and London Squares to

maintain, and where appropriate, enhance their value and protect their setting. The Council will consult with Historic England over proposals affecting these parks and gardens. We also encourage the restoration and management of Registered Parks and Gardens and London Squares to enhance their value.

Non designated heritage assets

7.68

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. Camden's Local List identifies historic buildings and features that are valued by the local community and that help give Camden its distinctive identity but are not already designated in another way (for example a Listed building). 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 is available at www.camden.gov.uk/locallist.

Shopfronts

- 7.69 Shopfronts contribute greatly to the character of centres and their distinctiveness. Most of Camden's town and neighbourhood centres date back to the 19th Century and earlier, having developed from commercial activities that first took place within dwellings, although there are some significant 20th Century shopping parades.
- 7.70 Please refer to policy TC2 - Camden's centres and other shopping areas for policy on the design of new retail spaces.

Policy D3 Shopfronts

The Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features.

When determining proposals for shopfront development the Council will consider:

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

The Council will resist the removal of shop windows without a suitable replacement and will ensure that where shop, service, food, drink and entertainment uses are lost, a shop window and visual display is maintained.

Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shop fronts survive, its design should complement their quality and character.

Protecting existing shopfronts

- 7.71 Shopfronts form an essential part of the character and attractiveness of many areas in Camden, in particular its centres and contribute to the creation of vibrant streets and public spaces. We will seek to protect existing shopfronts that make a significant contribution to the appearance and character of an area, for example through their architectural and historic merit. We will consider the need to keep the appearance of the shopfront, taking into account the quality of its design, its historic importance and its location. Good examples of shopfronts should be retained wherever possible.

- 7.72 A number of Camden's centres lie within conservation areas. The Council has prepared conservation area statements, appraisals and management strategies for these which set out detailed information on the area and its character and the Council's approach to their preservation and enhancement, including, where relevant, shopfronts.

Design of new shopfronts

- 7.73 The quality of shopfronts and the way in which they relate to their surroundings make an important contribution to the character and attractiveness of an area. The Council will therefore seek to ensure that new shopfronts are of a high quality and are sensitive to the area in which they are located. Transparent shopfronts will be sought for units containing shops and other town centre uses, due to the contribution that they make to the vitality and attraction of centres.
- 7.74 The Council considers that the attractiveness of shopfronts can usually best be maintained by taking inspiration from the architecture of the building and neighbouring premises and reflecting the general scale and pattern of shopfront widths in the area. New shopfronts should contribute towards the maintenance of a cohesive streetscape appearance, retain a consistent building line and contribute to the character and attractiveness of the centre they are located in. As shopfronts are seen at close quarters, the detailing, type and quality of materials, execution and finishes are very important. Contemporary shopfront designs will be supported in appropriate locations. All new and altered shopfronts should be designed to be fully accessible for all.



Replacement shopfronts

- 7.75 If a shopfront is replaced or altered, the design should respect the characteristics of the building and, where appropriate, shopfront windows and framework features, such as pilasters, fascias and console brackets, should be retained or restored. Careful consideration will be given to proposals for

excavating or re-opening lightwells in front of shopfronts, particularly those in a group, as they can affect the cohesiveness of a frontage.

- 7.76 Folding or opening shopfronts will not generally be acceptable, as they can create a void at ground level that can harm the appearance of a building and can also have a negative impact on local amenity, for example in terms of noise and disturbance.

Shop windows

- 7.77 Shop windows provide views into and from premises and can help bring activity and enhance feelings of security by providing natural surveillance. Displays in shop windows can add to the attractiveness of a premises and the vitality and attraction of the centre. Security features associated with shop window displays should be internal in order to avoid harming the appearance of shop premises and creating clutter. Solid shutters are only considered to be acceptable in exceptional cases as they are unsightly and can generate feelings of insecurity in those walking by, hide internal intruders and encourage graffiti.
- 7.78 Lighting from shop windows can help to increase security after dark. The Council may therefore seek the maintenance of some shopfront lighting overnight, where appropriate, particularly in areas identified as having high levels of crime. However, this lighting should be well designed so it does not cause light pollution.
- 7.79 The Council discourages shop window displays and graphics that completely obstruct views into the shop (for example vinyl graphics applied to the window). The layout of shop units should be designed to overcome the need for excessive window graphics, for example to hide shelving. The supplementary planning document Camden Planning Guidance 1: Design provides more detail on the Council's approach to the design of shopfronts.

Advertisements

- 7.80 This policy applies to all advertisements requiring advertisement consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Certain types of advertisements do not require advertisement consent are regarded as having ‘deemed consent’ as they meet the specifications set out in the regulations. Information on what types of advertisements require consent is set out in Outdoor advertisements and signs: a guide for advertisers (Communities and Local Government, June 2007). Advertisements are only controlled in respect to their effect on amenity and public safety. Further guidance on Camden’s approach to advertisements is available in the supplementary planning document Camden Planning Guidance 1: Design.

Policy D4 Advertisements

The Council will require advertisements to preserve or enhance the character of their setting and host building. Advertisements must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail.

We will support advertisements that:

- a. preserve the character and amenity of the area; and
- b. preserve or enhance heritage assets and conservation areas.

We will resist advertisements that:

- c. contribute to an unsightly proliferation of signage in the area;
- d. contribute to street clutter in the public realm;
- e. cause light pollution to nearby residential properties or wildlife habitats;
- f. have flashing illuminated elements; or
- g. impact upon public safety.

The Council will resist advertisements on shopfronts that are above fascia level or ground floor level, except in exceptional circumstances.

Shroud advertisements, banners, hoardings / billboards / large outdoor signboards are subject to further criteria as set out in supplementary planning document Camden Planning Guidance 1: Design .

Character and amenity

- 7.81 Advertisements and signs should be designed to be complementary to and preserve the character of the host building and local area. The size, location, materials, details and illumination of signs must be carefully considered. Interesting and unique styles of advertisements and signs will be considered acceptable where they are compatible with the host buildings and surrounding environment. The Council will resist advertisements where they contribute to or constitute clutter or an unsightly proliferation of signage in the area.

Heritage and conservation areas

- 7.82 Advertisements in conservation areas and on or near listed buildings require particularly detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance and must not obscure or damage specific architectural features of buildings.

Street furniture and the public realm

- 7.83 Street furniture includes objects placed on the street including traffic signs and signals, benches, street names, CCTV cameras, lighting, cycle parking, guardrails, bollards and bus shelters. The Council aims to reduce visual street clutter, reducing the number of objects on the street, rationalising their location and limiting the palette of materials. Free standing signs and signs on street furniture will not normally be accepted where they contribute to visual and physical clutter and create a hindrance to movement along the pavement or pedestrian footway.



Illumination and light pollution

- 7.84 Advertisements should not become unduly dominant in the street scene, cause light pollution that disturbs residents at night, cause light pollution to wildlife habitats, or cause safety hazards to drivers. To achieve these aims, consideration should be given to the intensity of illumination, surface area to be illuminated and the positioning and colours of advertisements. The type and appearance of illuminated signs should be sympathetic to the design of the building on which it is located. The method of illumination (internal, external, lettering, neon, etc.) should be determined by the design of the building. Illuminated signs, both internal and external, should not be flashing or intermittent.

Impact on safety

7.85 Advertisements will not be considered acceptable where they impact upon public safety, including when they:

- obstruct or impair sight lines to road users at junctions and corners;
- reduce the effectiveness of a traffic sign or signal;
- result in glare and dazzle or distract road users;
- distract road users because of their unusual nature;
- disrupt the free flow of pedestrian movement; or
- endanger pedestrians forcing them to step on to the road.

Placement of advertisements on shopfronts

7.86 Generally shopfront advertisements will only be acceptable at the ground floor level, at fascia level or below. Fascia in this context refers to the signboard on the upper part of a shopfront showing the name of the shop. Advertisements above fascia level can appear visually obtrusive and unattractive and, where illuminated, they can cause light pollution to neighbouring residential properties.

Discontinuance

7.87 The Council takes a proactive approach to preserving or enhancing the townscape and public realm. Where existing advertisements with deemed consent are considered to harm the character and amenity of a building or local area the Council will, where appropriate seek removal of these advertisements, which may include serving of discontinuance notices.

Estate agent boards

7.88 A certain number and size of estate agent boards of a can be erected on properties without the benefit of advertisement consent. Areas may be exempted from this deemed consent under Regulation 7 of the 1992 Regulations. In these areas no boards will be granted advertisement consent by the Council because of their effect on visual amenity, except in exceptional circumstances. Please refer to the Camden website for the list of exempted areas.



8. Sustainability and climate change

Climate change mitigation

- 8.1 The Council aims to tackle the causes of climate change in the borough by ensuring developments use less energy and assess the feasibility of decentralised energy and renewable energy technologies.
- 8.2 Green Action for Change: Camden's environmental sustainability plan (2011-2020) commits Camden to a 27% borough wide carbon dioxide (CO₂) reduction by 2017 and a 40% borough wide CO₂ reduction by 2020 (London carbon reduction target). Over 90% of Camden's carbon dioxide emissions are produced by the operation of buildings.
- 8.3 Any new development in Camden has the potential to increase carbon dioxide emissions in the borough. If we are to achieve local, and support national, carbon dioxide reduction targets, it is crucial that planning policy limits carbon dioxide emissions from new development wherever possible and supports sensitive energy efficiency improvements to existing buildings.

Policy CC1 Climate change mitigation

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

We will:

- a. promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy;
- b. require all major development to demonstrate how London Plan targets for carbon dioxide emissions have been met;
- c. ensure that the location of development and mix of land uses minimise the need to travel by car and help to support decentralised energy networks;
- d. support and encourage sensitive energy efficiency improvements to existing buildings;
- e. require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building; and
- f. expect all developments to optimise resource efficiency.

For decentralised energy networks, we will promote decentralised energy by:

- g. working with local organisations and developers to implement decentralised energy networks in the parts of Camden most likely to support them;
- h. protecting existing decentralised energy networks (e.g. at Gower Street Bloomsbury, Kings Cross, Gospel Oak and Somers Town) and safeguarding potential network routes; and

- i. requiring all major developments to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible establishing a new network.

To ensure that the Council can monitor the effectiveness of renewable and low carbon technologies, major developments will be required to install appropriate monitoring equipment.

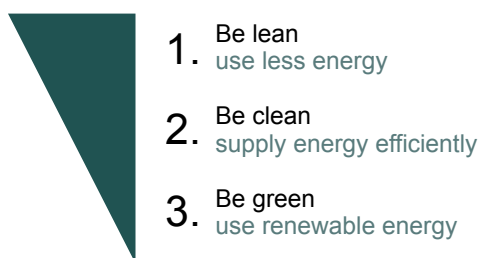
8.4 The Council commissioned two borough wide carbon reduction studies to ensure that local planning policy appropriately responds to the carbon emissions reduction challenge. Our first study, 'Delivering a low carbon Camden', considered carbon reduction scenarios to 2050 to align with the long-term national 80% carbon dioxide reduction target within the Climate Change Act 2008. Our later 2010 study focused specifically on the challenges of achieving a carbon dioxide reduction target of 40% by 2020.

8.5 Both studies concluded that meeting borough carbon dioxide reduction targets depends on the growth of Combined Heat and Power (CHP) led decentralised energy networks; the extensive thermal improvement of existing housing stock; behavior change; the significant deployment of appropriate renewable technologies; and the steady decarbonisation of the national electricity grid.

The energy hierarchy

8.6 The Council's Sustainability Plan 'Green Action for Change' commits the Council to seek low and where possible zero carbon buildings. New developments in Camden will be expected to be designed to minimise energy use and CO₂ emissions in operation through the application of the "energy hierarchy". The energy hierarchy is a sequence of steps that minimise the energy consumption of a building. Buildings designed in line with the energy hierarchy prioritise lower cost passive design measures, such as improved fabric performance over higher cost active systems such as renewable energy technologies.

8.7 The following diagram shows a simplified schematic of the energy hierarchy, which is explained further in supplementary planning document Camden Planning Guidance 3: Sustainability.



8.8 All developments involving five or more dwellings and/or more than 500 sqm of (gross internal) any floorspace will be required to submit an energy statement demonstrating how the energy hierarchy has been applied to make the fullest contribution to CO₂ reduction. All new residential development will also be required to demonstrate a 19% CO₂ reduction below Part L 2013 Building Regulations (in addition to any requirements for renewable energy). This can be demonstrated through an energy statement or sustainability statement.

Be lean

- 8.9 Proposals should demonstrate how passive design measures including the development orientation, form, mass, and window sizes and positions have been taken into consideration to reduce energy demand, demonstrating that the minimum energy efficiency requirements required under building regulations will be met and where possible exceeded. This is in line with stage one of the energy hierarchy 'Be lean'.



Be clean

- 8.10 The second stage of the energy hierarchy 'Be clean' should demonstrate how the development will supply energy efficiently through decentralised energy. Please refer to the section below on decentralised energy generation.

Be green

- 8.11 The Council will expect developments of five or more dwellings and/or more than 500 sqm of any gross internal floorspace to achieve a 20% reduction in carbon dioxide emissions from on-site renewable energy generation (which can include sources of site related decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. This is in line with stage three of the energy hierarchy 'Be green'. The 20% reduction should be calculated from the regulated CO2 emissions of the development after all proposed energy efficiency measures and any CO2 reduction from non-renewable decentralised energy (e.g. CHP) have been incorporated.
- 8.12 All major developments will also be expected to demonstrate how relevant London Plan targets for CO2 reduction, including targets for renewable energy, have been met. Where it is demonstrated that the required London Plan reductions in carbon dioxide emissions cannot be met on site, the Council will require a financial contribution to an agreed borough wide programme to provide for local low carbon projects. The borough wide programme will be connected to key projects identified in the Council's Green Action for Change.

- 8.13 In cases where standards change or are superseded, the Council will use the equivalent replacement standards.

Sustainable patterns of development

- 8.14 The location of development and mix of land uses have a significant influence on the amount of energy used for transport, as well as whether we can generate or supply local energy efficiently. The Council will seek to make the most efficient use of Camden's limited land and steer growth and uses that will generate a large number of journeys to the most accessible parts of the borough. Development will be focused in Camden's growth areas, with other highly accessible locations, such as Central London and most of our town centres, also considered suitable for development that significantly increases travel demand. Please also refer to Policy G1 Delivery and location of growth.

Resource efficiency, demolition and retrofitting existing buildings

Resource efficiency and demolition

- 8.15 Given the significant contribution existing buildings make to Camden's CO2 emissions, the Council will support proposals that seek to sensitively improve the energy efficiency of existing buildings. Further guidance on how the energy performance of existing homes in conservation areas can be improved without harming the character and appearance of the area can be found in our supplementary planning documents ('Energy efficiency planning guidance for conservation areas' and 'Retrofitting planning guidance'). Policy D2 Heritage further explains that the Council will take into consideration the public benefits gained from the improved energy efficiency of existing buildings.
- 8.16 The construction process and new materials employed in developing buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. The possibility of sensitively altering or retro-fitting buildings should always be strongly considered before demolition is proposed. Many historic buildings display qualities that are environmentally sustainable and have directly contributed to their survival, for example the use of durable, natural, locally sourced materials, 'soft' construction methods, good room proportions, natural light and ventilation and ease of alteration.
- 8.17 All proposals for demolition and reconstruction should be fully justified in terms of the optimisation of resources and energy use, in comparison with the existing building. Where the demolition of a building cannot be avoided, we will expect developments to divert 85% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. We will also require developments to consider the specification of materials and construction processes with low embodied carbon content.

- 8.18 We will expect all developments, whether for refurbishment or redevelopment, to optimise resource efficiency by:
- reducing waste;
 - reducing energy and water use during construction;
 - minimising materials required;
 - using materials with low embodied carbon content; and
 - enabling low energy and water demands once the building is in use.

Embodied carbon

- 8.19 Embodied carbon is the carbon impact associated with the production, transport, assembly, use and disposal of materials. This will include consideration of maintenance and repair but does not include the carbon emissions associated with the energy used for heating, lighting or cooling in the completed building (please see Policy T4 on the sustainable movement of materials). Additionally, the Council will expect developers to consider the service life of buildings and their possible future uses to optimise resource efficiency. The durability and lifespan of the buildings' components should be matched to its likely service life, and where appropriate the building should be designed to be flexible in terms of adaptation to future alternative uses in order to avoid the need for future demolition.



- 8.20 As part of the assessment of resource efficiency, all developments involving five or more dwellings and/or more than 500 sqm gross internal floor space are encouraged to assess the embodied carbon emissions associated with the development within the energy and sustainability statement. Where such an assessment has been completed we would encourage that the results are logged on the WRAP embodied carbon database in order to contribute to the embodied carbon knowledge base.
- 8.21 Further guidance on resource efficiency and embodied carbon assessment can be found in supplementary planning document Camden Planning Guidance 3:

Sustainability.

Decentralised energy generation

- 8.22 Decentralised energy systems generate and supply electricity, heating or cooling close to where it is used, rather than at a large plant elsewhere and sent through the national grid. This method reduces transmission losses and lowers carbon emissions. Given the key role decentralised energy is expected to play in borough-wide carbon dioxide reduction, the Council shall expect new developments to play a pivotal role in their growth. Existing decentralised energy networks operate in Gower Street, Kings Cross, Bloomsbury, Gospel Oak and Somers Town.
- 8.23 The Council's borough-wide Heat Demand and Heat Source Mapping (2015) identified that new decentralised energy networks are most likely to begin in, and expand out from, areas to the south of Euston Road (Russell Square and Great Ormond Street), areas in the centre of the borough (South Camden and Camley Street), Kentish Town and Kilburn. This is due to the scale and mix of developments in these locations.
- 8.24 Combined Heat and Power (CHP) led decentralised energy networks typically involve a CHP led energy centre supplying heat and electricity to nearby buildings. Cooling can also be incorporated in such systems where there is appropriate demand. Within the context of the energy hierarchy gas fired networks are considered to sit within stage two, 'Be clean'. However, it is important to note that there are serious air quality implications for the use of CHP plants and biomass boilers. The use of biomass as a renewable energy source will be the Council's least preferred option for the provision of renewable energy and further information on this issue can be found in Policy CC4 Air quality.
- 8.25 New developments are considered to be the most effective catalysts for decentralised energy network growth. The Council will therefore require all new major developments to assess the feasibility of connecting to an existing decentralised energy network, or where this is not possible establishing a new network. Developments will be required to follow the steps below, in the order listed, to ensure that energy from an efficient source is used where possible:
- **Connect immediately:** where feasible, development will be required to connect immediately to existing networks;
 - **Connect in immediate future:** where networks do not currently exist, developments will be required to assess feasibility of connecting to identified future decentralised energy network opportunities in the vicinity of the site, having regard to "Map 5: Energy Networks" on page 257, area specific feasibility studies, energy plans and site allocations. Where shown to be feasible, development proposals must provide on-site infrastructure for connection and agree a timescale for connection where possible;
 - **Provide a site wide low carbon network:** all major developments that cannot immediately connect to an existing or planned network should evaluate the feasibility of a site wide network using low carbon energy sources such as CHP or other low carbon technologies and examine the

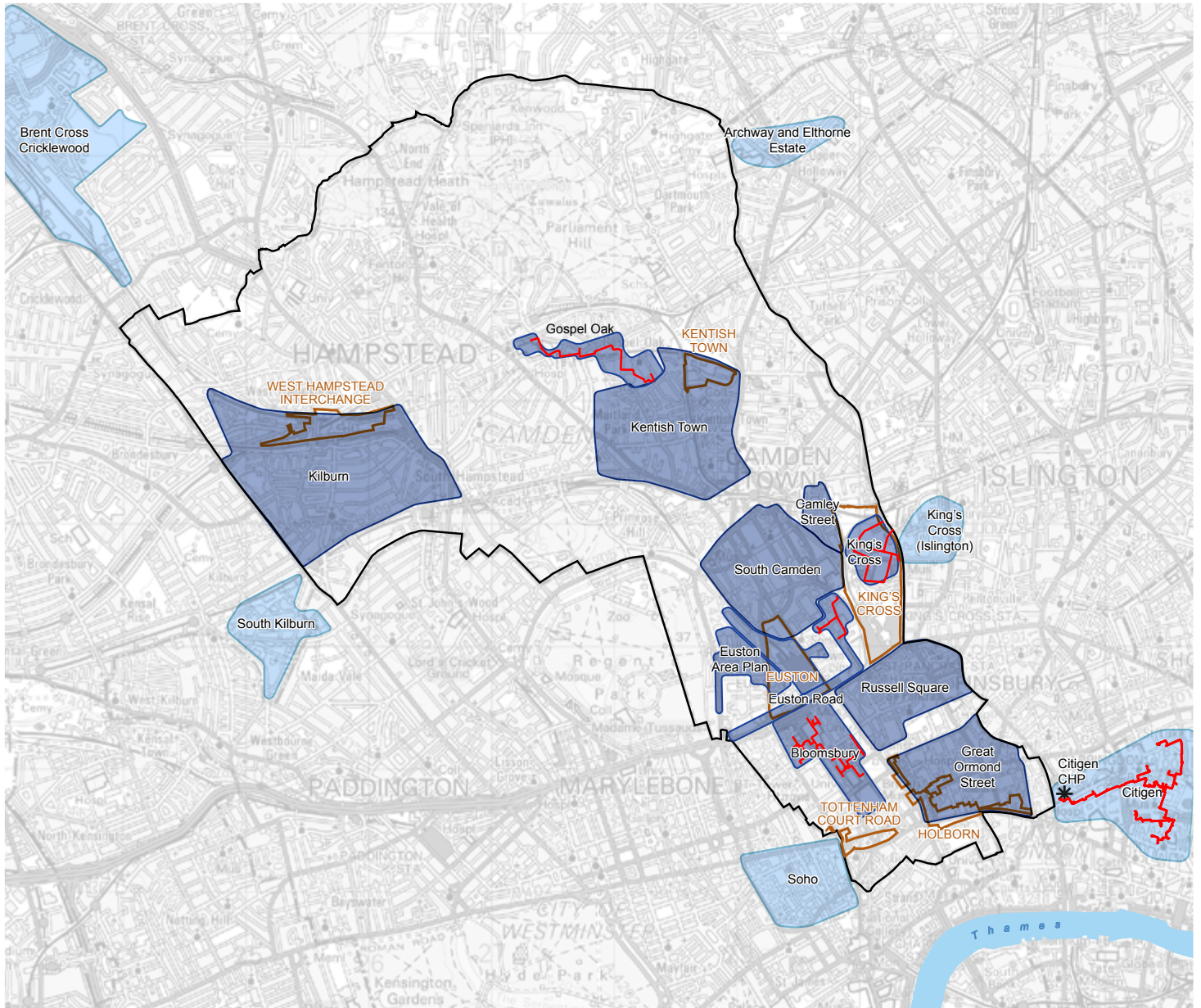
feasibility of extending the system beyond the site boundary to other sites within a 500m radius, prioritising communally heated Council buildings.

- 8.26 All major developments should incorporate communal heat distribution systems to facilitate a single point of connection to decentralised energy networks unless it can be clearly demonstrated that it is not applicable due to local circumstances. Major developments that do not connect to a network and are located within areas identified (see map 5 and supplementary planning document Camden Planning Guidance 3: Sustainability) will be required to make a financial contribution towards Council-led decentralised energy feasibility and delivery within these areas. Developers in these areas may also be expected to collaborate with the Council in the production of such studies and install heating infrastructure in accordance with the study conclusions.
- 8.27 The Council does not support the installation of stand-alone CHP units in small developments where there is neither the potential nor the intention for that development to form part of a wider network. The administrative burden of managing small scale CHP electricity sales, and the low unit price available for small volumes of exported CHP electricity, means it is generally uneconomic for developers to pursue. This can lead to CHP being installed but not operated.

Monitoring

- 8.28 Energy performance software, used to inform energy statements, is evolving but does have limitations. The installation of monitoring equipment in all major developments will provide important information showing actual energy performance and will aid the Council's and developers' understanding of the effectiveness of measures implemented in the borough. Such data would also
- 8.29 inform the Council as to whether policy requirements are being met. Monitoring shall include any renewable or low carbon technology that contributes to meeting London Plan Policy 5.2. A contribution will be sought towards monitoring. The cost of this should be no greater than the cost of metering equipment that is required to be installed through industry standard regulations.

Map 5: Energy Networks



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- Potential network areas
- Cross borough opportunities
- Existing heat networks
- Local Plan Growth Area
- Borough Boundary

Adapting to climate change

- 8.31 Climate change adaptation involves changing the way we do things to prepare for the potential effects of climate change. We need to ensure that buildings and people can adapt to changes already evident within the climatic system.
- 8.32 Adapting to a changing climate is identified in Camden's environmental sustainability plan, Green Action for Change (2011-2020). The three key risks which require adaptation measures are flooding, drought and overheating. Specific design measures and 'green infrastructure' such as green roofs, green walls and open spaces can help mitigate some of these risks.
- 8.33 Changes to our climate could also lead to:
- subsidence, due to increased shrinking and expanding of Camden's clay base;
 - poorer air quality;
 - a hotter microclimate;
 - increased summer electricity use due to increased demand for cooling; and
 - threats to the quantity and quality of our water supply.
- 8.34 Such risks impact upon the health and wellbeing of Camden residents, have financial implications and can have impacts upon whether plant and animal species thrive or decline. Ensuring new developments are designed to adapt to these risks should be a key consideration when assessing applications for development in the borough.

Policy CC2 Adapting to climate change

The Council will require development to be resilient to climate change.

All development should adopt appropriate climate change adaptation measures such as::

- a. the protection of existing green spaces and promoting new appropriate green infrastructure;
- b. not increasing, and wherever possible reducing, surface water run-off through increasing permeable surfaces and use of Sustainable Drainage Systems;
- c. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and
- d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

Any development involving 5 or more residential units or 500 sqm or more of any additional floorspace is required to demonstrate the above in a Sustainability Statement.

Sustainable design and construction measures

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

- e. ensuring development schemes demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation;
- f. encourage new build residential development to use the Home Quality Mark and Passivhaus design standards;
- g. expecting developments (conversions/extensions) of 500 sqm of residential floorspace or above or five or more dwellings to achieve “excellent” in BREEAM domestic refurbishment; and
- h. expecting non-domestic developments of 500 sqm of floorspace or above to achieve “excellent” in BREEAM assessments and encouraging zero carbon in new development from 2019.

Climate change adaptation measures

- 8.35 To minimise the risks connected with climate change we will expect the design of developments to consider anticipated changes to the climate. It is understood that some adaptation measures may be challenging for listed buildings and some conservation areas and we would advise developers to engage early with the Council to develop innovative solutions.

Green spaces

- 8.36 Camden is fortunate to have Hampstead Heath, Primrose Hill and Regent’s Park which collectively help to temper the urban over-heating in the north of Camden and provide relatively cool space in hot weather. To the south of the Euston Road there is less green space available. Throughout Camden we shall continue to protect our open and green spaces and where possible seek to create additional open spaces. Please see Policy A2 for further information on Camden’s green spaces.
- 8.37 As well as limiting urban over-heating, green spaces help to slow the passage of rainwater to Camden’s drainage network, which in turn reduces the risk of surface water flooding during intense rainfall events. The planting of trees as part of new developments is encouraged but species selection and location will need to be carefully considered to avoid risks of subsidence, drying out the soil or excessive maintenance.

Sustainable drainage and biodiversity

- 8.38 To support a sustainable approach to drainage all development should install green roofs, permeable landscaping, green walls and combination green and blue roofs, where appropriate. Further information on these systems can be found in our supplementary planning document Camden Planning Guidance 3: Sustainability.
- 8.39 As well as playing a vital role in slowing the speed at which rainwater enters the drainage network, green roofs provide valuable habitats which promote biodiversity, cool the local microclimate and can provide visual amenity. Green roof specifications should be tailored to realise the benefits most suitable for the site and should consider appropriate drought resistant planting to ensure that they can survive hot summers with minimal maintenance.

Urban heat island

- 8.40 The Council will discourage the use of air conditioning and excessive mechanical plant. In addition to increasing the demand for energy, air conditioning and plant equipment expel heat from a building making the local micro-climate hotter. Where the use of this equipment is considered acceptable by the Council, for example where sterile internal air is required, we will expect developments to provide an appropriate level of mitigation towards cooling the local environment. Cooling measures could be passive or active, such as introducing planting in the public realm, green walls and roofs or other measures as recommended in the Mayor's Sustainable construction and design supplementary planning document.



- 8.41 Trees near buildings to mitigate the urban heat effect are best placed to the west, south-west or south of buildings with small leafed species likely to offer the greatest impact. Green spaces and wider green infrastructure should be a minimum of 0.5ha in order to achieve cooling at significant distances beyond site boundaries (Forestry Commission, Air temperature regulation by urban trees and green infrastructure, 2013).

Cooling

- 8.42 All new developments will be expected to submit a statement demonstrating how the London Plan's 'cooling hierarchy' has informed the building design. Any development that is likely to be at risk of overheating (for example due to large expanses of south or south west facing glazing) will be required to complete dynamic thermal modelling to demonstrate that any risk of overheating has been mitigated.
- 8.43 Active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy.

- 8.44 The cooling hierarchy includes:
- Minimise internal heat generation through energy efficient design;
 - Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls;
 - Manage the heat within the building through exposed internal thermal mass and high ceilings;
 - Passive ventilation;
 - Mechanical ventilation; and
 - Active cooling.

Sustainable design and construction measures

- 8.45 When a building is constructed, the accessibility of its location; its density and mix of uses; its detailed design taking into account the orientation of the site; and the mechanical services and materials chosen can all have a major impact on its energy efficiency. The Council will require all schemes to consider sustainable development principles from the start of the design process and include these in their Design and Access Statement and/or Sustainability Statement. Developments of five or more dwellings or 500 sqm of any floorspace should address sustainable development principles in an Energy and Sustainability Statement.
- 8.46 In all cases where assessment methods are changed or superseded, the Council will use the equivalent replacement standards.

BREEAM and BREEAM domestic refurbishment

- 8.47 BREEAM (Building Research Establishment Environmental Assessment Method) applies to non-residential developments and residential development arising from conversions and changes of use. This assessment method enables us to assess the environmental sustainability of a development.
- 8.48 BREEAM and BREEAM domestic refurbishment contains the following categories: Energy, Water, Materials, Waste, Surface Water, Management, Transport, Land use, Ecology, Health and Wellbeing, and Pollution. Each category contains credits that can be obtained by implementing a sustainable design or construction measure. We have been successfully applying sub-targets, which we developed in consultation with the Building Research Establishment within the assessment categories of Energy, Water and Materials. The securing of the credits in these categories is considered to have the greatest environmental benefits and more information can be found in our supplementary planning document Camden Planning Guidance 3: Sustainability.
- 8.49 The Council has been successfully applying a minimum of Very Good BREEAM domestic refurbishment. We will expect developments of five or more dwellings or 500 sqm of residential floorspace or above (including conversions, extensions and changes of use) to achieve an excellent rating in BREEAM domestic refurbishment.
- 8.50 Non-residential developments of 500 sqm or more shall achieve a BREEAM rating of excellent from 2016 and will encourage zero carbon from 2019.

Other assessment measures

- 8.51 The Home Quality Mark, launched 2015, is one way of demonstrating the standard of a new residential dwelling, which includes measures for low CO₂, sustainable materials, good air quality and natural daylight. The Council will strongly encourage schemes to use the Home Quality Mark. The use of Passivhaus standard is also encouraged in demonstrating energy efficient design. Further details on energy efficient design and principles and Passivhaus are set out in our supplementary planning document Camden Planning Guidance 3: Sustainability.

Water and flooding

- 8.52 Our built environment plays a significant role in the way water is consumed, distributed and disposed of. The way water is used in a building and the pollutants it picks up running across a site affect the quality of the water that reaches the combined storm water and sewer system. In addition, the location of a development, and any flood mitigation measures used, can have an impact on local and downstream surface water flooding. Camden is a Lead Local Flood Authority, which means the Council has responsibility for managing flood risk from surface water and groundwater in the borough.
- 8.53 Areas at risk of flooding in Camden are identified in the Council's Surface Water Management Plan and Strategic Flood Risk Assessment (SFRA). These areas are shown on Map 6.
- 8.54 Camden experienced significant flooding in 1975 and 2002 and the probability of such events recurring is likely to increase as a result of climate change. As noted in Policy CC2 Adapting to climate change, flooding and drought are key risks which require mitigation and adaptation measures in the borough. Changes to our climate can also threaten the quantity and quality of our water supply. Such risks impact upon the health and wellbeing of Camden residents.

Policy CC3 Water and flooding

The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible.

We will require development to:

- a. incorporate water efficiency measures;
- b. avoid harm to the water environment and improve water quality;
- c. consider the impact of development in areas at risk of flooding (including drainage);
- d. incorporate flood resilient measures in areas prone to flooding;
- e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy, unless inappropriate, to achieve a greenfield run-off rate where feasible; and
- f. not locate vulnerable development (such as basement dwellings) in flood-prone areas.

Where an assessment of flood risk is required, developments should consider surface water flooding in detail and groundwater flooding where applicable.

The Council will protect the borough's existing drinking water and foul water infrastructure, including the reservoirs at Barrow Hill, Hampstead Heath, Highgate and Kidderpore.

Water supply and quality

- 8.55 London has lower rainfall than the national average while having a very high population density. This combination of limited water resources and high demand has resulted in London being declared an area of serious water stress and this trend is likely to be exacerbated by climate change. The Council will protect the borough's existing water infrastructure to ensure there is adequate supply, storage and foul water capability.
- 8.56 Developments must be designed to be water efficient. This can be achieved through the installation of water efficient fittings and appliances (which can help reduce energy consumption as well as water consumption) and by capturing and re-using rain water and grey water on-site. Residential developments will be expected to meet the requirement of 110 litres per person per day (including 5 litres for external water use). Refurbishments and other non-domestic development will be expected to meet BREEAM water efficiency credits. Major developments and high or intense water use developments, such as hotels, hostels and student housing, should include a grey water and rainwater harvesting system. Where such a system is not feasible or practical, developers must demonstrate to the Council's satisfaction that this is the case.



- 8.57 Camden has Groundwater Source Protection Zones (see map 6). The inner zone is located within the south west of Primrose Hill Park and the outer zone covers a section of South Hampstead from Prince Albert Road to Swiss Cottage. These zones are to signal that there are likely to be particular risks posed to the quality or quantity of water obtained, should certain activities take place nearby. These zones should be taken into account when considering the environmental impact of a development.

- 8.58 Water can pick up pollutants running across a site, which in turn enters our combined storm water and sewer system. Developments are required to utilise Sustainable Drainage Systems (SuDS), following the drainage hierarchy (see below), to ensure that development does not harm water quality.

Drainage hierarchy

1. store rainwater for later use
2. use infiltration techniques, such as porous surfaces in non-clay areas
3. attenuate rainwater in ponds or open water features for gradual release
4. attenuate rainwater by storing in tanks or sealed water features for gradual release
5. discharge rainwater direct to a watercourse
6. discharge rainwater to a surface water sewer/drain
7. discharge rainwater to the combined sewer

Areas at risk of flooding

- 8.59 The key flood risk to Camden is from surface water flooding. This arises following periods of intense rainfall when the volume and intensity of a rainfall event exceeds the capacity of the drainage system, resulting in localised flooding. Areas considered at risk from flooding are: Local Flood Risk Zones; and previously flooded streets (shown on map 6). Reference should also be made to Environment Agency surface water maps.
- 8.60 Thames Water identified that the south east of the borough discharges storm flow into the highly sensitive Counters Creek drainage catchment, where flooding to property already occurs. Changes in land use and rising population in this catchment area has resulted in larger volumes of water entering the system. There are also twelve Local Flood Risk Zones (LFRZs) in Camden. LFRZs are defined as discrete areas of flooding that do not exceed the national criteria for a 'Flood Risk Area' but still affects houses, businesses or infrastructure.
- 8.61 Camden also has a small risk of groundwater flooding, which takes two principal forms. The most common form of groundwater flooding in Camden is from 'perched' groundwater, water that becomes lodged between the top layer and the impermeable London clay layer. The risk of this type of flooding is difficult to model but has been recorded in parts of the borough, notably Kilburn, Fortune Green and West Hampstead, and will need to be considered and mitigated against in any new development. Aquifer based groundwater flooding is relatively rare in Camden, but it is possible in areas around Hampstead Heath and in the very south of the borough. This occurs when the water table rises due to prolonged heavy rain.
- 8.62 Development can have an impact on the water environment beyond the site where it takes place by altering the flow of water both above and below ground and changing where water is absorbed or rises to the surface. Changing water movements can alter soil conditions in the wider area. All developments should refer to the Council's Strategic Flood Risk Assessment (SFRA) to determine the likely impact the development will make to flood risk.

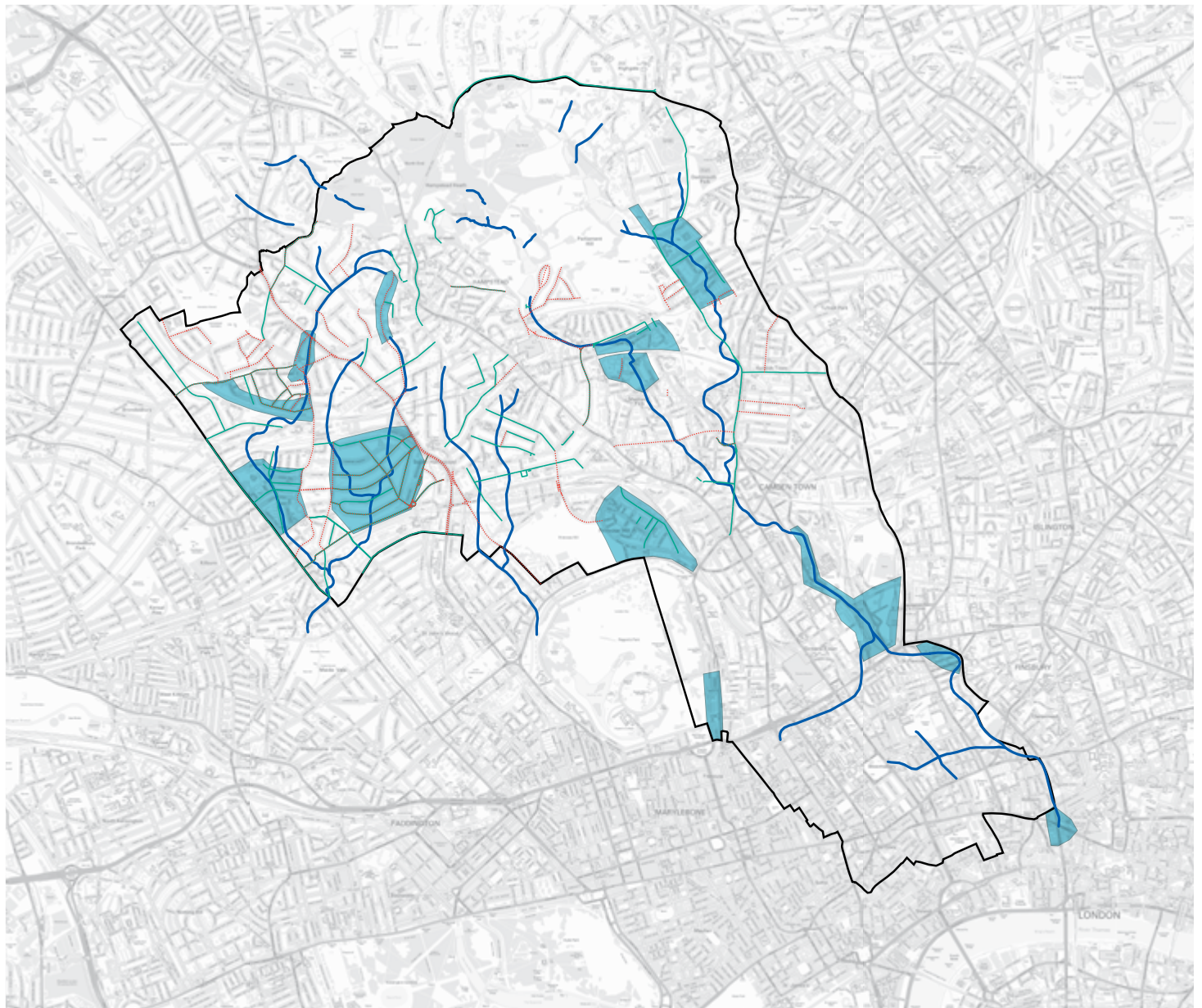
Site specific Flood Risk Assessments

- 8.63 Flood Risk Assessments (FRA) are carried out to identify the main flood risks to a development site, whether a development will increase flood risk, and recommendations for mitigating measures to reduce the impact of flooding at the site and surrounding area.
- 8.64 The Council will require Flood Risk Assessments for:
- all sites of 1 hectare or greater;
 - all major planning applications in areas at high risk to flooding; and
 - all basement development on streets identified as being at flood risk or in an area where historic underground watercourses are known to have been present, or in areas where there is an elevated risk of groundwater flooding.
- 8.65 A Flood Risk Assessment should identify how a development will be designed to cope with flooding and how the risk will be mitigated without increasing the risk elsewhere. Recommendations in the FRA will be secured by planning condition.

Mitigating flood risk





- 8.66 By decreasing the amount of permeable surfaces into which rainwater can be absorbed and by changing the direction of surface water flows, new development can increase stress on the drainage network and increase risk of flooding to properties downstream which were not previously at risk. Development located within areas at risk of flooding should not place additional pressure on the existing drainage infrastructure.
- 8.67 The Council will require developments to utilise Sustainable Drainage Systems (SuDS), to achieve greenfield run-off rates, unless demonstrated that this is not feasible. Surface water should be managed as close to its source as possible, in line with the drainage hierarchy in the London Plan. Where it is not possible to achieve greenfield run-off rates it should be as close to this as possible. (A greenfield run-off rate is one that reflects the natural rate of water run-off from a site before it was developed). Major developments will be required to constrain runoff volumes for a 1 in 100 year, 6 hour rainfall event, where feasible.
- 8.68 A drainage report should be submitted with all major applications, basement developments and other vulnerable development in areas identified at risk of flooding. This should include:
- identification of flood risk;
 - assessment of existing run-off rates;
 - calculation of greenfield run-off rates;
 - identification of measures, in line with the drainage hierarchy, to reduce run-off rates; and
 - calculation of proposed run-off rates.

Map 6: Historic flooding and Local Flood Risk Zones



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-  Local flood risk zone
-  Borough boundary
-  Historic water course
-  Flooded street 1975, 2002

-
- 8.69 Camden's Strategic Flood Risk Assessment includes information as to the suitability of SuDS in the borough and this should be used alongside other local information held by Camden and the Environment Agency. Where appropriate, SuDS measures will be secured by planning condition or by legal agreement.
- 8.70 Development should also demonstrate how it will mitigate the potential flooding of other properties. When determining the suitability of SuDS, vulnerability and the importance of local ecological resources, such as water quality and biodiversity should be considered.

Vulnerable development

- 8.71 Basements can affect the ability of the ground to absorb rain when soil is replaced by an impervious structure and can be particularly susceptible to flooding. In such cases the use of basements may be restricted to non-habitable uses. The Council shall require all new basement developments whether domestic or non-domestic to conduct a Basement Impact Assessment (please see Policy A5 Basements) which considers both groundwater and surface water flooding. A Basement Impact Assessment (BIA) should demonstrate that the impacts of the proposed development are acceptable, or that appropriate mitigation measures will be adopted.

Regent's Canal

- 8.72 The Regent's Canal (which is a branch of the Grand Union Canal) runs through the centre of the borough. The Canal forms part of London's Blue Ribbon Network, which has its own set of policies within the London Plan. Please refer to Policy A2 on open space for further information on the value of Regent's Canal in Camden.
- 8.73 The quality of the Regents Canal is of 'moderate' status, it is not reaching good' as mitigation measures still need to be implemented. The Council will have regard to the Thames River Basin Management Plan which contains the actions needed to tackle the main issues of the water environment.

Air quality

- 8.74 Improving local air quality, mitigating the impact of development on air quality and reducing exposure to poor air quality in the borough is vital in safeguarding public health and the environment. The focus of Policy CC4 is to mitigate the impact of development on air quality and to ensure exposure to poor air quality is reduced in the borough.
- 8.75 It is recognised that parts of Camden have some of the poorest air quality levels in London and since 2000 the whole of the borough has been declared an Air Quality Management Area (AQMA) for both NO₂ (Nitrogen Dioxide) and PM₁₀ (Particulate Matter). Camden is also working to assess and address PM_{2.5} (the smallest fraction of particulate) because despite Camden meeting EU limit values for PM_{2.5}, research suggests that particulates of this size have the worst health impacts. Air pollution is associated with a number of adverse health impacts, and it particularly affects the most vulnerable in society.
- 8.76 A key challenge is to make our local environment better by reducing air pollution. In addition to Policy CC4, this Plan also actively supports the improvement of air quality in Camden by:
- requiring all new development in the borough to be ‘car-free’ (see Policy T2 on car free development);
 - maintaining and increasing green infrastructure (see Policy A2 on open space);
 - reducing emissions associated with new development (see Policy CC1 Climate change mitigation); and
 - supporting and encouraging sensitive energy efficiency improvements to existing buildings (see Policy CC1 Climate change mitigation).

Policy CC4 Air quality

The Council will ensure that the impact of development on air quality is mitigated and ensure that exposure to poor air quality is reduced in the borough.

The Council will take into account the impact of air quality when assessing development proposals, through the consideration of both the exposure of occupants to air pollution and the effect of the development on air quality. Consideration must be taken to the actions identified in the Council’s Air Quality Action Plan.

Air Quality Assessments (AQAs) are required where development is likely to expose residents to high levels of air pollution. Where the AQA shows that a development would cause harm to air quality, the Council will not grant planning permission unless measures are adopted to mitigate the impact. Similarly, developments that introduce sensitive receptors (i.e. housing, schools) in locations of poor air quality will not be acceptable unless designed to mitigate the impact.

Development that involves significant demolition, construction or earthworks will also be required to assess the risk of dust and emissions impacts in an AQA and include appropriate mitigation measures to be secured in a Construction Management Plan.

- 8.77 The Council's Air Quality Action Plan identifies actions and mitigating measures to be implemented by the Council and partners to reduce NO₂ and PM₁₀ from the four main emission sources of the borough: road transport; gas boilers; new developments; and small industrial processes. The Air Quality Action Plan takes account of the measures contained within the Mayor's Air Quality Strategy 'Clearing the Air'.
- 8.78 In order to help reduce air pollution and adhere to London planning policy, developments must demonstrate that they comply with Policy 7.14 of the London Plan (to be at least air quality neutral).

Air Quality Assessments

- 8.79 The Council will require Air Quality Assessments (AQA) where any of the following apply:
- major applications where occupants will be exposed to poor air quality (along a busy road, diesel railway lines or in a generally congested area);
 - development that has potential to significantly change road traffic on a busy road;
 - the development has more than 75 new residences;
 - commercial developments with a floorspace of 2,500 sqm or more;
 - developments that include biomass boilers or CHP (combined heat and power); and
 - substantial earthworks or demolition.
- 8.80 We will also require a basic AQA for all newly erected buildings/substantial refurbishments and changes of use where occupants will be exposed to poor air quality (due to its location next to a busy road/ diesel railway line or in a generally congested area).
- 8.81 Air Quality Assessments must outline the predicted and forecast pollutant concentrations at the proposed development and the planned mitigations. The Council will also consider wider cumulative impacts on air quality arising from a number of smaller developments.

Mitigating measures

- 8.82 Where an AQA shows that a development would cause harm to air quality, planning permission will be refused unless mitigation measures are adopted to reduce the impact to acceptable levels. Mitigation measures should be provided on-site, however where this is impractical the AQA should demonstrate that it is possible to include measures in the local area which have equivalent air quality benefits. Mitigation measures may be secured either by planning condition or legal agreement where appropriate.
- 8.83 Developments will also be expected to include measures to ensure that the exposure of occupants to air pollution is reduced to within acceptable levels. In addition to mitigation, major developments in these areas will be expected to address local problems of air quality which may include various design solutions

and buffers. Measures that can be taken to reduce exposure to air pollution are contained in our supplementary planning document Camden Planning Guidance 6: Amenity.

Effect of development on air quality

8.84 A development can affect air quality in three significant ways:

- emissions from construction and demolition;
- emissions from the combustion of fuel for energy within the building; and
- emissions from transport to and from the building.

Construction and demolition

8.85 Emissions from construction and demolition can be reduced through the adoption of sustainable design and construction methods (see Policies CC1 and CC2). Any development which involves significant demolition, construction or earthworks will be required to assess the risk of impacts according to Institute of Air Quality Management Dust Guidance and adhere to the Mayor's supplementary planning document (SPD) on 'The control of dust and emissions during construction and demolition'. Mitigation measures appropriate to the risk should be included in the Construction Management Plan. All high risk sites must include real time construction dust monitoring and all medium risk sites to include monitoring where considered necessary, in accordance with the Mayor's SPD.

Fuel for energy

8.86 In Central London, one of the most significant sources of air pollution is domestic and commercial boilers, which are a key source of NO₂ (around 40%) and a small source of PM₁₀. This can be reduced through energy efficiency and by ensuring new boilers are Ultra Low Nitrogen Oxide (NO_x) (<40 mg/kWh). There are serious air quality implications for the use of Combined Heat and Power (CHP) Plants and Biomass Boilers. Consequently the use of biomass as a renewable energy source will be the Council's least preferred option for the provision of renewable energy. We will expect developments to focus on energy efficiency and an efficient energy supply. CHP will only be accepted if it is shown to be the most appropriate choice, it must also be of the highest standard in terms of NO_x emissions and it must adhere to the latest emissions standards contained in the Mayor's Supplementary Planning Guidance 'Sustainable Design and Construction'. An AQA with full dispersion modelling is required for all proposed Biomass and CHP boilers and this must demonstrate that its impact on nearby receptors is minimal.

Transport

8.87 Road transport is a significant source of air pollution in London, primarily from vehicle exhaust and tyre and brake wear.

8.88 Vehicles are a major source of both PM₁₀ and NO₂ in Camden and AQAs will be required when a development will significantly increase traffic volumes, congestion, parking or the number of HGVs in the locality (see Policy C2 on community facilities and Policy A1 on managing impacts of development).

Waste

- 8.89 The amount of waste we produce is increasing and the traditional ways of dealing with it (for example, exporting it to landfill sites outside London) are becoming increasingly unacceptable, financially and environmentally. Therefore, we need to find better ways of dealing with our waste and taking more responsibility for dealing with it within London. One of the aims of London Plan is to see London manage the equivalent amount of local authority collected waste (LACW) and commercial and industrial (CandI) waste it produces by 2026. This could be achieved by reducing the amount of waste we produce, increasing the reuse and recycling of materials, reducing the proportion of waste exported out from London and finding sites for new waste facilities.
- 8.90 We also face specific challenges in dealing with waste in Camden. For example, the borough's ability to be self-sufficient in waste is limited by its built-up character and the lack of sites on which to build waste management facilities. Also, the nature of Camden's housing stock, with a large proportion of flats and a significant number of homes without gardens, means that some homes have limited space for storing recycling containers and reduced opportunities for composting.
- 8.91 The Council recognises that Camden cannot adequately deal with its waste in isolation. Therefore, it is a member of the North London Waste Authority, which is responsible for the disposal of waste collected in the boroughs of Barnet, Camden, Enfield, Haringey, Hackney, Islington and Waltham Forest and is working in partnership with these authorities in order to prepare a joint North London Waste Plan (NLWP).

Policy CC5 Waste

The Council will seek to make Camden a low waste borough.

We will:

- a. aim to reduce the amount of waste produced in the borough and increase recycling and the reuse of materials to meet the London Plan targets of 50% of household waste recycled/composted by 2020 and aspiring to achieve 60% by 2031;
- b. deal with North London's waste by working with our partner boroughs in North London to produce a Waste Plan, which will ensure that sufficient land is allocated to manage the amount of waste apportioned to the area in the London Plan;
- c. safeguard Camden's existing waste site at Regis Road unless a suitable compensatory waste site is provided that replaces the maximum throughput achievable at the existing site; and
- d. make sure that developments include facilities for the storage and collection of waste and recycling.

Waste production and recycling

- 8.92 The Council is committed to reducing the amount of waste produced in the borough, encouraging recycling and managing collected waste in a sustainable way. It fully supports the objectives of sustainable waste management to move the management of waste up the 'waste hierarchy' of prevention, preparing for reuse, recycling, other recovery, and to only consider disposal as a last resort.
- 8.93 We believe that communities should take more responsibility for their own waste and we will work to meet national and London-wide targets for waste and recycling. The London Plan expects Camden to manage 152,000 tonnes of waste in 2021, and 186,000 tonnes in 2031. However, we are pooling our waste with our partner boroughs in North London and working on joint solutions to the area's waste. The North London boroughs are together expected to deal with a total of 1,211,000 tonnes of waste in 2021, rising to 1,479,000 tonnes in 2031.



- 8.94 Camden will seek to increase recycling/composting in the borough to meet the London Plan target of 50% of household waste recycled by 2020 and 60% by 2031. Recycling in the borough has been increasing and over 30% of household waste was recycled in 2012/13, up from 16% in 2002/3. We have a number of schemes to encourage more recycling, including mini recycling centres, the reuse and recycling centre at Regis Road, and a weekly door-to-door recycling collection service. Green Action for Change, Camden's Environmental Sustainability Plan (2011-2020), aims to reduce the amount of waste we produce in coming years and increase the amount we recycle. It contains our overall objectives for managing Camden's waste and sets out what we are doing to encourage recycling and waste reduction and provide recycling facilities and waste collection services.

Waste partnership

- 8.95 The North London Waste Authority (NLWA) and the seven boroughs have prepared a Joint Waste Strategy, which plans for managing the waste collected

by the boroughs until 2020. This will be used to facilitate the provision of new waste management services, to increase recycling and recovery and divert more waste away from disposal to landfill.

- 8.96 In their role as planning authorities, the boroughs are preparing a joint planning document - the North London Waste Plan (NLWP) - which will form part of borough Local Plans. It will identify appropriate locations, including existing sites, for a range of waste facilities to meet the waste management needs of North London and will aim to ensure that benefits are maximised and the negative aspects minimised. In line with London Plan policy 5.17, the North London Waste Plan will identify sites to deal with the management of local authority collected waste and commercial and industrial waste. In addition, the NLWP will plan for construction, demolition and excavation waste; hazardous waste and agricultural waste. It will also contain some detailed policies to ensure that proposals for waste facilities will be dealt with consistently across the North London area.
- 8.97 Camden currently only has one waste site - the recycling and reuse centre at Regis Road - and will continue to safeguard it for waste use. The change of use or redevelopment of this site will only be permitted if a suitable compensatory waste site is provided that replaces the facilities and services available at Regis Road. The proposed site will be expected to normally meet the maximum achievable throughput of the Regis Road site (see London Plan policy 5.17).

Facilities for storage and collection

- 8.98 To make sure that residents and businesses can properly store and sort their waste and to make household recycling as easy as possible, the Council will require developments to provide adequate facilities for recycling and the storage and disposal of waste. Facilities for home composting will be encouraged in appropriate development schemes. We will also seek to secure the reuse of construction waste on development sites to reduce resource use and the need to transport materials. Our supplementary planning document Camden Planning Guidance 1: Design contains further information on the Council's expectations for on-site facilities for waste and recycling and on construction waste.

Waste Management Plan

- 8.99 To ensure an integrated approach to waste management and the highest possible reuse and recycling rates, the Council will encourage the submission of a site waste management plan prior to construction. For further details please refer to our supplementary planning document Camden Planning Guidance 3: Sustainability

9. Town centres and shops

Quantity and location of retail development

- 9.1 Camden's centres are a focus for activity and community life and provide character and identity to local areas and the borough as a whole. They are places of employment, shopping, leisure, and services.
- 9.2 Traditional high street style centres face challenges from changes in consumer behaviour, new retail models, the growth in online shopping and competition from out of centre retail development. However Camden's centres also have strengths in terms of their location, accessibility by public transport, walking and cycling, character and offer (including many independent and specialist shops).
- 9.3 In line with the National Planning Policy Framework, the Council will take a sequential approach when assessing proposals for new town centre uses ensuring that such development takes place in appropriate locations, having regard to the distribution of future retail growth and the hierarchy of centres established this policy.
- 9.4 The development of new shops or other town centre uses, particularly when they are large in scale, can have an impact on other centres. In line with government guidance in the National Planning Policy Framework, the Council will seek to protect the vibrancy and vitality of its centres by assessing the impact of proposed town centre uses in Camden's centres.
- 9.5 Further guidance on assessing the impact of retail development and Retail Impact Assessments is set out in the National Planning Policy Framework and the Planning Practice Guidance.

Camden Centres

Town Centres

- Camden Town;
- Finchley Road / Swiss Cottage;
- Hampstead;
- Kentish Town;
- Kilburn High Road;
- West Hampstead.

Central London Frontages

- High Holborn / Kingsway;
- King's Cross;
- Tottenham Court Road / Charing Cross Road / New Oxford Street.

Neighbourhood Centres

Camden has 37 Neighbourhood Centres, which are identified in supplementary planning document Camden Planning Guidance 5: Town centres, retail and employment.

Growth areas

- Euston;
- Holborn;
- Kentish Town;
- King's Cross / St Pancras;
- Tottenham Court Road; and
- West Hampstead Interchange.

The boundaries of the centres are set out on the Local Plan Policies Map.

The borough's growth areas and town centres are shown on Map 1.

Policy TC1 Quantity and location of retail development

The Council will focus new shopping and related uses in Camden's designated growth areas and existing centres, having regard to the level of capacity available in these locations.

Distribution of retail across Camden

The Council will promote the following distribution of retail and other town centre uses across the borough:

Growth Areas:

- significant development in the King's Cross / St Pancras Growth Area, with approximately 30,000 sqm net additional retail (A1 to A5 use classes) floorspace anticipated;
- significant development in the Euston Growth Area, with approximately 16,450 sqm of net additional retail (A1 to A5 use classes) floorspace anticipated;
- additional provision as part of redevelopment schemes in the growth areas of Tottenham Court Road, Holborn and West Hampstead Interchange; and
- limited additional provision as part of redevelopment of the Kentish Town Growth Area.

Town Centres:

- significant additional provision in the Camden Town Town Centre; and
- additional provision in the other town centres.

Central London Frontages:

- significant provision in the Tottenham Court Road Central London Frontage; and
- additional provision in the other central London frontages.

Neighbourhood centres, specialist shopping areas and small shops outside of centres:

- appropriate provision in Neighbourhood Centres and Camden's Specialist Shopping Areas: Covent Garden, Hatton Garden, Museum Street, Drummond Street and Denmark Street; and
- limited provision of small shops outside centres to meet local needs.

This retail floorspace is expected to be supported by a range of other town centre uses, including food, drink and entertainment uses.

Sequential Approach

The Council will apply a sequential approach to retail and other town centre uses outside of the areas listed above to support Camden's network of centres. Retail and other town centre uses should be located in centres according to the hierarchy above. Only if suitable sites cannot be found within centres will the Council consider edge of centre locations or if no edge of centre locations are available, out of centre locations.

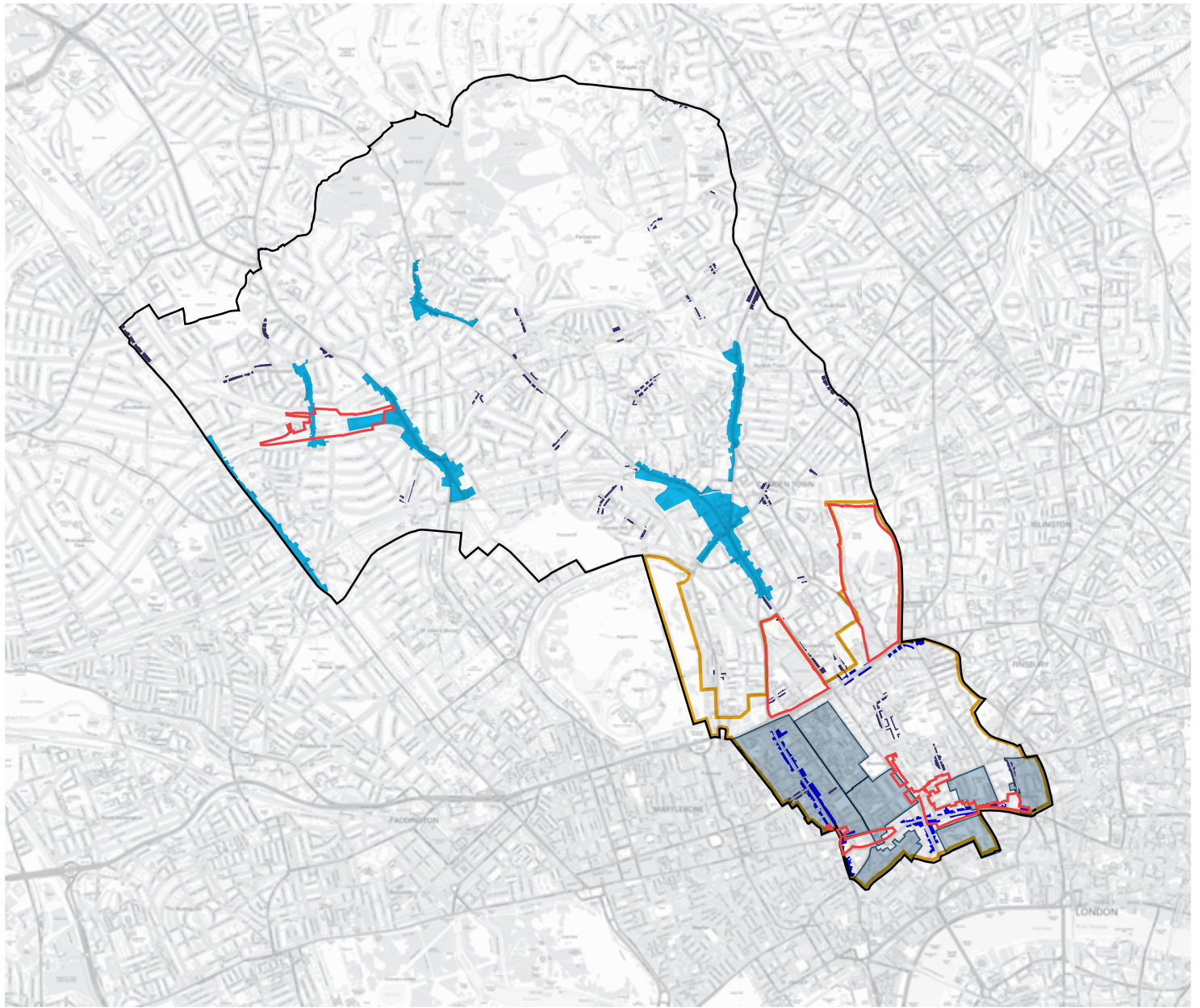
The Council will require a retail impact assessment for large retail development proposals (of 2,500 sqm or more) that are not in accordance with the above approach and:

- would be in an edge of centre or out of centre location; or
- would be in an existing centre and have the potential to have a harmful impact on other centres.

New retail provision








- 9.6 The growth area of King's Cross will provide the major focus for new shop provision in Camden. The King's Cross Central redevelopment will include shops, services and facilities of a scale similar to a town centre to meet the needs of the large numbers of people who will be living, working, or visiting the area. Planning permission has been granted for 45,000 sqm of retail, food and drink floorspace (in A use classes). This will be spread throughout the site and will open in phases. Approximately 30,000 sqm of this is yet to be built.
- 9.7 The Camden Retail and Town Centre Study 2013 indicates a need for around 30,000 sqm of new retail floorspace in the borough by 2031, in addition to that to be provided at King's Cross and St Pancras.
- 9.8 There is opportunity to deliver a significant amount of additional retail floorspace as part of the redevelopment of Euston Station. The Euston Area Plan anticipates that around 20,000 sqm of class A1 to A5 uses could be provided at Euston both around and within the station. This figure comprises 16,450 sqm of net growth and reprovision of around 3,550 sqm of retail to meet demand from current passenger numbers. Approximately 8,000 sqm of this could be in A1 retail use.
- 9.9 The precise quantum and type of retail to be provided will be subject to detailed site specific assessments and an assessment of any impacts on other centres.

Map 7: Camden's centres



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- | | | |
|--|---|--|
|  Growth Area |  Neighbourhood Centre |  Borough Boundary |
|  Town Centre |  Central London Local Area | |
|  Central London Frontage |  Central Activity Zone | |

Camden's centres and other shopping areas

9.10 The Council will ensure that development in its centres is appropriate to the character and role of the centre in which it is located and does not cause harm to neighbours, the local area, or other centres.

9.11 Camden's centres and designated shopping frontages are set out in the Local Plan Policies Map.

Protected frontages

9.12 The Council has identified key frontages within Camden's centres to which further policy and guidance apply. These protected frontages are identified as either primary or secondary frontages and are shown on the Local Plan Policies Map.

Permitted development rights

9.13 The Council seeks to protect the vitality and viability of its centres through application of the retail policies and through the control of shopping and other town centre uses on protected frontages. Under permitted development rights planning permission is not required for many changes of use between retail and other town centre uses, meaning the Council cannot apply our planning policies for town centres in these instances.

9.14 The government has introduced a number of new permitted development rights that affect town centres. These include the new rights to:

- change from A1 retail or A2 financial services to A3 restaurants and cafes (subject to prior approval);
- change from A1 retail to A2 financial services; and
- change from A1 retail or A2 financial services to D2 assembly and leisure uses (subject to prior approval).

9.15 The above permitted development rights that are subject to prior approval from the Council are subject to the change of use not having unacceptable effects on noise, odour, waste, transport and highways and if located in a key shopping area the sustainability of that shopping area.

Policy TC2 Camden's centres and other shopping areas

The Council will promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors.

We will:

- a. seek to protect and enhance the role and unique character of each of Camden's centres, ensuring that new development is of an appropriate scale and character for the centre in which it is located;
- b. provide for and maintain, a range of shops including independent shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice;
- c. make sure that food, drink, entertainment and other town centre uses do not have a harmful impact on residents and the local area and focusing such uses in King's Cross and Euston Growth areas, Central London Frontages, and Town Centres (Refer to Policy TC4 - Town centre uses);
- d. support and protect Camden's Neighbourhood Centres, markets and areas of specialist shopping, local shops; and
- e. pursue the individual planning objectives for each centre, as set out in supplementary planning document Camden Planning Guidance 5: Town Centres, Retail and Employment, and through the delivery of environmental, design, transport and public safety measures.

The Council has designated primary and secondary frontages in its centres, which are shown on the Local Plan Policies Map. We will:

- f. protect the primary frontages as locations with a high proportion of shops (A1) in order to maintain the retail function of the centre; and
- g. protect the secondary frontages as locations for shops (A1) together with a broader range of other town centre uses to create centres with a range of shops, services, and food, drink and entertainment uses which support the viability and vitality of the centre.

Housing above and below shops

The Council supports the development of housing within centres and Central London including above and below shops where this does not prejudice the town centre function and particularly the ability of the ground floor to be used for town centre uses.

Housing in protected frontages

In order to protect the retail and town centre function of our centres the Council will only permit conversion of retail and other town centre uses to residential use on the protected frontages where it does not harm the role and character of the centre, including maintaining the supply of shop premises in centres across the borough.

Neighbourhood Centres

The Council will seek to retain convenience shopping for local residents in Camden's Neighbourhood Centres and will ensure that development in them does not harm the function, character or success of that centre.

Design of new retail spaces

New retail spaces should be of high quality, provide generous storey heights and incorporate room for signage.

Protecting and enhancing the role and character of Camden's centres

- 9.16 The Council will protect and enhance the role and character of each of Camden's centres by assessing proposals against this policy and the centre specific guidance set out in supplementary planning document Camden Planning Guidance 5: Town Centres, Retail and Employment. Camden Planning Guidance 5 sets out the mix of uses that the Council expects on primary and secondary frontages, including:
- the minimum proportions of shops (A1 use); and
 - the maximum proportions of food, drink and entertainment uses (A3, A4, A5 uses).

Housing above and below shops

- 9.17 The Council supports development of housing within centres where they do not cause harm to the vitality and viability of these centres, for example by limiting the use of the premises at the ground floor for retail or other town centre uses. In accordance with policy A4 on noise the Council will not permit development of housing in locations with high levels of noise unless appropriate attenuation measures are provided. With regard to housing at basement or lower ground floor level, habitable rooms will not be permitted in areas at risk of flooding (refer to Policy A5 - Basements). The Council will also take into consideration the centre specific objectives set out in Camden Planning Guidance.

Housing in protected frontages

- 9.18 Due to high demand for housing and high housing prices in Camden shop units across the borough and particularly those in the Neighbourhood Centres face pressure for conversion to residential use. Shop premises that are converted to homes are likely to stay in residential use even if local market forces swing back in favour of retail uses, whereas changes of use between town centre uses are more flexible over the longer term. The Camden Retail Study anticipates demand for additional retail floorspace in designated centres throughout the Plan period. Camden seeks to protect the role and character of the designated centres. The most significant way we can protect the function of centres is by ensuring that sufficient ground floor premises remain in retail or other town centre uses.

Neighbourhood Centres

- 9.19 Camden has 37 neighbourhood centres which cater for the day to day shopping and service needs of their local populations. The neighbourhood centres are spread across the borough and vary in size and in role. They contain a range of uses including shops, food and drink uses, doctor and dentist surgeries and financial and professional services and often have housing on upper floors. Housing is the Council's preferred use above ground floor level in neighbourhood centres and we will promote the residential use of vacant or underused floors.
- 9.20 Commercial and community uses are considered acceptable uses of upper floors provided they do not cause harm to the amenity of existing residents or introduce activity that would prejudice future residential use on other levels or in neighbouring properties.



- 9.21 The Council will seek to retain a strong element of convenience shopping for local residents in Camden's neighbourhood centres and ensure that any development in them does not harm the function, character or success of that centre. We will take into account the individual character of the centre when assessing development proposals but, as a guide, we will resist schemes that would result in less than half of ground floor premises in a neighbourhood centre from being in retail use or in more than three consecutive premises being in non-retail use. We will also take into account any history of vacancy in shop units and the prospect of achieving an alternative occupier for vacant premises. Applications for food, drink and entertainment uses will be carefully assessed to minimise the impact on local residents and the local area.

Design of new retail spaces

- 9.22 All units for retail and other town centre uses on protected frontages in Camden's centres and shopping areas should be designed to provide high quality retail space. In particular shop units should provide generous storey

heights and space for signage. For most locations the Council will expect a minimum storey height of approximately 4.5m, which provides approximately 3.5m clear internal height. In some key shopping areas even higher storey heights may be necessary to provide spaces that are suitable for larger shops. Such locations include the Central London Frontages and in particular the primary frontages. In these locations the Council may require storey heights of 6m, providing approximately 5m clear internal height.

Shops outside of centres

- 9.23 Camden has many individual shops, cafés and small shopping and service parades, complementing the role of larger town and neighbourhood centres. These provide for the day to day needs of the local population, workers and visitors and help provide locally accessible facilities for people with mobility difficulties. They also play an important social role in the surrounding community, as well as contributing to the character and identity of the local area.

Policy TC3 Shops outside of centres

The Council will seek to protect shops outside centres.

The Council will only grant planning permission for loss of a shop outside designated centres provided:

- a. alternative provision is available within 5-10 minutes' walking distance;
- b. there is clear evidence that the current use is not viable; and
- c. within the Central London Area, the development positively contributes to local character, function, viability and amenity.

- 9.24 The Council seeks to retain local shops outside centres where possible, including those on small shopping parades. Therefore, we will resist the loss of shops (Use Class A1) unless there is alternative provision within 5-10 minutes walk (approximately 400-800 metres), depending on the scale of provision. We will also take into account the viability of the premises for the existing use, in particular any history of vacancy in a shop unit and the prospect of achieving an alternative occupier. However, we recognise that, as the number of people shopping locally has declined, it is unlikely that all shops outside centres will continue to find an occupier.

- 9.25 Within Camden's Central London area, there is significant competition between competing land uses. This means that additional protection is needed to prevent the widespread loss of A1 retail uses outside centres, in order to ensure that local shops are available for local residents, workers and visitors. Therefore, the Council will only grant permission for the loss of shops outside centres in Central London where it considers that the replacement use will also contribute positively to the local area. Appropriate alternative uses are considered to be housing and uses providing essential services for residents, businesses, workers and visitors such as professional and financial services, community facilities and launderettes.

Town centre uses

- 9.26 This section of the plan sets out the Council's policies on the mix and balance of uses with Camden's centres.

Food drink and entertainment uses

- 9.27 Camden's image as a dynamic and attractive place is in part due to the number and quality of restaurants, bars and entertainment venues in the borough, with Camden Town and Covent Garden having particular concentrations of such premises. These areas play an important part in the night time economy of Camden and of London, socially, economically and in terms of job provision. Covent Garden, for example, is identified in the London Plan as part of a strategic cultural area. However, night time activity can also lead to problems such as antisocial behaviour, crime and fear of crime, noise, congestion and disturbance.
- 9.28 Conflicts can arise as, due to the borough's densely developed, mixed use nature, much night-time activity occurs close to places where people live. In addition, large numbers of such uses can change the character of the area in which they are located and reduce its range of shops or the quality of the shopping environment. Conflicts can be made worse where a particular location becomes a focus for late night activity.
- 9.29 Eating, drinking and other leisure uses provide a key role in the attractiveness of Camden's centres. However, food, drink and entertainment uses can affect the overall viability and vitality of a centre by eroding the retail offer and can have an impact on amenity through noise and other impacts. In order to protect the primarily retail role of core frontages, the preferred location of food, drink and entertainment uses is secondary frontages.

Other town centre uses

- 9.30 Town centre uses include:
- shops and markets (Use Class A1);
 - financial and professional services (A2);
 - cafes and restaurants (A3);
 - drinking establishments (A4);
 - hot food takeaways (A5);
 - offices (B1a);
 - hotels (C1);
 - community uses (D1), including neighbourhood police facilities;
 - leisure uses (D2);
 - theatres (Sui Generis);
 - a number of other uses not in any use class (see Other town centre uses below).
- 9.31 Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development

(including theatres, museums, galleries and concert halls, hotels and conference facilities).

- 9.32 This policy will be applied to proposals for these uses, whether located inside or outside of a centre.

Policy TC4 Town centres uses

The Council will ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours.

We will consider:

- a. the effect of development on shopping provision and the character of the centre in which it is located;
- b. the cumulative impact of food, drink and entertainment uses, taking into account the number and distribution of existing uses and non-implemented planning permissions and any record of harm caused by such uses;
- c. the individual planning objectives for each centre, as set out in the supplementary planning document Camden Planning Guidance 5: Town Centres, Retail and Employment;
- d. impacts on small and independent shops and impacts on markets;
- e. whether development results in a proliferation of payday loan stores, betting shops, or pawnbrokers;
- f. the health impacts of development including generally resisting development of hot food take aways within 400m of secondary schools;
- g. the impact of the development on nearby residential uses and amenity and any prejudice to future residential development;
- h. parking, stopping and servicing and the effect of the development on ease of movement on the footpath;
- i. noise and vibration generated either inside or outside of the site;
- j. fumes likely to be generated and the potential for effective and unobtrusive ventilation; and
- k. the potential for crime and antisocial behaviour, including littering.

To manage potential harm to amenity or the local area, we will, in appropriate cases, use planning conditions and obligations to address the following issues:

- l. hours of operation;
- m. noise/vibration, fumes and the siting of plant and machinery;
- n. the storage and disposal of refuse and customer litter;
- o. tables and chairs outside of premises;
- p. community safety;
- q. the expansion of the customer area into ancillary areas such as basements;
- r. the ability to change the use of premises from one food and drink use or one entertainment use to another (within Use Classes A3, A4, A5 and D2); and

- s. the use of local management agreements to ensure that the vicinity of premises are managed responsibly to minimise impact on the surrounding area.

Contributions to schemes to manage the off-site effects of a development, including for town centre management, will be sought in appropriate cases.

Betting shops, payday loan shops and pawnbrokers

To prevent the proliferation of betting shops, payday loan stores and pawnbrokers which harm the vitality and viability of our centres, the Council will generally resist schemes which result in more than one betting shop, payday loan store, or pawnbroker within 400m distance of the same use.

- 9.33 New shops, services, food, drink and entertainment uses can add to the vitality and vibrancy of Camden's centres and local areas. However, they can also have other impacts such as diverting trade and displacing existing town centre functions. As a result, the Council will seek to guide such uses to locations where their impact can be minimised. When assessing proposals for these uses, the Council will seek to protect the character and function of our centres. The Council will prevent any reduction in vitality and viability of the centres by requiring sequential assessments and impact assessments where appropriate (in accordance with the National Planning Policy Framework) and through implementing this policy.



- 9.34 The Council will not grant planning permission for development that it considers would cause harm to the character, amenity, function, vitality and viability of a centre or local area. We consider that harm is caused when an impact is at an

unacceptable level, in terms of:

- trade and turnover;
- vitality and viability;
- the character, quality and attractiveness of a centre;
- levels of vacancy;
- crime and antisocial behaviour;
- the range of services provided; and
- a centre's character and role in the social and economic life of the local community.

9.35 We will consider the cumulative impact of additional shopping floorspace (whether in a centre or not) on the viability of other centres and the cumulative impact of non-shopping uses on the character of the area. The Council will consider cross boundary impacts of shopping provision, both how provision in Camden affects neighbouring boroughs and how provision in neighbouring boroughs affects Camden.

9.36 The supplementary planning document Camden Planning Guidance 5: Town Centres, Retail and Employment provides detailed guidance on how we will treat planning applications for shops, food, drink and entertainment uses in particular centres, taking into account their specific circumstances. Camden Planning Guidance 5: Town Centres, Retail and Employment also provides information on when we consider that concentrations of food, drink and entertainment uses, and reductions in the proportion of premises in retail use, would be likely to cause harm to the character, function, vitality and viability of a centre. We will take these and any other relevant supplementary guidance into account when we assess applications in these locations. We will also take into account any history of vacancy in shop units and the prospect of achieving an alternative occupier for vacant premises when considering proposals that involve the loss of retail premises.

Food, drink and entertainment uses

9.37 Within each of Camden's centres, the Council will seek to prevent concentrations of uses that would harm an area's attractiveness to shoppers or its residential amenity. The Council wishes to see a wide range of entertainment uses within its centres, not just those that primarily involve drinking and will encourage suitable uses that contribute towards this.

9.38 Where food, drink and entertainment uses are permitted, they will need to be managed to protect the amenity of residents and the potential for additional housing in the area. To ensure such uses do not harm amenity or the character of an area, either individually or cumulatively, we will consider applying controls

on:

- hours of operation;
- refuse and litter;
- noise/vibration;
- fumes;
- customer area;
- local management issues; and
- changes of use.

9.39 Where appropriate, we will use planning conditions or obligations to ensure that any remaining impact is controlled. Policy A1 - Managing the impact of development sets out further measures to manage the impact of development on amenity.

9.40 The Council will seek to ensure that community safety issues associated with proposals are fully addressed. As well as appropriate design measures, the Council will seek financial contributions towards management arrangements, including street wardens, CCTV, town centre management and other community safety schemes through the use of planning conditions and obligations, where appropriate. Camden's Statement of Licensing Policy sets out the Council's approach to licensing and the expectations that the Council and the Metropolitan Police have for those involved in licensed activities.

9.41 The supplementary planning document Camden Planning Guidance 5: Town Centres, Retail and Employment provides further advice on the impact of food, drink and entertainment uses and provides detailed guidance on how we will consider applications for such uses in each centre.

Other town centre uses

9.42 A number of uses commonly found in centres (and smaller shopping parades) are not included in the A1, A2, A3, A4, A5, B1a, D1 or D2 Use Classes. These include amusement arcades, launderettes, saunas and massage parlours, car showrooms and minicab offices. While centres are generally the most appropriate location for these uses, the Council will carefully consider their potential impact when assessing planning applications to make sure that they do not harm the centre or the amenity of neighbours.

9.43 Particular issues that may arise include emissions and noise (e.g. from launderettes), highway and traffic problems (e.g. from minicab offices and car showrooms) and community safety and the fear of crime (e.g. from amusement arcades, betting shops, massage parlours and saunas, particularly where there are concentrations of such uses). Amusement arcades, massage parlours and saunas are unlikely to be considered acceptable in the busiest parts of centres or near to housing, schools, places of worship, hospitals or hotels.

Hot food take aways

9.44 The Council seeks to tackle childhood obesity and encourage healthy eating habits, particularly among young people. The Council is undertaking a range of programmes aimed at improving the food environment in the borough. While the causes of obesity are complex there is evidence to support that energy dense fast food is one of a number of contributing factors to obesity. Resisting the proliferation of hot food takeaways close to secondary schools is one of a

number of strategies to reduce child obesity and encourage healthy eating.

Betting shops, payday loan stores and pawnbrokers

- 9.45 Payday lending has grown rapidly in recent years as a convenient but expensive form of short-term personal credit. While much growth has been online, there is a significant presence of payday lenders on the high street. Many pawnbrokers also offer services as payday lenders.
- 9.46 Betting shops (bookmakers) have undergone significant change in recent years with fixed odds betting terminals now accounting for a higher proportion of betting shop revenue than traditional over the counter betting. Gambling legislation limits the number of fixed odds betting terminals to four machines per premises, which have driven a proliferation of betting shops on the high street.
- 9.47 The number of betting shops, payday loan stores and pawnbrokers has increased in Camden in recent years. Some centres have areas where a number of these uses are concentrated, including the south end of Camden Town and parts of Kilburn High Road (including properties in Brent). The Council considers that the proliferation of such use is damaging the character of town centres.
- 9.48 Therefore, in order to ensure our centres provide a good range of shops and services and to maintain the amenity, vitality and viability of Camden's centres, the Council will resist concentrations of betting shops, payday loan stores and pawnbrokers.

Small and independent shops

- 9.49 Small shops, often run by independent traders and providing specialist shopping, help to sustain the diversity, vibrancy and character of our centres and smaller shopping areas and provide suitable premises for local businesses. As the retail market changes there is a trend towards fewer larger shops. Many residents have expressed support for measures to encourage small shops and initiatives to encourage and promote retail diversity and entrepreneurialism in the borough.
- 9.50 The Council aims to provide an adequate supply of retail floorspace with a range of small and large units in town centres to meet the needs of different types of businesses. However, the Council's powers to help protect and promote small and independent shops are limited. For example, in most cases planning permission is not required to prevent adjacent shops being combined into larger premises.

Policy TC5 Small and independent shops

The Council will promote the provision of small shop premises suitable for small and independent businesses.

We will:

- a. expect large retail developments to include a proportion of smaller units;
- b. attach conditions to planning permissions for retail developments to remove their ability to combine units into larger premises, where appropriate; and
- c. encourage the occupation of shops by independent businesses and the provision of affordable premises.

- 9.51 The Council will resist the loss of shop premises in our centres where we consider that this would harm the character, function, viability and vibrancy of the area, however the Council cannot influence the occupier of individual premises or the type of goods and services they provide.

Provision of small shops as part of new developments

- 9.52 The Council will support and encourage the provision of small shop units as part of retail developments and will seek provision of small shop premises suitable for small and independent businesses in large retail developments, typically those over 1,000 sqm. As a guide, small units are considered to be those that are less than 100 sqm of gross floorspace, although we will take into account the character and size of shops in the local area and the function of centres when assessing the appropriate scale of new premises.
- 9.53 The Council recognise that provision of small shop units may not be appropriate in every large retail development, therefore in seeking premises for small and independent shop premises the Council will consider the character and function of the centre, having regard to the centre specific profiles set out in the

supplementary planning document Camden Planning Guidance 5 Town Centre, Retail and Employment.

- 9.54 In addition to the above, we will encourage developers and owners to seek independent occupiers for small units, where possible and provide premises at affordable rents to encourage small businesses. This will be achieved through the use of planning obligations. We will work with developers to assess how such provisions can be taken forward as part of new developments. 'Independent occupiers' will be broadly considered to be businesses with no more than five stores. Affordable rents are considered to be those significantly lower than the market rate and would normally be applied to accommodation for smaller, independent businesses.

Markets

- 9.55 Camden is well served by markets, ranging from street markets such as Inverness Street, Chalton Street, Leather Lane and Queens Crescent to the world famous Camden Town markets (e.g. the Stables and Camden Lock markets). Markets add greatly to the variety, interest and attraction of shopping in the borough and are a source of local employment, often providing more flexible and casual work opportunities. Street markets can be an important source of fresh food, often grown more locally than food from supermarkets. They can also help to meet the specialist food needs of ethnic communities; black and minority ethnic groups tend to make significantly more use of local markets than the general population. It is important that markets are carefully managed to prevent any potential negative impacts such as congestion and litter.

Policy TC6 Markets

The Council will promote and protect markets in Camden.

We will:

- a. resist the permanent loss of market uses unless comparable replacement provision is made or there is no demand for continued market use;
- b. take into account the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets;
- c. support new markets that will not cause individual or cumulative harm to the local area.

When assessing planning applications for new markets, the Council will consider:

- d. their effect on local residents and environmental conditions;
- e. their impact on transport and pedestrian movement, including the effect on access and circulation, highways, parking and servicing;
- f. their effect on local centres and shopping provision;
- g. the storage and disposal of litter and refuse;
- h. community safety and noise; and
- i. toilet provision.

- 9.56 The Council will protect markets in the borough by resisting their permanent loss unless alternative, comparable market provision is made nearby or it is demonstrated to the Council's satisfaction that the level of demand means that continued market use is no longer economically viable. Where markets are temporarily closed for extended periods, for example to enable priority redevelopment proposals to proceed, comparable temporary provision nearby will be strongly encouraged.
- 9.57 The character of a market depends on many factors including the type, range and quality of goods sold, the size of stalls and pitches and its environmental

quality. Changes to markets can affect their character and consequently the character and attraction of the local area or centre. When assessing proposals for the refurbishment and/or redevelopment of a market, we will take into account its existing character and its importance to the character, vitality and viability of the centre or area in which it is located. We will expect proposals to consider and, where appropriate, reflect this character.



- 9.58 Alongside their benefits, markets can, when poorly designed or managed, cause harm to surrounding areas, for example in terms of congestion on footpaths and roads, litter, refuse storage and noise. Proposals for markets should therefore include provision for careful management, design out opportunities for crime and, where appropriate, contribute towards environmental and street improvements and initiatives such as improving areas for parking and servicing. We will use conditions and/or legal agreements when granting planning permission to ensure the operation of markets do not have harmful impacts and require detailed layout plans to be submitted as part of planning applications for market uses to allow us to consider whether these matters have been properly addressed.



10. Transport

Transport

- 10.1 With Camden's population forecast set to grow by nearly 2,000 per year until 2031, our challenge is to ensure that growth is supported by healthy and sustainable transport choices.
- 10.2 Between 2006 and 2014, trips by car in Camden reduced by 31%, whilst total motor vehicle trips reduced by 27%. Through policies within this section we will build upon this by prioritising sustainable transport such as walking, cycling and public transport and seek to minimise the use of motor vehicles to transport both people and freight. Sustainable transport supports the primary aims and objectives of both the Camden Transport Strategy 2011 and the Camden Plan.

Health and wellbeing

- 10.3 Transport choices can have huge impacts upon public health. It is estimated that at least 30% of Camden's population do not engage in any physical activity. Lack of activity however has implications for obesity, heart disease, stroke, cancer, Type 2 diabetes and physical activity. Sustainable transport choices and 'active travel' (travel requiring a person to exercise - such as walking and cycling) in particular is likely to be the main way that Londoners meet their physical activity needs. The UK Faculty of Public Health states that active travel is the only viable option for significantly increasing physical activity levels across London's whole population (Built Environment & Physical Activity - A Position Statement, The Faculty of Public Health, 2013).



Air quality

- 10.4 Air pollution is a major environmental risk to health and the Council has a legal responsibility to reduce all pollutants. Despite the reductions in the majority

of pollutants, levels of particulate matter (PM10) and Nitrogen Dioxide (NO₂) which occur mainly through exhaust emissions, brake and tyre wear continue to exceed the national air quality standards and objectives in some areas of London. Camden has failed the Government's air quality objectives since 2000, and has been declared an Air Quality Management Area (AQMA). Improving the borough's air quality is therefore an urgent issue and reducing the use of motor vehicles will significantly help in achieving this goal.

Sustainable communities

10.5 One of the key aims of the Camden Plan is to enable communities across Camden to become more sustainable so that they can do more to help themselves and each other. Creating safe attractive, neighbourhoods which promote walking and reduce the dominance of motor vehicles in particular have been found to be associated with increased social interactions and a sense of community. It can also help to create a sense of place and give an area identity.

10.6 Access to jobs, training, education, support services, shopping, friends and relatives, leisure and participation in community life is dependent on people's ability to move around. Promoting the use of sustainable transport which is more affordable and more easily accessible therefore provides an alternative to car use and ensures that people unable to use or afford cars are not excluded or isolated.

Transport impacts

10.7 The Council will consider the impacts of movements to, from and within a site, including links to existing transport networks via transport assessments, travel plans, delivery and servicing management plans and construction management plans. The application of these documents is covered within Policy A1 - Managing the Impact of Development.

Prioritising walking, cycling and public transport

- 10.8 To promote sustainable transport choices, development should prioritise the needs of pedestrians and cyclists and ensure that sustainable transport will be the primary means of travel to and from the site.
- 10.9 Walking is a zero carbon means of transport and provides significant benefits in terms of promoting healthy lifestyles and helping to create more vibrant streets and public spaces. Between 2006-2014 travel by bicycle increased by 82%. The Council therefore seeks to build on this by improving cycling facilities, routes and creating the conditions that will encourage further take up of cycling. Contributions may also be sought to improve Camden's bus network where necessary.

Policy T1 Prioritising walking, cycling and public transport

The Council will promote sustainable transport by prioritising walking, cycling and public transport in the borough.

Walking

In order to promote walking in the borough and improve the pedestrian environment, we will seek to ensure that developments:

- a. improve the pedestrian environment by supporting high quality public realm improvement works;
- b. make improvements to the pedestrian environment including the provision of high quality safe road crossings where needed, seating, signage and landscaping;
- c. are easy and safe to walk through ('permeable');
- d. are adequately lit;
- e. provide high quality footpaths and pavements that are wide enough for the number of people expected to use them. Features should also be included to assist vulnerable road users where appropriate; and
- f. contribute towards bridges and water crossings where appropriate.

Cycling

In order to promote cycling in the borough and ensure a safe and accessible environment for cyclists, the Council will seek to ensure that development:

- g. provides for and makes contributions towards connected, high quality, convenient and safe cycle routes, in line or exceeding London Cycle Design Standards, including the implementation of the Central London Grid, Quietways Network, Cycle Super Highways and;
- h. provides for accessible, secure cycle parking facilities exceeding minimum standards outlined within the London Plan and design requirements outlined within our supplementary planning document

Camden Planning Guidance 7: Transport. Higher levels of provision may also be required in areas well served by cycle route infrastructure, taking into account the size and location of the development;

- i. makes provision for high quality facilities that promote cycle usage including changing rooms, showers, dryers and lockers;
- j. is easy and safe to cycle through ('permeable'); and
- k. contribute towards bridges and water crossings suitable for cycle use where appropriate.

Public Transport

In order to safeguard and promote the provision of public transport in the borough we will seek to ensure that development contributes towards improvements to the bus network including access to bus stops, shelters, passenger seating, waiting areas, signage and timetable information.

Where appropriate, development will also be required to provide for interchanging between different modes of transport including facilities to make interchange easy and convenient for all users and maintain passenger comfort.



Walking

- 10.10 Policy D1 – Design and our supplementary planning documents Camden Planning Guidance 1: Design and Camden Planning Guidance 7: Transport set out the Council's approach to providing attractive streets and spaces. Public realm improvements will primarily be delivered by the Council using funds from Transport for London, our own funding and, where appropriate, developer contributions. The Council will continue to work with Transport for London and neighbouring London boroughs to deliver improved pedestrian accessibility and

way finding within Camden and into neighbouring boroughs.

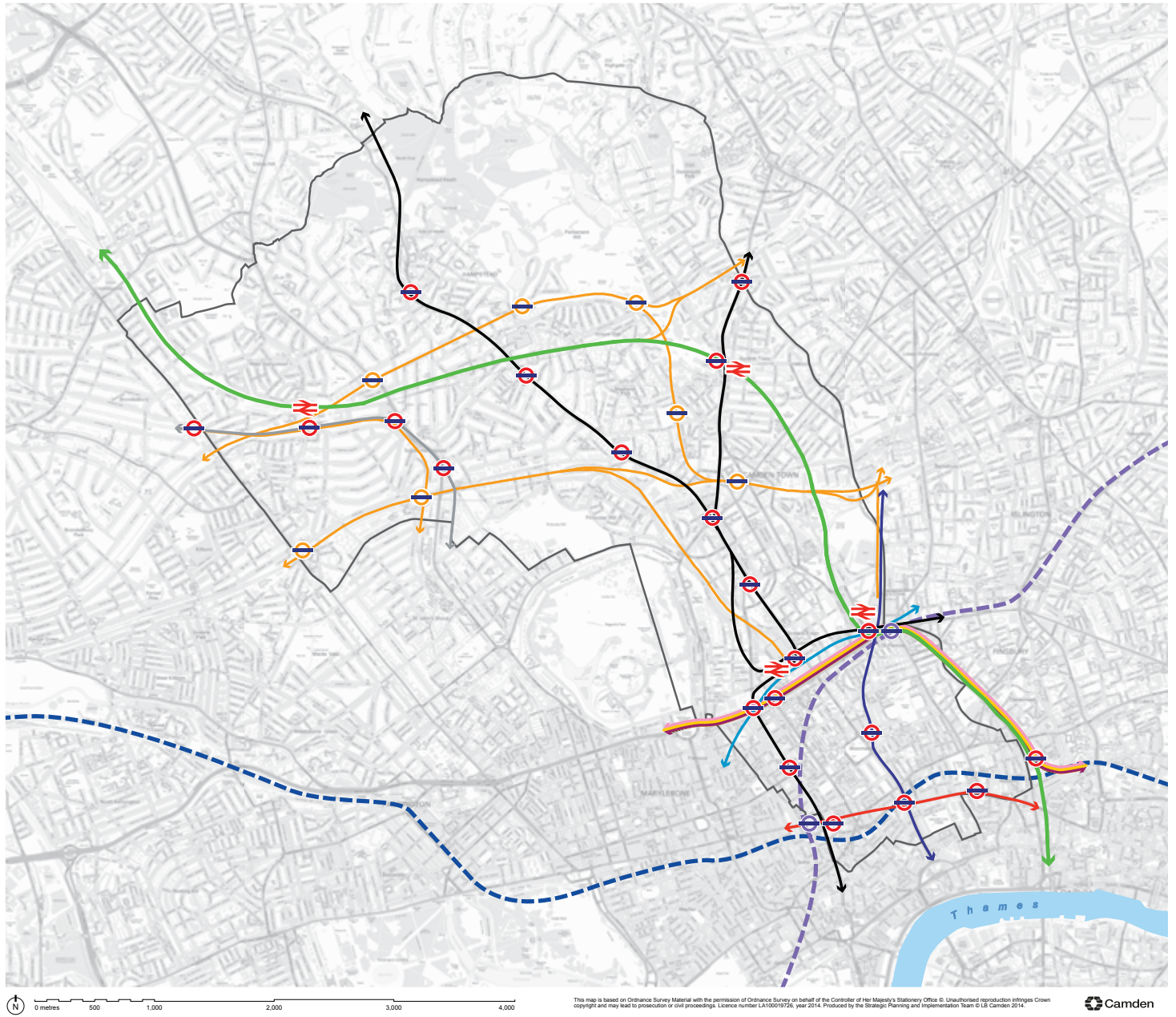
Cycling

- 10.11 Cycling is an increasingly popular and sustainable means of travel which we hope to encourage further. The Council will therefore seek to ensure that developments contribute to and, where appropriate, provide appropriate links to strategic cycle routes. We will also expect cycle parking to be convenient and secure, so that users of a development are more likely to use bicycles to travel to and from a site. Details regarding cycle parking standards and design can be found within our supplementary planning document Camden Planning Guidance 7: Transport.

Public transport

- 10.12 In partnership with Transport for London, which manages the bus network across London, the Council will ensure that Camden's growth is matched by improvements to bus services, where required. This will include contributions to the provision of new bus facilities (for example, bus stops and improved bus services) where appropriate.
- 10.13 Most journeys involve changing between one form of travel and another and developments will sometimes need to cater for this. Passenger transport interchange facilities 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.
- 10.14 Public transport should be accessible to all, however there are a number of rail and tube stations within Camden that do not offer step-free access. Step-free stations offer accessible routes from entrance to platform via lifts and/or ramps without the need for stairs and/or escalators. Step free projects are largely managed by Transport for London and/or rail network companies. The Council will however promote step-free access where possible and work with organisations seeking to implement step-free access at Camden stations.

Map 8: Rail networks



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- | | | | |
|--|------------------------|--------------------|--------------------|
| | Crossrail, Crossrail 2 | Underground | |
| | Thameslink | | Bakerloo |
| | Overground | | Central |
| | | | Circle |
| | | | Hammersmith & City |
| | | | Jubilee |
| | | | Metropolitan |
| | | | Northern |
| | | | Piccadilly |
| | | | Victoria |
| | | | Overground |

Parking and car-free development

- 10.15 Limiting the opportunities for parking within the borough can reduce car ownership and use and therefore lead to reductions in air pollution and congestion and improve the attractiveness of an area for local walking and cycling. Car-free development will also mean that the borough's limited land can be used more efficiently, which will help to free up space to allow additional housing, employment uses, community facilities, play areas, amenity spaces and cycle parking. The Council does however also recognise that some people, businesses and organisations, rely on private car use as their only transport option. Parking provision for disabled people and essential uses will therefore be considered where necessary.
- 10.16 Camden is well connected. In most areas of the borough essential day to day services such as shops, healthcare and education facilities and employment opportunities are no more than short journey away by walking, cycling or public transport. To compliment Camden's existing levels of parking provision, the borough currently also has the largest car club network in London, with over 250 car club parking bays. The car club network therefore provides a real alternative to private car ownership for people who need to use a car occasionally.

Policy T2 Parking and car-free development

The Council will limit the availability of parking and require all new developments in the borough to be car-free.

We will:

- a. not issue on-street or on-site parking permits in connection with new developments and use legal agreements to ensure that future occupants are aware that they are not entitled to on-street parking permits;
- b. limit on-site parking to:
 - i. spaces designated for disabled people where necessary, and/or
 - ii. essential operational or servicing needs;
- c. support the redevelopment of existing car parks for alternative uses; and
- d. resist the development of boundary treatments and gardens to provide vehicle crossovers and on-site parking.

Car-free in new developments

- 10.17 Car-free development means that no car parking spaces are provided within the site other than those reserved for disabled people and businesses and services reliant upon parking, where this is integral to their nature, operational and/or servicing requirements (e.g. emergency services, storage and distribution uses). In addition, current and future occupiers are not issued with on-street parking permits.

- 10.18 All new residential developments in the borough should be car-free. Parking will only be considered for new non-residential developments where it can be demonstrated that the parking provided is essential to the use or operation of the development. Staff parking is not considered essential and will not be permitted. Parking for disabled people for both residential and non-residential developments should be provided where it can be demonstrated as necessary, taking into account existing availability of on-street parking for Blue Badge holders. Further information can be found within our supplementary planning document Camden Planning Guidance 7: Transport.



Redevelopments

- 10.19 Land is an important resource, particularly within a densely populated area such as Camden. The Council will therefore support the development of parking space for alternative uses.
- 10.20 In redevelopment schemes, the Council will consider retaining or re-providing existing parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed. This is common where an existing dwelling or block is being extended or subdivided. It can also occur where a change of use brings a site or property into residential occupation. If a development is to have new occupiers, this should be car-free.

Boundary treatments and gardens

- 10.21 Parking can cause damage to the environment. Trees, hedgerows, boundary walls and fences are often the traditional form of enclosure on Camden's streets, particularly in conservation areas, contributing greatly to their character, as recognised in Camden's Conservation Area Appraisals and Management Strategies. This form can be broken if garden features are replaced by areas of paving or hard standing. Development of boundary treatments and gardens to provide on-site private parking often requires the loss of much needed public

on-street parking bays to create vehicle crossovers. Areas of paving can also increase the volume and speed of water run-off. This adds to the pressure upon the drainage system and increases the risk of flooding from surface water. Developments seeking to replace garden areas and/or boundary treatments for the purposes of providing on-site parking will therefore be resisted.

Transport infrastructure

- 10.22 Projects to provide new and improved transport infrastructure will play a central role in supporting growth and promoting sustainable transport within the borough. As major development will largely be concentrated in locations that are, or will be, subject to significant improvements, land and facilities will therefore need to be safeguarded in order to ensure delivery of these projects.

Policy T3 Transport infrastructure

The Council will seek improvements to transport infrastructure in the borough.

We will:

- a. not grant planning permission for proposals which are contrary to the safeguarding of strategic infrastructure improvement projects; and
- b. protect existing and proposed transport infrastructure, particularly routes and facilities for walking, cycling and public transport, from removal or severance;

- 10.23 Camden's Infrastructure Schedule (Appendix 1) contains details of the key infrastructure improvements due to take place. The schedule includes 32 transport projects such as:
- High Speed 2 (subject to opposition from the Council): new north-south railway linking London to Birmingham including potential redevelopment of Euston Station.
 - Crossrail 1: new east-west railway through London from Reading/Heathrow to Abbey Wood and Shenfield.
 - Crossrail 2: new north-south railway running from Surrey to Hertfordshire through London.
 - West End Project: introduction of two-way traffic at Tottenham Court Road and Gower Street and public realm improvements, including at Euston Circus, St Giles Circus and Princes Circus.
 - Camden Town and Holborn Station capacity improvements.
 - North-South Cycle Superhighway: segregated cycle corridor between King's Cross and Elephant and Castle.
- 10.24 Given the constraints on transport capacity in a densely developed borough like Camden, almost every part of existing transport infrastructure is a valuable asset. The Council will therefore seek to protect all existing and proposed transport facilities and links and safeguard the potential for improvements to the transport network.

Promoting the sustainable movement of goods and materials

- 10.25 The movement of goods and materials by road can have a significant impact on the environment and the health and wellbeing of residents, in terms of noise disturbance and its contribution to road congestion and air pollution. These impacts are particularly severe in an urban, densely populated borough such as Camden.
- 10.26 As Camden grows, demand for freight is also likely to increase. The number of vans in Central London, for example, is forecast to grow by 30 per cent between 2008 and 2031.
- 10.27 The flexibility that road freight offers means that this will remain the most commonly used means of transporting freight for some time. The Council will however seek to promote more sustainable means of freight transport and seek to minimise the movement of goods and materials by road.

Policy T4 Sustainable movement of goods and materials

The Council will promote the sustainable movement of goods and materials and seek to minimise the movement of goods and materials by road. We will:

- a. encourage the movement of goods and materials by canal, rail and bicycle where possible;
- b. protect existing facilities for waterborne and rail freight traffic and;
- c. promote the provision and use of freight consolidation facilities.

Developments of over 2,500 sqm likely to generate significant movement of goods or materials by road (both during construction and operation) will be expected to:

- d. minimise the impact of freight movement via road by prioritising use of the Transport for London Road Network or other major roads;
- e. accommodate goods vehicles on site; and
- f. provide Construction Management Plans, Delivery and Servicing Management Plans and Transport Assessments where appropriate.

Cycle freight

- 10.28 The Council will promote the use of cycle freight as an extension to cycle courier services by encouraging developers to make provision for cycle freight as part of Delivery and Servicing Management Plans. This provides the potential to manage deliveries in a way that is zero carbon, has little or no noise or air pollution implications and has a minimal impact on congestion. Further information regarding Delivery and Servicing Management Plans is available within our supplementary planning document Camden Planning Guidance 7: Transport.

Rail and water freight

- 10.29 The Council recognises the problems that are caused by long distance movement of goods by road and the potential advantages of using rail and water as alternatives.



- 10.30 The North London Line, the Gospel Oak to Barking Line and the West Coast Mainline are already used for significant volumes of rail freight. Rail freight is promoted as a real alternative to road as it contributes nearly 90% per tonne fewer emissions.
- 10.31 Regent's Canal is thought to be an economically viable route for some freight movements, notably the removal of demolition waste from canal-side sites. The Council will expect new developments along or close to the Canal to consider its use for the movement of goods and materials and to contribute to the improvement of the Canal towpath, where appropriate. The Canal is a Metropolitan Site of Importance for Nature Conservation (SINC) as it supports a range of aquatic flora, fish species, invertebrates, waterfowl and a variety of waterside plants growing on its brickwork and banks. Developments which generate freight movements via the Canal may be required to provide evidence that operations will not cause excessive disturbance to habitats in line with Policy A3 on Biodiversity.
- 10.32 The council will seek to protect track side freight processing sites such as the existing aggregate handling facility at King's Cross, which is a modern facility re-engineered in association with works for the Channel Tunnel Rail Link. We will also seek to protect Canal-side freight facilities.

Freight consolidation

- 10.33 The Council will promote the use of freight consolidation centres within Delivery and Servicing Management Plans following the success of the London Boroughs Consolidation Centre (LBCC) pilot project. This resulted in over 80 of

the council's external suppliers delivering to a consolidation centre in Edmonton. Within consolidation centres, goods are grouped together so that fewer delivery journeys are required by road. This new approach helps reduce congestion, air pollution and noise on Camden's roads. The project resulted in a 46% reduction in the number of vehicle trips and 45% reduction in kilometres travelled from freight vehicles delivering goods to over 300 buildings covering 10% of London's geography. Further information regarding Delivery and Servicing Management Plans is available within our supplementary planning document Camden Planning Guidance 7: Transport.

Moving goods and materials on appropriate roads

- 10.34 The roads considered to be most suitable for use by lorries and other heavy goods vehicles are those in the Transport for London Road Network and others designated as Major Roads. Heavy goods vehicles should therefore be routed to minimise the use of district and local roads for the movement of goods, particularly roads which provide primarily for access to residential properties.

Accommodating goods vehicles on site

- 10.35 The impact of goods vehicles can be reduced where a loading and unloading bay is included within a development, particularly where the bay can be enclosed. Developments should therefore incorporate space within the site for goods vehicles. The space required for service vehicles is set out within our supplementary planning document Camden Planning Guidance 7: Transport.

Construction Management Plans, Delivery and Servicing Management Plans and Transport Assessments

- 10.36 For further information on the content and application of these documents please refer to Policy A1 - Managing the Impact of Development and our supplementary planning documents Camden Planning Guidance 7: Transport, Camden Planning Guidance 6: Amenity and Camden Planning Guidance 8: Obligations.

11. Delivery and monitoring

Delivery and monitoring

- 11.1 This section provides an overview of the ways the Council will deliver the Local Plan's vision, objectives and policies, focussing on how we will:
- work with our partners to deliver our plans;
 - ensure necessary infrastructure is provided;
 - make use of planning obligations and the Community Infrastructure Levy (CIL);
 - monitor the delivery of the Local Plan.
- 11.2 A key mechanism for delivering the Local Plan will be the Council's decisions on planning applications. The policies in the Local Plan and, for relevant locations, the Site Allocations document, Area Action Plans, the forthcoming North London Waste Plan and neighbourhood plans will provide the framework for these decisions. We will also take account of the Council's supplementary planning documents (including Camden Planning Guidance, planning briefs and frameworks and conservation area statements, appraisals and management strategies) when determining planning applications.

Policy DM1 Delivery and monitoring

The Council will deliver the vision, objectives and policies of the Local Plan by:

- a. working with a range of partners to ensure that opportunities for creating the conditions for growth and harnessing its benefits for the borough are fully explored;
- b. working with relevant providers to ensure that necessary infrastructure is secured to support Camden's growth and provide the facilities needed for the borough's communities. Information on key infrastructure programmes and projects in the borough up to 2031 are set out in Appendix 1;
- c. working proactively in its actions as a landowner and by facilitating land assembly where considered appropriate;
- d. using planning contributions where appropriate to;
 - i. support sustainable development;
 - ii. secure the infrastructure, facilities and services to meet the needs generated by development;
 - iii. mitigate the impact of development;
- e. secure appropriate scheme implementation (including multi-site developments) and control phasing where necessary;
- f. working with neighbouring boroughs to coordinate delivery across boundaries; and
- g. monitoring the implementation of the Local Plan policies and infrastructure provision on a regular basis.

Working with our partners

- 11.3 Central to the delivery of the Local Plan will be working with our partners and developing new solutions to deliver the Camden Plan. During the preparation of this Local Plan and as part of our duty to cooperate the Council has worked with key delivery partners to ensure the strategy and policies also reflect their aspirations, plans and spending programmes where appropriate.
- 11.4 Camden has a range of distinctive neighbourhoods that are integral to its character and the Local Plan seeks to protect. Our visions and objectives for areas such as Euston and Fitzrovia are set out in Area Action Plans, which have been developed in conjunction with our partners and the communities and business stakeholders.



Neighbourhood Forums

- 11.5 In some parts of Camden, community led neighbourhood plans are being developed by neighbourhood forums to provide additional locally specific policy. The Local Plan sets the strategic context for neighbourhood plans, and these will play an important role in assisting in delivering Camden's growth, as they must promote growth equal to, or greater than, the Local Plan. The Council is supporting and advising neighbourhood forums with this work. The Fortune Green and West Hampstead Neighbourhood Plan was the first in Camden to be adopted in September 2015. Once neighbourhood plans are approved they form part of the statutory Development Plan and so will be used alongside other Council adopted planning documents when making decisions on planning applications in the neighbourhood area. Please see our website for more information on the areas in Camden where neighbourhood planning is taking place.

Central London partners

- 11.6 London's Central Activity Zone (CAZ), with its unique range and concentration of uses/activities, falls within a number of boroughs, including the southern part of Camden (see Map 1 - Key Diagram). The Council will continue to work with Central London boroughs, Central London Forward and the West End Partnership to consider matters such as planning policy, the quality of public areas and pedestrian environment, traffic management / congestion and the infrastructure requirements of Central London, as well as more innovative ways of delivering growth and the objectives for the area.

Business partners

- 11.7 The Council supports business-led initiatives, including Business Improvement Districts such as Camden Town Unlimited, Inmidtown and Fitzrovia Partnership, that bring together businesses, community groups, third sector partnerships and residents to deliver real change in local areas

Community

- 11.8 The preparation of the Local Plan has also involved local community groups, residents and businesses as part of the consultation and engagement processes. The Council's Statement of Community Involvement sets out how we involve the local community and other stakeholders in the preparation and implementation of our planning policy documents and in the consideration of planning applications.

Ensuring necessary infrastructure is provided to support growth

- 11.9 It is vital that the transport facilities and services, utilities and social infrastructure needed to make development work and support local communities are provided, particularly in the parts of the borough that will experience most growth in future years.
- 11.10 In order to support growth in the borough, the Council will safeguard and improve essential social, physical and green infrastructure and work with service providers to ensure the timely delivery of the new and enhanced infrastructure needed to ensure that the quality of life of Camden's residents and workers is not harmed.

Infrastructure Study Update 2015

- 11.11 The Council updated the borough's Infrastructure Study in 2015. This shows the strategic items of infrastructure needed to support growth over the lifespan of the Local Plan. It reviewed relevant infrastructure providers' plans and strategies and was informed by consultation with infrastructure providers. A schedule of key infrastructure programmes and projects likely to be required to support the delivery of new homes, business growth and the creation of sustainable, healthy communities are listed by infrastructure type in Appendix 1. This is not an exhaustive list and other items will be required, as appropriate, in response to new development in the borough.

Delivery of infrastructure

- 11.12 Appendix 1 sets out the anticipated timing or phasing of infrastructure provision where known. This will depend on many factors, including when development takes place, the availability of funding, the timing of major investment (and ability to undertake detailed feasibility studies) and in some cases planning consent for the infrastructure project itself.
- 11.13 Some of the items on the Appendix 1 - Infrastructure Schedule list are already in the process of being delivered. In other cases, they have been identified in service providers strategies and business plans as likely to be required. These investment plans take into account forecast changes in population and household numbers to identify where future capacity issues may occur. There is more scope for certainty in the next 3-5 years than the longer term as major items of infrastructure have been programmed, costs and means of fundraising are at least in outline form and the broad locations of development are well understood.
- 11.14 Where relevant, the individual sections in the Local Plan also contain details of required infrastructure and mechanisms for its delivery.



Working with developers and providers

- 11.15 The Council will encourage dialogue between developers and service providers, including the services provided by the Council itself, to ensure that new infrastructure provision properly acknowledges opportunities and constraints of the specific development site and its surroundings. For example, it will be important that developers take account of the opportunities to link their schemes with surrounding green infrastructure or consider what infrastructure such as water, waste water, digital or utilities infrastructure need to be in place ahead of development.

- 11.16 Where necessary, development will be phased to ensure it comes forward at the same time as, or following the provision of infrastructure. Growth which is poorly programmed can lead to infrastructure problems and negative impacts on the local population.

Council's role in delivery

- 11.17 Securing development in accordance with the Council's planning policies through the planning application process is the key mechanism for achieving many of the objectives of the Local Plan, together with appropriate enforcement of planning permissions. Key policies include (but are not limited to) the housing and employment policies, ensuring suitable infrastructure is in place whilst protecting amenity.
- 11.18 Camden Site Allocations (2013) contains information about expected development and the specific infrastructure requirements of the sites and areas in the borough that area expected to experience significant development. The Council will update this document following adoption of this Local Plan.

Council as landowner

- 11.19 The Council as a landowner can promote and encourage specific development on its land, for example through the Community Investment Programme (CIP). Please see section 1 Delivery and location of growth for more details. The Council may also look to promote or encourage uses on land adjacent to Council land by entering into partnership agreements.



Land Assembly

- 11.20 The Council can play a positive role in implementation of the Plan by facilitating development through use of its land assembly powers, where considered appropriate. Land assembly can be a complex and time consuming process. As a result, the Council will use its powers sparingly, concentrating on priority

sites. Council involvement in land assembly is likely to be particularly important at locations where land ownership issues act as a constraint on development and on large sites that offer significant regeneration opportunities. The Council's preferred approach to land assembly will be through negotiation; therefore use of formal land assembly powers will be a last resort. On sites where land assembly is required, the Council will work in partnership with developers and other relevant parties to achieve a mutually beneficial outcome.

Planning contributions

- 11.21 New development proposals should be sufficiently supported by infrastructure. Both Camden and the Mayor of London have the powers to raise a Community Infrastructure Levy (CIL) to help address this issue. The Council will also use planning obligations, in appropriate circumstances and in accordance with paragraphs 203-205 of the National Planning Policy Framework, to mitigate or compensate for the potential effects of new development.

Community Infrastructure Levy (CIL)

- 11.22 The Community Infrastructure Levy (CIL) enables local authorities to raise funds for infrastructure to meet the needs arising from new developments. It is based on a formula relating to the type and size of development and is collected when planning permissions for new developments are implemented. Negotiated planning obligations will still be possible for site specific issues and to allow for affordable housing to be delivered.
- 11.23 Camden began collecting the Camden CIL on 1 April 2015, with a charging schedule for different parts of the Borough. The CIL Regulation 123 list was approved in February 2015 and can be found on the Camden website and will be updated as necessary. This defines infrastructure projects or types of infrastructure project to which CIL funding will be applied and in respect of which, by default, Section 106 planning obligations would not normally be sought. CIL will only be charged on the additional floorspace (or 'uplift') in a development.
- 11.24 The infrastructure projects identified for funding through the CIL include improvements to schools, community infrastructure, parks and sports pitches, health projects and transport infrastructure.
- 11.25 The use of CIL limits the use of pooled funding to a maximum of five Section 106 agreements, even where infrastructure is not included in Regulation 123 list.

Local element of CIL

- 11.26 A meaningful proportion of CIL funding should be spent in the neighbourhood where development arises. Camden has decided to spend 25% of the funding in the relevant local ward, with ward Councillors having a lead role in establishing priorities for and applying to use local CIL monies, in consultation with local communities and neighbourhood forums where these exist. Neighbourhood forums should establish infrastructure priorities (providing detailed projects where possible) in their neighbourhood plan. Where a Neighbourhood Plan has been approved at referendum the priorities contained in the plan that are applicable to the ward should be carried across into the local priorities unless

there is a clear reason for doing otherwise agreed by the Cabinet Member.

- 11.27 Additional detail on the Council's approach to CIL is set out in our supplementary planning document Camden Planning Guidance 8: Planning Obligations.

Mayors CIL

- 11.28 The Mayor of London introduced a CIL in April 2012 with the aim of raising £300m of funding to contribute towards the Crossrail, due to open by the end of 2018/19. The Mayor's CIL is charged at £50 per square metre in Camden on all uses except schools/colleges and medical/health services and is collected by Camden.

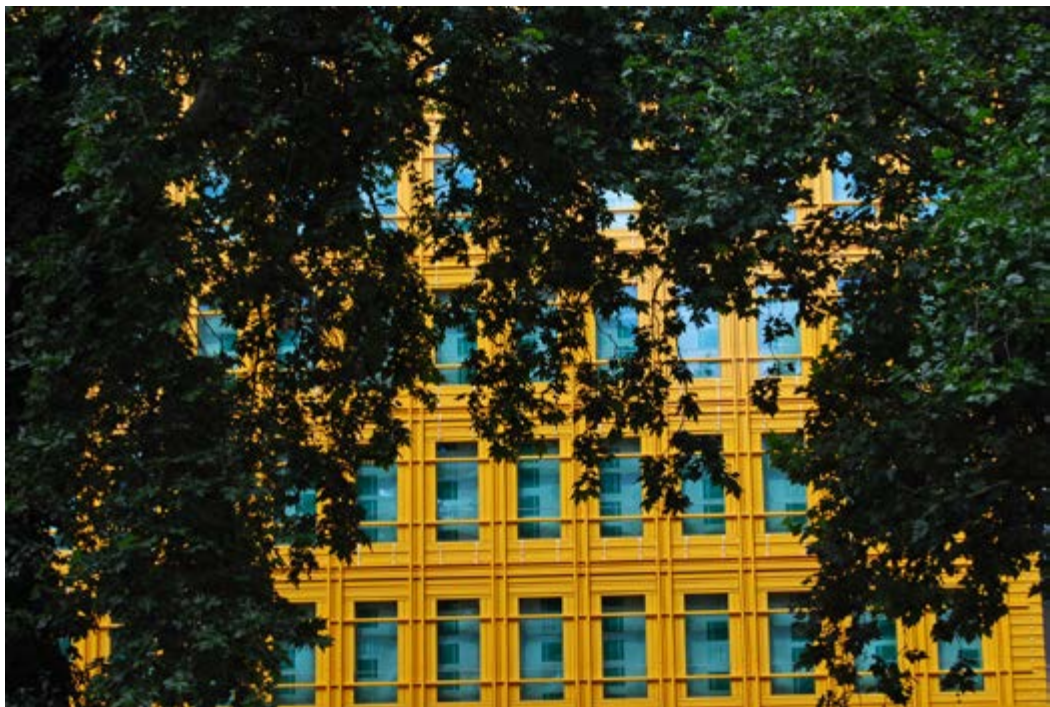
Planning obligations

- 11.29 The Council will use planning obligations, in appropriate circumstances and in accordance with paragraphs 203-205 of the National Planning Policy Framework to mitigate or compensate for its potential effects. This will be where existing and planned infrastructure provisions are not adequate to meet the needs generated by a development proposal.
- 11.30 Planning obligations (sometimes called Section 106 agreements) can help to contribute to the success of a development and achieving the Council's aims for a site, its local area and the borough as a whole. They can enhance the quality of a development and ensure it does not give rise to unacceptable planning impacts. Planning obligations will only be sought where it is not possible to deal with the matter through the imposition of a condition on a planning permission. It is not possible to use planning obligations for items that are to be funded by the Community Infrastructure Levy (CIL).
- 11.31 The measures sought through a planning obligation will vary depending on the nature and scale of a development scheme, its location and impacts. The main matters that the Council considers are likely to be addressed through such agreements are:
- on-site provision of:
 - infrastructure to mitigate the direct impacts of development, such as landscaping, servicing and direct access (these may also be addressed through S278 agreements), particularly for major developments (where not CIL funded);
 - affordable housing;
 - open space and its maintenance (particularly in larger schemes)
 - tackling climate change and environmental impacts;
 - training, skills and regeneration;
 - phasing of development; and
 - other obligations necessary to making a development acceptable.
- 11.32 This list is not exhaustive and development schemes can individually or cumulatively introduce a range of issues, requirements and impacts that may justify the use of planning obligations alongside the Camden Community Infrastructure Levy.
- 11.33 Planning obligations that reduce some negative impacts of a development or otherwise contribute to the Local Plan objectives will not in themselves justify

accepting development that conflicts with planning policy

Viability

- 11.34 Planning obligations can take different forms and can involve the provision of certain requirements 'in kind' or financial contributions. In considering planning obligations, the Council will take into account economic viability, the full range of benefits provided by a development, the extent to which it contributes towards delivering the objectives of this Local Plan and other planning policies and whether a development is publicly funded.
- 11.35 Where during the negotiation of a proposed scheme, it is argued that the Council's request for contributions would render development unviable, we will expect developers to provide information on viability through an "open-book" approach. However, because the provision of certain infrastructure is necessary to make development acceptable in planning terms, there will be instances where reducing contributions on viability grounds would make development unacceptable, either because development cannot come forward without it in physical or safety terms or because it is necessary to mitigate the impacts of growth.



Pooled contributions

- 11.36 Pooled contributions will be used when the combined impact of up to five schemes create the need for related infrastructure or works that will not be funded by CIL. Additional detail on the Council's approach to planning obligations is set out in the supplementary planning document Camden Planning Guidance 8: Planning obligations.

Co-ordinating with neighbouring boroughs

- 11.37 Under the Localism Act 2011 and the tests of soundness in the National Planning Policy Framework local authorities have a 'duty to co-operate' on

planning issues that cross administrative boundaries, particularly those which relate to strategic priorities

- 11.38 The Council has worked with neighbouring boroughs, the wider North London sub-region and other Central London local authorities to ensure that Camden's Local Plan takes account of their plans and programmes, as well as the spending and delivery plans of regional bodies such as Transport for London.
- 11.39 The Council has worked closely with neighbouring boroughs to ensure that a consistent approach is taken in relation to growth areas and town centres which straddle borough boundaries. To this end, discussions with Westminster, in relation to the Tottenham Court Road area, and with Brent, in relation to Kilburn High Road town centre, have informed and shaped the direction taken on these locations in the Local Plan. In addition, we have prepared our housing market evidence for this Local Plan in conjunction with the London Borough of Islington.
- 11.40 We are also preparing a joint Waste Plan with the six other North London Boroughs (Barnet, Enfield, Hackney, Haringey, Islington and Waltham Forest). This will show how the authorities will meet their apportionment of waste in the London Plan. It will also contain a suite of development management policies. See policy CC5 - Waste for further details.
- 11.41 Working closely with our partners in the delivery of the Local Plan will help in the identification, as early as possible, of matters and situations that may affect delivery.

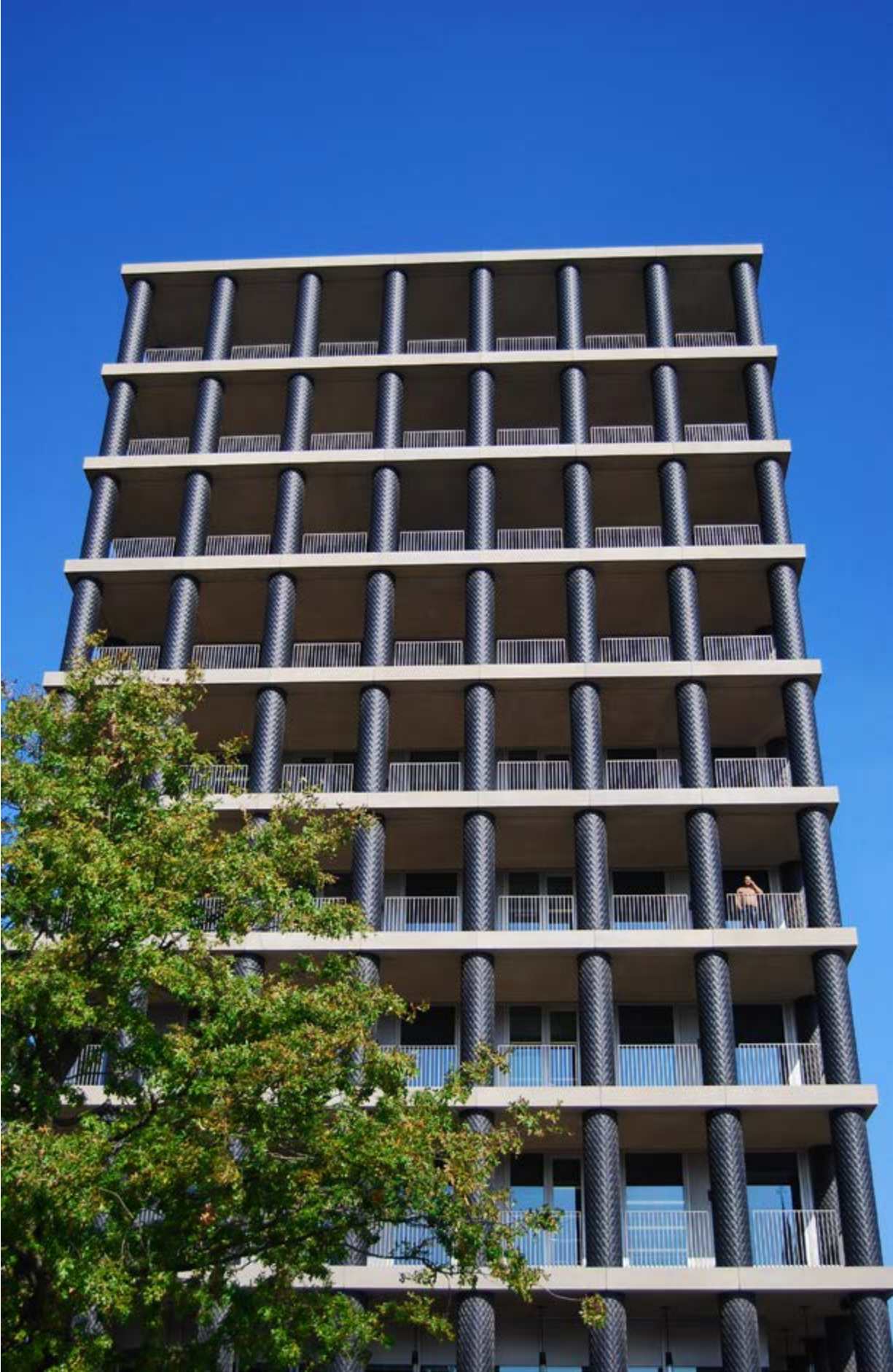
Flexible implementation of the Local Plan

- 11.42 The Local Plan needs to be flexible enough to ensure that the Council's vision and objectives for Camden can be delivered in future years despite changing circumstances. This is particularly important with regards to delivering our approach to Camden's growth and meeting the borough's needs for homes, jobs, services and infrastructure.
- 11.43 There is a need for sensitive and flexible implementation. However, while our plans must be suitably flexible, it is vital that the level of flexibility does not create uncertainty or harm the overall delivery of the Local Plan. This Local Plan has therefore been prepared to be flexible enough to cope with a changing world, while ensuring our vision and objectives for the borough are delivered.
- 11.44 Sometimes the Local Plan's implementation will rely upon appropriate alternative or amended approaches to deal with emerging issues and changing circumstances.
- 11.45 Individual policies in this Local Plan include an element of flexibility where appropriate, in particular in relation to the consideration of the viability of development schemes, the feasibility of particular measures and site specific issues. Given the plans priority for housing provision it will be important to closely monitor the supply of housing and make adjustments to the way we implement our Local Plan policies to ensure that targets are met. There are a number of areas of flexibility in the council's policy approach to ensure that our targets for additional homes are met. See the Housing policies for more detail.
- 11.46 Within the Plan period, efficiency savings in the public and voluntary sector will require the need to find more effective ways of delivering services. This

may entail the greater consolidation of sites in order to cluster and maximise the impact of local services. The Local Plan takes account of changing forms of delivery in its policies relating to the retention and reprovion of services. It is also anticipated that the demand for some physical assets will continue to decline as more services become accessible online.

Monitoring

- 11.47 The Council will monitor the effectiveness of the Local Plan in delivering its objectives by regularly assessing its performance against a series of indicators. We will publish authority monitoring reports annually, which will:
- assess the performance of the Local Plan policies;
 - set out the Council's updated housing trajectory;
 - identify the need to reassess or review any policies or approaches;
 - make sure the context and assumptions behind our strategy and policies are still relevant; and
 - identify trends in the wider social, economic and environmental issues facing Camden.
- 11.48 Regular monitoring will be a key tool in providing flexibility. This will measure progress in delivering the Local Plan, and identify any aspects that are not being achieved as planned and any changing circumstances that may affect implementation. This will allow us to adjust the application of policies where appropriate and, if necessary, bring forward alternative approaches or policies.



12. Appendices

Appendix 1: Infrastructure Schedule

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
CHILDREN AND EDUCATION SERVICES						
1	Early years	Provision of additional 545 full time equivalent early years places (for three and four year olds) to meet identified need. Extending the early years' places to the most disadvantaged 2 year olds.	Borough wide	LB Camden – Children, Schools and Families Directorate	2015-2031.	Funding partly through S106 where need arises. Potentially through CIL in the future. Places based on statutory requirement of 15 hours per week. From September 2014, the Government extended eligibility to the 40% of the most disadvantaged 2 year olds. It is expected over 900 children in Camden will be able to qualify.
2	Primary Schools	Expansion of Kingsgate School, Liddell Road (2 Form entry).	West Hampstead North West sub area)	LB Camden – Children, Schools and Families Directorate (School Place Planning)	2016/17.	Schools capacity is planned taking into account projected population growth and information on housing sites (e.g. Camden's Site Allocations). Government funding is used for school place provision and some developer contributions (including provision in kind). Liddell Road is one of the Council's Community Investment Programme schemes. Provision at King's Cross Academy, Kingsgate School and Hawley is considered to provide sufficient primary school places until at least 2024. Additional capacity of 1FE could potentially be made available at Edith Neville school if required – see below.
3	Primary Schools	New school (2 Form entry) – King's Cross Academy.	King's Cross (South of Euston Road sub area)	LB Camden – Children, Schools and Families Directorate (School Place Planning)	2015	As above

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
4	Primary Schools	Hawley School – additional 123 places (as part of the Hawley Wharf development)	Camden Town with Primrose Hill (Central North sub area)	LB Camden – Children, Schools and Families Directorate (School Place Planning)	2016/17	As above
5	Primary Schools	Abacus Belsize School – expansion of provision (1 Form entry) (unconfirmed).	Belsize (Central North sub area)	Free school / Department for Education	2017.	As above.
6	Primary Schools	Redevelopment of Edith Neville School and Children’s Centre	St Pancras and Somers Town	LB Camden – Children, Schools and Families Directorate	2018	Redevelopment to provide school with improved facilities, and flexibility to expand to a 2 Form Entry school in the future, being delivered as part of the Central Somers Town project which forms part of Camden’s Community Investment Programme.
7	Primary Schools	Relocation of Maria Fidelis Lower School	Euston	Education Funding Authority (EFA)	2017/18	Relocation of Maria Fidelis Lower School to a consolidated site at Phoenix Road/Drummond Crescent.
8	Primary Schools	Additional Primary School provision at Euston as part of mixed use development	Euston	Future development partner(s)	2024-2030	Provision at Euston will be to meet demand associated with new development and will be delivered as part of and alongside mixed use development at Euston and/or the expansion of existing schools in the locality where feasible.
9	Primary Schools	Primary School improvement works – scope of works will differ for each school but will typically include: technology/science teaching facility upgrades, acoustic improvements, kitchen and dining room improvements and accessibility improvements.	Borough wide	LBC – Children, Schools and Families Directorate	2015-2031	Community Infrastructure Levy (strategic portion).

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
10	Secondary Schools	Maintaining secondary school provision to meet the demand for places.	Borough wide	LB Camden – Children, Schools and Families Directorate (School Place Planning)	2015-2031	<p>Schools capacity is planned taking into account projected population growth and information housing sites (e.g. Camden's Site Allocations).</p> <p>Government funding and some developer contributions (including provision in kind) is used for school place provision.</p> <p>There are expected to be sufficient school places until 2024/25, although 'bulge classes' / fixed term expansion may be required in 2022/23 and 2023/24. Regent High School can potentially provide 2 Form Entry at the point if needed.</p> <p>Additional capacity is likely to be needed to serve development in the Euston area.</p>
11	Secondary Schools	Site specific modernisation (including ICT improvements) and building works, including accessibility improvements	Borough wide	LB Camden – Children, Schools and Families Directorate (School Place Planning)	2015-2031	Community Infrastructure Levy (strategic portion)
12	Further Education	Gross demand of 1,030 places – 830 sixth form places and 195 Form Entry College and work based learning places	Borough wide or elsewhere in Greater London	Education Funding Agency and Skills Funding Agency	2015-2031	<p>The Further Education provider is Westminster Kingsway College (WKC).</p> <p>The gross demand data was estimated by AECOM as part of the Camden Infrastructure Study using standard benchmarks for Further Education. No data was available from WKC.</p>
13	Adult Learning.	281 additional adult learning places will be required to meet growth in population.	Borough wide (and within other London Boroughs)	Skills Funding Agency / various providers including WKC and City Lit.	2015-2031	LB Camden provides a package of Adult Community Learning supported by the Community Learning and Adult Skills Budget.

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
HEALTHCARE SERVICES						
14	Primary Healthcare – GPs.	Gross demand of 19 additional full time equivalent GPs.	Borough wide	NHS England and Camden Clinical Commissioning Group	2015-2031	There are a number of models of delivery for meeting increased GP provision including the creation and expansion of facilities and co-location with other community services. Gross demand estimate: AECOM Infrastructure Study Existing provision is considered to be vulnerable to expiry of leases, retirement of GPs and poor quality premises.
15	Other health-care facilities	Proton Beam Therapy cancer treatment facility	Bloomsbury	UCLH NHS Foundation Trust	Planning Application granted 2013/-8192/P	Under construction
16	Other health-care facilities	New laboratory/research space for Institute of Immunity and Transplantation and patient hotel	Gospel Oak, Hampstead Town	Royal Free	Planning application submitted to LBC (2014/-6845/P)	Application not yet determined.
17	Other health-care facilities	New head and neck outpatient hospital	Bloomsbury	UCLH NHS Foundation Trust	Planning application submitted to LBC (2015/-1281/P)	Application not yet determined.

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
ADULT SOCIAL CARE						
18	Community Resource Centre at Greenwood Place.	A new day care facility providing services for people with dementia, mental health conditions and learning difficulties. It will also host the Centre for Independent Living giving advice and support for people with disabilities.	Kentish Town	LB Camden – Adult Social Care	2018	A Community Investment Programme (CIP) project. The proposal provides accommodation for each client group as well as flexible, communal space. Funding from capital receipts, disposal of existing facilities and Section 106. Provides additional capacity for young people with profound and multiple learning difficulties who use services outside of Camden.
19	New facility in Crogsland Road	Development of a new resource centre with provision of extra care flats for older people	Haverstock	LB Camden – Adult Social Care	2017	Replacement of Charlie Ratchford Resource Centre in Belmont Street.
20	Holmes Road Hostel	Redevelopment of the hostel to create 59 studio units for single homeless people	Kentish Town	LB Camden – Housing and Adult Social Care	2016	A Community Investment Programme (CIP) project. Disposal of one hostel contributing to the redevelopment of two sites (Mount Pleasant opened in 2014 providing 50 studio units).
LEISURE AND COMMUNITY FACILITIES						
21	Increasing capacity of sports halls	This is likely to be met through the provision of new sports halls, extending opening hours and optimising the use of existing facilities, including shared-use agreements	Borough wide taking account of existing provision	Private developer / Schools through dual-use agreements	2015 Plan period.	The Open Space, Sport and Recreation Study 2014 identified the need for additional sports hall provision. At least a further 3 multi-purpose sports halls is estimated to be needed to meet demand. An indoor MUGA facility is expected to open at King's Cross Central in 2016 and a new sports hall is also expected to be delivered in this area by 2021. Potential for Community Infrastructure Levy to be used to refurbish and maintain existing sports facilities.
22	Provision of a gymnastics facility	The specialist facilities provided at Talacre Community Sports Centre are at full capacity.	Borough wide taking account of existing provision	LB Camden / private developer	Plan period.	There is currently no commitment to increase provision but there would appear to be an unmet demand, This is included in the overall demand for sports halls referred to above.

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
23	Additional tennis provision	New tennis facilities are likely to be needed to support growth.	Borough wide taking account of existing provision	LB Camden / private developer	Plan period	The Open Space, Sport and Recreation Study (2014) identified the need for an additional 4 tennis courts to meet demand.
24	Provision of new public open space and enhancement of existing spaces and their facilities.	New public open space will be secured through development schemes, with priority given to deficiency areas.	Borough wide taking account of deficiency areas	Private developers / LB Camden Parks and Open Spaces working with landowners, land managers and community management.	Plan period	<p>This will be delivered through the implementation of Local Plan Policy A2.</p> <p>Developers to address site-specific need and mitigate impact on existing provision through Section 106 agreements. CIL will potentially fund some strategic park improvement projects which are not directly related to individual development proposals.</p> <p>The Council's Green Spaces Investment Programme is a 5 year programme funded by a combination of developer contributions, capital funding and external grants. Some funding likely to be raised through ward proportion of CIL for community identified projects.</p>
25	Improving access to nature through biodiversity enhancing measures in new development.	<p>Biodiversity gains are achieved through the provision of new natural greenspaces in major developments and enhancement measures delivered through other schemes e.g. green roofs, wildlife corridors, biodiversity enhancing landscaping.</p> <p>The Council is working with partners to develop the biodiversity value of parks and the use of nature sites as an educational resource.</p>	Borough wide taking account of deficiency areas	Private developers / LB Camden Parks and Open Spaces	Plan period	<p>This will be delivered through the application of Local Plan Policy A3.</p> <p>Camden's Biodiversity Action Plan (BAP) runs 2013-2018.</p> <p>There are three key areas of focus:-</p> <ol style="list-style-type: none"> 1. Access to Nature 2. The Built Environment 3. Open Spaces and Natural Habitats <p>Developments will be required to mitigate their impact through Section 106 agreements.</p>

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
26	Improvements to the quality and access of playspace for children and young people	New and refurbished playspace for children and young people	Borough wide taking account of deficiency areas		Plan period	<p>Developers to address site-specific need and mitigate impact on existing provision through Section 106 agreements. Some strategic playspace improvements may potentially be delivered through CIL funding.</p> <p>The Open Space Study shows all wards in the Borough have areas outside of the catchment area for formal children's play facilities.</p>
27	Establishment of new allotments and food growing areas.	Expansion of opportunities for food growing including incorporation of allotments and community gardens in major developments, planting of food growing strips, roof gardens, re-use of open space (e.g. housing estate amenity space) and temporary use of vacant or derelict land and buildings.	Borough wide taking account of deficiency areas.	LB Camden Parks and Open Spaces / allotment associations / private organisations and voluntary groups	Plan period	<p>The identified space for food growing may be secured on development sites through planning conditions or Section 106 agreements.</p> <p>The spatial provision of allotments is uneven with around half of all households outside the catchment area for council or community managed allotments.</p>
28	Street trees programme	Planting of additional street trees to ensure 800 new trees are planted. New developments and public realm schemes to include trees in their design wherever possible.	Borough wide	LB Camden Trees team and Highways / Transport for London	Plan period – new tree target (2010-2020).	<p>The Council will ensure new trees are considered as part of new developments in the design process, including use of Section 106 agreements.</p> <p>Potential funding through CIL for street trees as part of general public realm works in the future.</p> <p>Funding support will be sought from the Mayor of London /TfL in appropriate cases.</p>
29	Libraries	Review of library service being undertaken by the Council.	Borough wide	LB Camden Culture and Leisure	2016 onwards	The Council ran a 12 week consultation on future options for the running of the library service during Summer/Autumn 2015. A new Library Strategy is being prepared by the Council and is expected to be implemented in April 2016.

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
30	Community Centres	Upgrading of community centres	Various locations	LB Camden	2015-2020.	<p>Potential use of S106 funding to address site-specific need and impact on existing provision, particularly on large sites.</p> <p>Projects being implemented include:</p> <ul style="list-style-type: none"> • Reprovision of St Pancras Community Centre; • Repair and improvements to Highgate Newtown Community Centre; • Redevelopment of the Surma Centre; • New Abbey Community Centre proposed as part of the Abbey area redevelopment project. <p>Potential use of CIL for general upgrades of community facilities or new provision where the need for this is unrelated to a specific development.</p>
STRATEGIC TRANSPORT						
31	London Overground capacity improvements on North London Line	5 car trains being introduced to reduce crowding. This will potentially increase to 6 car operation, subject to Old Oak Common being delivered.	Highbury and Islington to West Croydon/Clapham Junction and Richmond/Clapham Junction to Stratford	Transport for London / Network Rail	2015 2019-2024.	<p>London Overground Capacity Improvement Project.</p> <p>The North London Line runs east to west through Camden; there are 6 stations on this line in the Borough</p>
32	London Overground Gospel Oak –Barking line	Electrification project to allow operation of longer, electric trains.	Gospel Oak to Barking line	Transport for London / Network Rail	By 2017	The Gospel Oak line has one station in Camden at Gospel Oak

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
33	Crossrail 1	Delivery of east-west new railway through London from Reading/ Heathrow to Abbey Wood and Shenfield	Central Activities Zone	Transport for London and Department for Transport	2018-19.	Linked to the realisation of regeneration and intensification opportunities within the Central Activities Zone. Crossrail stations at Tottenham Court Road and Farrington most likely to support Camden's growth. Funding from public bodies, Mayoral CIL and Business Rate Supplement.
34	Crossrail 2	Planned to relieve mainline rail terminals and crowding on London Underground lines. It would link south west and north east London. Stations being proposed in the Borough are at Tottenham Court Road (to link with Crossrail 1) and off Euston Road.	Cross borough	Transport for London and Department for Transport.	By 2030	Updated 'safeguarding directions' for Crossrail 2 were issued by the Secretary of State for Transport in March 2015. The estimated cost is £12-20bn at 2012 prices.
35	High Speed Two (HS2)	New railway linking London Euston and Birmingham Curzon Street (Phase 1). Further extension to cities north of Birmingham (Phase 2)	Cross borough	Department for Transport / HS2 Ltd	Phase 1 completion due 2026; Phase 2 in 2033	The Secretary of State for Transport has issued 'safeguarding directions' for the HS2 rail line. Planned construction start date is 2017.
36	Potential redevelopment of Euston Station	Comprehensive redevelopment of Euston railway station – potentially a component of High Speed 2.	Euston area	Network Rail / Transport for London / HS2	Late 2020s	The Euston Area Plan is intended to help shape change in the area around Euston Station up to 2031. It was prepared jointly by Camden Council, the Greater London Authority and Transport for London . Euston is identified as a Growth Area for significant development in this Plan regardless of whether HS2 goes ahead. Camden will also prepare a planning brief to guide the redevelopment above and around the of station
37	Thameslink Programme	To allow operation of up to 24 trains per hour during peak periods with longer 12 car trains, significantly enhancing capacity	Cross borough	Network Rail	By 2018	The Thameslink runs north-south from Bedford to Brighton with stations in Camden at West Hampstead, Kentish Town, St Pancras and Farringdon. The Thameslink Programme will provide new destinations including Peterborough and Cambridge.

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
38	Northern Line Upgrade and Extension	Increasing service frequency and capacity to at least 30 trains an hour on main branches at peak periods.	Cross borough	Transport for London	2022	Northern line runs from Edgware and High Barnet/Mill Hill East to Morden through the West End and the City. There are stations in Camden at King's Cross, Euston, Warren Street, Goodge St., Tottenham Court Road, Mornington Crescent, Camden Town, Chalk Farm, Belsize Park, Hampstead and Kentish Town.
39	Piccadilly Line improvement	Renewal of signalling and train fleet	Cross borough	Transport for London	Mid 2020s	Piccadilly Line runs from Heathrow to Cockfosters. There are stations in Camden at King's Cross, Russell Square and Holborn.
40	Rebuilding of Tottenham Court Road Station	Provision of new ticket halls to serve the Underground and Crossrail 1. Provision of step free access.	Tottenham Court Road	Transport for London and Department for Transport	2016-2018	Rebuilding due to be completed in 2016 ready for running of first Crossrail services in 2018
41	Improvements to Camden Town Underground Station	Station upgrade to increase capacity and provide step-free access from street to platforms.	Camden Town	Transport for London	2019-2024	Subject to funding
42	Capacity upgrade of Holborn Underground Station	Station upgrade to increase capacity and provide step-free access from street to platforms.	Holborn	Transport for London	Late 2020s	Subject to funding
43	West Hampstead Overground station improvements	Enhanced accessibility and station facilities	West Hampstead	Transport for London	2016-2017	Funding secured. Planning application approved 2015.
44	LU Sub-surface upgrade	New train fleets and new signalling system to allow increased service frequency on Circle, Hammersmith and City and Metropolitan Lines	Cross borough	Transport for London	By 2022	Stations in Camden on the Circle, Hammersmith and City and Metropolitan Lines are Euston and Euston Square.
45	Victoria Line improvement	Further track and signalling work to increase frequency to 36 trains per hour in peak periods	Cross borough	Transport for London	By 2016	Stations in Camden on the Victoria Line are King's Cross, Euston and Warren Street.

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
46	Night Tube	London Underground will provide night time running on a number of lines on Fridays and Saturdays	Cross borough	Transport for London	From 2016	Initially this service will run on the Jubilee and Victoria lines and parts of the Central, Northern and Piccadilly lines. TfL plans to expand this onto other tube lines once modernisation works have been completed. It is envisaged night running could extend to parts of the Overground network from 2017.
47	Step-free access	Step-free access stations have lifts or ramps (or a combination of both) – so that customers don't have to use escalators or stairs to move between the street and platform.	At specified stations	Transport for London	By 2024	<p>Step-free access is currently programmed at the following stations:</p> <p>Tottenham Court Road – by 2016/17,</p> <p>West Hampstead Overground – by 2017/18,</p> <p>Camden Town and Holborn – by 2023/24 (TfL website).</p> <p>There are a number of stations where step-free access is still not committed including West Hampstead Underground station, Kentish Town National Rail station, Kentish Town Underground station and Kentish Town West on the London Overground.</p> <p>The responsibility for making stations and platforms fully accessible lies with the railway industry (Network Rail, Train Operating Companies and/or TfL depending on the station).</p>
48	West End Project	Introduction of two-way traffic at Tottenham Court Road and Gower Street and public realm improvements at Euston Circus, St Giles Circus and Princes Circus.	Central Activities Zone	LB Camden with partners	2015-2017	Transport for London funding and S106 contributions.
49	Holborn Improvement Project	A major scheme supporting improvements in the area being delivered through Crossrail, In Midtown Business Improvement District and at Holborn Underground Station	Holborn	LB Camden with partners	2016-2021	Potential Transport for London funding, subject to a successful bid.

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
50	Holborn and Bloomsbury Area Scheme	Urban realm and road safety improvements, reducing traffic dominance.	Holborn	LB Camden with partners	By 2018	<p>The Council maintains a rolling three year programme of investment with an annual financial allocation made by TfL to support delivery.</p> <p>Area based schemes are funded through a block grant from Transport for London (part of the Corridors, Neighbourhoods and Supporting Measures programme).</p> <p>Supplemented by funding from developer contributions and LBC funding. Works closely related to development on particular sites will be sought through s106 but other works will be funded through CIL..</p>
51	Kilburn Area Scheme	Urban realm and road safety improvements, regeneration of the High Street.	Kilburn	LB Camden with partners	By 2017	As above
52	King's Cross Area Scheme	Walking, cycling and urban realm improvements. Addressing the gyratory and movements north-south across Euston Road. Also see number 58 in this table.	King's Cross	LB Camden with partners	By 2016	As above
53	Farringdon Area Improvements	Urban realm and cycle permeability measures	Routes to Farringdon station	LB Camden with partners	By 2018	As above
54	Camden and Kentish Town and Wider Area Scheme	Improving cycle permeability with a focus on east-west routes and extending the Royal College Street cycle route. Also see number 61 in this table.	Camden Town and Kentish Town	LB Camden with partners	By 2022	As above
55	Borough-wide schemes	Schemes include advanced stop lines for cyclists, a borough-wide 20mph limit, pedestrian signage and way-finding and cycle hire		LB Camden	Rolling 3 year programme	<p>The Council maintains a rolling three year programme of investment with an annual financial allocation made by TfL to support delivery.</p> <p>These borough wide schemes are also supported by the block grant from Transport for London (and part of the Corridors, Neighbourhoods and Supporting Measures programme).</p>

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
56	North-South Cycle Superhighway between Elephant and Castle and King's Cross	Creation of a separated cycle corridor to improve safety and reduce conflict with motor vehicles. North of Farringdon station the route is proposed to connect to a new 'Quietway' backstreet cycle route.	South of the borough	Transport for London / LB Camden	2015-2016	Funding available from TfL for a four year period (2014/15 to 2016.17) from the More People Travelling by Bike programme – this funds cycle parking and cycling to school projects. Developer contributions towards sustainable transport. Works closely related to development on particular sites will be sought through s106 but other works will be funded through CIL.
57	Cycle Superhighway 11	A new cycle route from West Hampstead to Hyde Park Corner including improvements to Swiss Cottage gyratory	Cross borough	Transport for London / LB Camden	2016	As above
58	Quietways	Cycle routes intended to link destinations in the Central London area with back street routes, including parks and waterways	Central London	Transport for London / LB Camden	2015-16	As above
59	Central London Cycle Grid	A network of high quality and high volume cycle routes formed from cycle superhighways, quiet shared streets and local links	Cross borough	Transport for London / LB Camden and partners	By 2016	As above
60	King's Cross gyratory project	Transport for London led project to improve safety for road users and reduce the impact of traffic. Part of area scheme above (number 50 in this table).	King's Cross	Transport for London	By 2021	The King's Cross project would focus on a number of 'A' roads in the King's Cross area within LB Camden and Islington. A feasibility study is underway and TfL aim to hold a public consultation on proposals in late 2016. Modifications to the gyratories would potentially allow two-way running of traffic.
61	Camden Town gyratory project	Transport for London led project to improve safety for road users and reduce the impact of traffic. Part of area scheme above (number 52 in this table).	Camden Town	Transport for London	By 2022	As above

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
62	Bus service enhancement	Bus service enhancements where required to mitigate the impacts of growth	Borough wide	Transport for London	Plan period	Enhancements to the frequency, capacity and routing of bus services to mitigate the impacts of growth. Funded by developer contributions to support the impacts of larger developments.
63	Highways maintenance and improvement	Provision, improvement, replacement, operation or maintenance of highway infrastructure (including carriageways, footways, drainage and street lighting)	Borough wide	LBC Highways	Plan period	Community Infrastructure Levy (strategic portion) Excludes site-specific accessibility improvements (highway and related works) and vehicular crossovers which will continue to be funded through developer agreements.
UTILITIES AND PHYSICAL INFRASTRUCTURE						
64	Water supply	Every five years water companies produce Water Resources Management Plans (WRMPs) which set out the current water supply-demand balance and use population projections to ensure that future population growth is planned for. A c.25MI capacity reservoir has been commissioned at Barrow Hill to provide adequate storage capacity.	Barrow Hill and rest of Borough	Thames Water	2015	The WRMP contains specific resource development schemes and demand management actions. Thames Water's WRMP 2015-2040 shows there is a forecast surplus of supply in Camden for 2026.
65	Wastewater	A London wide issue is the frequent discharge of storm sewage into the River Thames. The London Tideway Improvement Programme intends to address the issue through the upgrade and extension of Sewage Treatment Works, the construction of the Lee Tunnel and Thames Tideway Tunnel. The current programme of upgrades will accommodate London's growth to 2021. The Thames Tunnel is expected to be complete by 2023.	Whole Borough	Thames Water	Plan period	Investment is financed through charges to water company customers. Thames Water seeks approval of strategic growth schemes from OFWAT through a 5 year periodic review (the next review is in 2019).

Item No.	Infrastructure item / programme name	Project / programme description	Location	Delivery lead	Delivery period	Comments
66	Development of local heating networks	<p>Development of a Combined Heat and Power network in Somers Town to heat four estates and potentially commercial buildings</p> <p>Francis Crick Institute development to provide heat to four estates</p> <p>Priority areas for further investigation</p>	<p>Somers Town, Euston and potentially other parts of the Borough</p> <p>Areas to the South of Euston Road (Russell Square and Great Ormond Street clusters), areas in the centre of the borough (South Camden and Camley Street clusters), Ken-tish Town and Kilburn</p>	LB Camden	2015	<p>This will be delivered through the application of Local Plan Policy CC1.</p> <p>Extensions to heating networks can potentially be funded by developer contributions (Section 106 or CIL) and the Council's Community Investment Programme</p> <p>The Council will require all new major developments to assess the feasibility of connecting to an existing energy network, or where this is not possible establishing a new network.</p>
67	Waste Management	Modern waste facilities to manage North London's waste. This includes the North London Heat and Power Project – the development of an Energy Recovery Facility (ERF) for use by seven North London Boroughs including Camden	Including Edmonton EcoPark (LB Enfield) – the proposed location for the ERF	North London Waste Authority	2025	The North London Waste Authority is applying for a Development Consent Order for the Energy Recovery Facility.
68	Digital connectivity	Improved internet access through the acceleration of high speed connectivity, including public wireless systems.	Borough wide with a focus on where this maximises benefits for the community and business	LB Camden, GLA, BT Openreach and other industry partners	Plan period	Camden's Digital Strategy sets out a series of actions to support the uptake of high quality, next generation connectivity. This includes better connections for businesses and residents already on-line, tackling the 'digital divide' where people lack the confidence to use IT and the greater use of digital technology in delivering services.

Appendix 2 Noise Thresholds

The significance of noise impact varies dependent on the different noise sources, receptors and times of operation presented for consideration within a planning application. Therefore, Camden's thresholds for noise and vibration evaluate noise impact in terms of various 'effect levels' described in the National Planning Policy Framework and Planning Practice Guidance:

- NOEL – No Observed Effect Level
- LOAEL – Lowest Observed Adverse Effect Level
- SOAEL – Significant Observed Adverse Effect Level

Three basic design criteria have been set for proposed developments, these being aimed at guiding applicants as to the degree of detailed consideration needed to be given to noise in any planning application. The design criteria outlined below are defined in the corresponding noise tables. The values will vary depending on the context, type of noise and sensitivity of the receptor:

- Green – where noise is considered to be at an acceptable level.
- Amber – where noise is observed to have an adverse effect level, but which may be considered acceptable when assessed in the context of other merits of the development.
- Red – where noise is observed to have a significant adverse effect.

Vibration

Table A: Vibration levels from uses such as railways, roads, leisure and entertainment premises and/or plant or machinery at which planning permission will not normally be granted

Vibration description and location of measurement	Period	Time	Vibration Levels (Vibration Dose Values)
Vibration inside critical areas such as a hospital operating theatre	Day, evening and night	00:00-24:00	0.1 VDV ms-1.75
Vibration inside dwellings	Day and evening	07:00-23:00	0.2 to 0.4 VDV ms-1.75
Vibration inside dwellings	Night	23:00-07:00	0.13 VDV ms-1.75
Vibration inside offices	Day, evening and night	00:00-24:00	0.4 VDV ms-1.75
Vibration inside workshops	Day, evening and night	00:00-24:00	0.8 VDV ms-1.75

Proposed Developments likely to be Sensitive to Noise

Special consideration will need to be given to noise sensitive developments that are proposed in areas which are, or expected to become, subject to levels of noise likely to have an adverse effect. The threshold of acceptability of the noise will primarily depend on two factors: the intended use of the noise sensitive development and the source of the noise experienced, or likely to be experienced.

Table B: Noise levels applicable to noise sensitive residential development proposed in areas of existing noise

Dominant Noise Source	Assessment Location	Design Period	LOAEL (Green)	LOAEL to SOAEL (Amber)	SOAEL (Red)
Anonymous noise such as general environmental noise, road traffic and rail traffic ~	Noise at 1 metre from noise sensitive façade/free field	Day	<50dBL _{Aeq,16hr} *	50dB to 72dBL _{Aeq,6hr} *	>72dBL _{Aeq,16hr} *
		Night	<45dBL _{Aeq,8hr3} <40 dBL _{Aeq,8hr} **	45dB to 62dBL _{Aeq,8hr} * >40dBL _{night} **	>62dBL _{Aeq,8hrs} *
	Inside a bedroom	Day	<35dBL _{Aeq,16hr}	35dB to 45dBL _{Aeq,16hr}	>45dBL _{Aeq,16hr}
		Night	<30dBL _{Aeq,8hr} 42dBL _{Amax,fast}	30dB to 40dBL _{Aeq,16hr} 40dB to 73dBL _{Amax,fast}	>40dBL _{Aeq,8hr} >73dBL _{Amax,fast}
	Outdoor living space (free field)	Day	<50dBL _{Aeq,16hr}	50dB to 55dBL _{Aeq,6hr}	>55dBL _{Aeq,16hr}
	Non-anonymous noise	See guidance note on non-anonymous noise			

*L_{Aeq, T} values specified for outside a bedroom window are façade levels

**L_{night} values specified for outside a bedroom window are free field levels

The levels given above are for dwellings, however, levels are use specific and different levels will apply dependent on the use of the premises. The Council will also take into account the likely times of occupation for types of development and will be amended according to the times of operation of the establishment under consideration.

Industrial and Commercial Noise Sources

A relevant standard or guidance document should be referenced when determining values for LOAEL and SOAEL for non-anonymous noise. Where appropriate and within the scope of the document it is expected that British Standard 4142:2014 'Methods for rating and assessing industrial and commercial sound' (BS 4142) will be used. For such cases a 'Rating Level' of 10 dB below background (15dB if tonal components are present) should be considered as the design criterion).

Table C: Noise levels applicable to proposed industrial and commercial developments (including plant and machinery)

Existing Noise sensitive receptor	Assessment Location	Design Period	LOAEL (Green)	LOAEL to SOAEL (Amber)	SOAL (Red)
Dwellings**	Garden used for main amenity (free field) and Outside living or dining or bedroom window (façade)	Day	'Rating level' 10dB* below background	'Rating level' between 9dB below and 5dB above background	'Rating level' greater than 5dB above background
Dwellings**	Outside bedroom window (façade)	Night	'Rating level' 10dB* below background and no events exceeding 57dBL _{Amax}	'Rating level' between 9dB below and 5dB above background or noise events between 57dB and 88dB L _{Amax}	'Rating level' greater than 5dB above background and/or events exceeding 88dBL _{Amax}

*10dB should be increased to 15dB if the noise contains audible tonal elements. (day and night). However, if it can be demonstrated that there is no significant difference in the character of the residual background noise and the specific noise from the proposed development then this reduction may not be required. In addition, a frequency analysis (to include, the use of Noise Rating (NR) curves or other criteria curves) for the assessment of tonal or low frequency noise may be required.

**levels given are for dwellings, however, levels are use specific and different levels will apply dependent on the use of the premises.

The periods in Table C correspond to 0700 hours to 2300 hours for the day and 2300 hours to 0700 hours for the night. The Council will take into account the likely times of occupation for types of development and will be amended according to the times of operation of the establishment under consideration.

There are certain smaller pieces of equipment on commercial premises, such as extract ventilation, air conditioning units and condensers, where achievement of the rating levels (ordinarily determined by a BS:4142 assessment) may not afford the necessary protection. In these cases, the Council will generally also require a NR curve specification of NR35 or below, dependant on the room (based upon measured or predicted Leq,5mins noise levels in octave bands) 1 metre from the façade of affected premises, where the noise sensitive premise is located in a quiet background area.

Entertainment Noise

Assessments for noise from entertainment and leisure premises must include consideration to amplified and unamplified music, human voices, footfall and vehicle movements and other general activity. Appropriate metrics must be used to measure and assess the noise impact including LAeq and LMax metrics and appropriate frequency spectrum. Planning permission will not be granted in instances where it is not possible to achieve suitable and sufficient internal noise levels with reference to the most up to date and appropriate guidance within proposed noise sensitive receptors despite appropriate mitigation proposals due to the totality of noise from existing entertainment venues.

Table D: Noise levels applicable to proposed entertainment premises (customer noise)

Noise sensitive receptor	Assessment Location	Design Period	LOAEL (Green)	LOAEL to SOAEL (Amber)	SOAL (Red)
Dwellings	Garden used for amenity (free field)	Day	The higher of 55dB LAeq,5min Or 10dB below existing LAeq,5min Without entertainment noise	56dB to 60dB LAeq,5min Or 9dB to 3dB below existing LAeq,5min Without entertainment noise	The higher of 61dB LAeq,5min Or 2dB below existing LAeq,5min Without entertainment noise
Dwellings	Garden used for amenity (free field)	Evening	The higher of 50dB LAeq,5min Or 10dB below existing LAeq,5min Without entertainment noise	51dB to 55dB LAeq,5min Or 9dB to 3dB below existing LAeq,5min Without entertainment noise	The higher of 56dB LAeq,5min Or 2dB below existing LAeq,5min Without entertainment noise
Dwellings	Garden used for amenity (free field)	Night	The higher of 45dB LAeq,5min Or 10dB below existing LAeq,5min Without entertainment noise	46dB to 50dB LAeq,5min Or 9dB to 3dB below existing LAeq,5min Without entertainment noise	The higher of 51dB LAeq,5min Or 2dB below existing LAeq,5min Without entertainment noise

For entertainment and plant noise rating curves should be measured as a 15 minute linear Leq at the octave band centre frequencies.

Room	Noise rating curve	Design period
Bedrooms	NR25	23:00-07:00hrs
All habitable rooms	NR35	07:00-23:00hrs

Advice note: We recommend that you seek advice from the Environmental Health department in advance of any noise surveys on the location of measurements and the nearest noise sensitive receptor. Further detail will be provided in our supplementary planning document Camden Planning Guidance 6: Amenity.

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