

Appendix 1: Planning Policy Context

Planning Policy Review

National Planning Policy Framework- 2012

- 1.1. The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies and how these should be applied, and states a presumption in favour of sustainable development.
- 1.2. **Paragraph 56** states that the Government attaches great importance to the design of the built environment, and that good design is a key aspect of sustainable development.
- 1.3. **Paragraph 123** states that planning policy and decisions should aim to avoid noise from giving rise to significant adverse impacts and mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from new development.
- 1.4. **Paragraph 128** requires applicants to describe the significance of any heritage assets affected by a proposal, including the contribution made by their setting.
- 1.5. **Paragraph 129** states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).
- 1.6. **Paragraph 132** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

The London Plan- March 2016

- 1.7. The London Plan is the strategic plan for London, setting out a fully integrated economic, environmental, transport and social framework for its development until 2031. The local plans of London boroughs must conform to the London Plan and its policies are crucial in guiding decision-making.
- 1.8. **Policy 7.4** - addresses Local Character, stating that development should have regard to the form, function and character of an area. Buildings should make a positive contribution to the character of an area to positively influence its future character. New design should be informed by the surrounding historic environment.
- 1.9. **Policy 7.8** - Heritage Assets and Archaeology - seeks to protect and preserve heritage assets. Development affecting heritage assets and their materials should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Camden Local Plan- June 2017

- 1.10. **Policy D1** - Design- states that the Council seek to secure high quality design in development and require that development:

“a. respects local context and character;

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b. preserves or enhances the historic environment and heritage assets in accordance with "Policy D2 Heritage";

e. comprises details and materials that are of high quality and complement the local character;

o. carefully integrates building services equipment."

- 1.11. **Policy D2** - Heritage- states that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas. The Council will:

"e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area"

- 1.12. **Policy A1** – Managing the impact of development – seeks to protect the quality of life of occupiers and neighbours. The Council 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;

i. impacts of the construction phase, including the use of Construction Management Plans;

j. noise and vibration levels;

k. odour, fumes and dust."

- 1.13. **Policy A4** – Noise and vibration – seeks to ensure that noise and vibration is controlled and managed. The Council 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."

The Council "will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity."

- 1.14. **CPG6** reiterates the importance of minimising harm caused on the local area and residential amenity.