

Camden Local Plan
Adoption version
June 2017

Contents

1.	Introduction	5
2.	Growth and spatial strategy	15
	Policy G1 Delivery and location of growth	16
3.	Meeting Housing Needs	39
	Policy H1 Maximising housing supply	40
	Policy H2 Maximising the supply of self-contained housing from mixed-use schemes	49
	Policy H3 Protecting existing homes	56
	Policy H4 Maximising the supply of affordable housing	60
	Policy H5 Protecting and improving affordable housing	71
	Policy H6 Housing choice and mix	74
	Policy H7 Large and small homes	84
	Policy H8 Housing for older people, homeless people and vulnerable people	89
	Policy H9 Student housing	98
	Policy H10 Housing with shared facilities	106
	Policy H11 Accommodation for travellers	112
4.	Community, health and wellbeing	117
	Policy C1 Health and wellbeing	118
	Policy C2 Community facilities	124
	Policy C3 Cultural and leisure facilities	131
	Policy C4 Public houses	136
	Policy C5 Safety and security	140
	Policy C6 Access for all	143
5.	Economy and jobs	145
	Policy E1 Economic development	146
	Policy E2 Employment premises and sites	153
	Policy E3 Tourism	158
6.	Protecting amenity	161
	Policy A1 Managing the impact of development	162
	Policy A2 Open space	168
	Policy A3 Biodiversity	177
	Policy A4 Noise and vibration	185
	Policy A5 Basements	189
7.	Design and Heritage	199
	Policy D1 Design	200
	Policy D2 Heritage	209
	Policy D3 Shopfronts	218
	Policy D4 Advertisements	221
8.	Sustainability and climate change	225
	Policy CC1 Climate change mitigation	226
	Policy CC2 Adapting to climate change	233
	Policy CC3 Water and flooding	237
	Policy CC4 Air quality	243
	Policy CC5 Waste	246

9.	Town centres and shops	249
	Policy TC1 Quantity and location of retail development	250
	Policy TC2 Camden's centres and other shopping areas	255
	Policy TC3 Shops outside of centres	259
	Policy TC4 Town centres uses	260
	Policy TC5 Small and independent shops	265
	Policy TC6 Markets	267
10.	Transport	269
	Policy T1 Prioritising walking, cycling and public transport	272
	Policy T2 Parking and car-free development	276
	Policy T3 Transport infrastructure	278
	Policy T4 Sustainable movement of goods and materials	279
11.	Delivery and monitoring	283
	Policy DM1 Delivery and monitoring	284
12.	Appendices	293
	Appendix 1: Infrastructure table	295
	Appendix 2: Housing trajectory	309
	Appendix 3: Noise thresholds	311
	Appendix 4: Centre frontages	316

1. Introduction

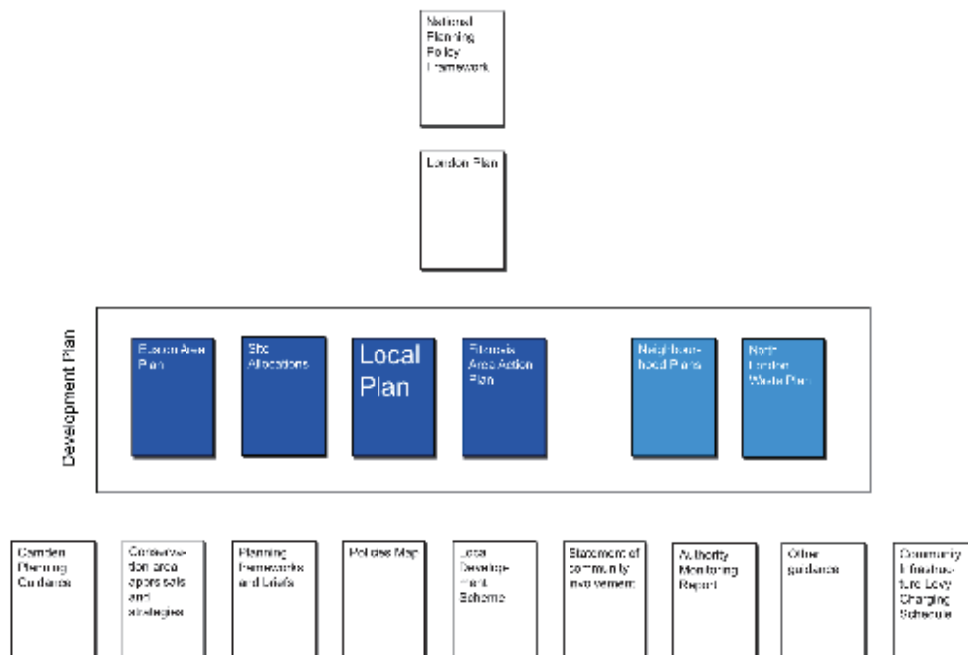
Camden Local Plan

- 1.1 The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning policies that respond to changing circumstances and the borough's unique characteristics and contribute to delivering the Camden Plan and other local priorities. The Local Plan will cover the period from 2016-2031.
- 1.2 The Local Plan will play an essential role in the delivery of the Camden Plan, which sets out the Council's vision for the borough, through 5 strategic objectives as set out in para 1.34. The Local Plan in particular will help deliver the objectives of creating the conditions for harnessing the benefits of economic growth, reducing inequality and securing sustainable neighbourhoods. It will also assist the delivery of other plans and strategies prepared by the Council and other service bodies, for example master plans and planning briefs.

Camden's development plan

- 1.3 The Local Plan is a key document in Camden's development plan, which is the name given to the group of documents that set out the Council's planning policies. The Council's decisions on planning applications should be taken in line with its development plan unless there are significant matters (material considerations) that indicate otherwise.

Planning document hierarchy



Other documents in Camden's development plan

- 1.4 Camden Site Allocations – this identifies known development sites in Camden's main growth areas and other locations across the borough and sets out the Council's expectations for them. It was adopted by the Council in 2013 and will be fully reviewed following adoption of the Local Plan.
- 1.5 Fitzrovia Area Action Plan – this responds to the significant pressure for development in this area and co-ordinates development proposals across a number of significant sites. It was adopted by the Council in 2014.
- 1.6 Euston Area Plan – this provides a single strategic plan to help shape change in the area around Euston Station up to 2031. It seeks to ensure that if the HS2 high speed rail link goes ahead, we can secure the best possible future for the residents, businesses and visitors to Euston. It was prepared jointly by Camden Council, the Greater London Authority and Transport for London and was adopted by the Council in 2015.
- 1.7 Fortune Green & West Hampstead and Kentish Town Neighbourhood Plans – these set out the communities visions for the designated neighbourhood areas and a range of planning policies to be used alongside the Council's policies when making planning decisions in these neighbourhood areas.
- 1.8 Local Plan Policies Map – this sets out the adopted policies (from all the development plan documents) geographically and shows key sites for development and the planning areas where the policies apply.
- 1.9 North London Waste Plan – this is being prepared jointly by seven North London waste planning authorities - Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest. It will identify, when approved, a range of suitable sites for the management of all North London's waste up to 2031 and include policies and guidelines for determining planning applications for waste developments.

Neighbourhood plans

- 1.10 Communities can now influence the future of their local areas by preparing a neighbourhood plan that sets out their vision for the area and general planning policies to guide development. Neighbourhood plans are led and written by the community, not the Council. They have to be in line with the overall strategic approach in Camden's existing adopted plans and national policy.
- 1.11 A neighbourhood plan that is prepared in line with the legal requirements and supported by a majority in a local referendum must be adopted by the Council. When adopted, a neighbourhood plan becomes part of the development plan and will be taken into account alongside the Council's other plans when making decisions on planning applications in that area.
- 1.12 Many communities in Camden are engaged in neighbourhood planning, and the following areas were formally designated neighbourhood forums at the time of writing: Fortune Green and West Hampstead, Kentish Town, Highgate, Somers Town, Dartmouth Park, Camley Street, Hampstead, Redington and Frogna, Mount Pleasant, Kilburn and Church Row and Perrins Walk.

Other planning guidance

- 1.13 The Council has prepared a number of other documents that provide advice and guidance on how our planning policies will be applied for certain topics, areas or sites known as Supplementary Planning Guidance (SPG). These documents do not have the same weight in decision making as Camden development plan documents but they are important supporting documents. They are available on the Council's website and include:
- Camden Planning Guidance (CPG);
 - CPG1: Design
 - CPG2: Housing
 - CPG3: Sustainability
 - CPG4: Basements and lightwells
 - CPG5: Town centres, retail and employment
 - CPG6: Amenity
 - CPG7: Transport
 - CPG8: Planning obligations
 - Conservation Area Appraisals and Management Strategies; and
 - Planning frameworks and briefs.
- 1.14 Full details of these documents can be found on the Council's website.

Preparing the Local Plan

- 1.15 Councils must have regard to the National Planning Policy Framework (NPPF) when drawing up their plans and it is a material consideration in decision making on planning applications. The NPPF is supported by more detailed National Planning Practice Guidance.
- 1.16 The NPPF includes a 'presumption in favour of sustainable development'. It states that for plan making the presumption means that local authorities should positively seek opportunities to meet the development needs of their area and that plans should meet objectively assessed needs. Plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally. This Local Plan has been prepared in accordance with the NPPF.

London Plan

- 1.17 Camden's Local Plan and other development plans need to be in general conformity with the London Plan (and approved alterations). The London Plan is the Mayor's planning strategy for Greater London as a whole. It sets borough level housing targets and identifies locations for future growth of London-wide importance.

Duty to co-operate

- 1.18 Plans have to be prepared in accordance with the legal 'duty to co-operate'. The duty to co-operate requires local authorities and other public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of preparation on strategic cross-boundary matters. The Council has engaged with its neighbouring boroughs and other relevant organisations in the preparation of this Plan to meet its duty to co-operate and will continue to work with them where appropriate on the implementation of this Plan.

Community involvement in the Local Plan

- 1.19 The Council carried out initial engagement with residents, businesses and the development industry on the review of its key planning policies in late 2013. The comments received during that initial engagement were taken into account in preparing a 'Draft Local Plan', which was consulted on in early 2015. The comments from the public consultation and engagement together with further updated evidence work fed into the 'Submission Draft' version of the Local Plan. This was submitted to the government for public examination by a Planning Inspector and further comments invited. Public hearings were held in October 2016 and further modifications were consulted on in early 2017. Following the Inspector's report the Local Plan was adopted in June 2017, incorporating the Inspectors recommended modifications.

Sustainability appraisal and other assessments

- 1.20 The Local Plan has been subject to a number of impact assessments, including Sustainability Appraisal (incorporating Strategic Environmental Assessment), Health Impact Assessment, Habitats Regulations Assessment and Equality Impact Assessment. The Sustainability Appraisal assessed the environmental, social and economic impacts of the Plan, including an appraisal of alternative approaches for addressing a range of key Plan issues. The updated Sustainability Appraisal and other impact assessments are published on the Council's website.

Evidence to support the Local Plan

- 1.21 The policies in the Local Plan need to reflect up-to-date and relevant evidence about the social, economic and environmental characteristics and prospects of the area and must meet identified needs in accordance with the National Planning Policy Framework (NPPF). The Council has collected a wide range of information and studies to support and inform this Plan, including studies on housing need, employment land, retail floorspace, infrastructure and open space, as well as monitoring information. A viability assessment of the policies in the plan has also been undertaken. This evidence can be viewed on the Council's website.

The challenges we face

- 1.22 Camden's planning strategy has been prepared in the context of the social, economic and environmental changes we face as a borough. Some of the key challenges and issues we need to address in our planning policies are outlined below.

Adapting to Camden's growing population and to social change

- 1.23 The number of people living in Camden is increasing and the makeup of the borough's population is changing. Key changes include an increasing number of children in the borough and a rapidly growing older population. Responding to changes in the way we live our lives including how we work, shop and spend our leisure time together with how we access services are key challenges for this Local Plan.

The supply and cost of housing in the borough

- 1.24 Many people want to live in Camden but there is a limited supply of homes and prices are high. It is important to ensure that we help keep Camden's social mix and make sure that the borough does not become polarised between wealthy and less well-off residents. We face the challenge of providing a diverse range of housing and ensuring we provide mixed areas with sustainable communities.

Maintaining a successful economy and improving opportunities

- 1.25 Camden has a very successful and diverse economy and it makes a significant contribution to the UK economy as well as being a key part of Central London's economy, with its concentration of businesses, retail and tourism uses. The Council wants to maintain and strengthen Camden's economy and competitiveness, whilst ensuring our communities benefit from this and we keep the borough's special identity. We need to ensure that we fully support our residents and businesses to make the most of the opportunities.
- 1.26 Employment is the biggest factor affecting income inequality and so we need to ensure we get more people into work and help them to develop their careers in the long-term. This can be supported through a range of measures, including helping people into work or training and using links with businesses.

Inequalities

- 1.27 The success of Camden's economy is not shared by all. The borough has some of the most deprived neighbourhoods as well as some of the most prosperous. There are also significant health inequalities in the borough. The Council wants to ensure that members of our community have access to good housing, jobs, skills, training and education, public transport and health and community facilities to help promote equality and inclusion, to ensure that everyone has the opportunity to succeed and nobody gets left behind. Achieving strong and resilient communities is a key challenge.

Health and wellbeing

- 1.28 Camden has one of the largest health inequality gaps in England and people suffering from poor health are generally concentrated in some of the borough's most deprived wards. Addressing these inequalities and improving Camden's health and wellbeing, both physical and mental, goes beyond improving access to medical facilities and includes a range of measures to improve our social and physical environment.

Improving transport

- 1.29 Camden benefits from some of the best transport accessibility in the country. It is well served by bus, tube and rail, providing links within London, to other parts of the country and to Europe. We need to ensure that, with the projected rise in numbers of people living in, working in and visiting the borough, people can move around easily. Road traffic can harm local air quality and, through this, the health of those living in the area. We want to continue to promote travel that is easy, safe, healthy and does not harm our local environment or contribute to climate change.

Quality of the environment

- 1.30 Camden has many attractive and historic neighbourhoods (such as Hampstead, Highgate, Primrose Hill and Bloomsbury) and numerous parks and open spaces (ranging from local playgrounds to Hampstead Heath). These contribute greatly to the attractiveness of the borough. We need to make sure that the growth and change respects the character, heritage and distinctiveness of Camden's valued and special places.

Crime and safety

- 1.31 Camden experiences the crime and disorder common in inner city areas and antisocial behaviour, crime and drugs are major concerns for local residents. The challenge we face is to make the borough a safer place whilst ensuring it maintains the vibrancy that makes it such an attractive place to live, work and visit.

Vision and objectives

1.32 The Council's vision for the borough is set out in the Camden Plan. The overall vision of the Camden Plan also acts as the vision for this Local Plan:

We want to make Camden a better borough — a place where everyone has a chance to succeed and where nobody gets left behind. A place that works for everyone.

1.33 This Local Plan is a key delivery mechanism for the Camden Plan and other Council strategies including the Joint Health and Wellbeing Strategy. Key Council objectives are to:

- provide democratic and strategic leadership fit for changing times;
- develop new solutions with partners to reduce inequalities and improve the physical and mental health and wellbeing of local residents;
- create conditions for and harnessing the benefits of economic growth;
- invest in our communities to ensure sustainable neighbourhoods; and
- deliver value for money services by getting it right first time.

Strategic objectives

1.34 The Council has developed a series of objectives for the Local Plan to achieve its vision and help deliver the objectives of the Camden Plan. The strategic objectives of the Plan are set out below alongside the Camden Plan objectives and relevant planning policies to show how they will contribute to, and work together to achieve, the objectives.

1.35 The following numbers identify Camden Plan objectives in the table below:

- 1. Developing new solutions with partners to reduce inequality and improve health and wellbeing
- 2. Creating conditions for and harnessing the benefits of economic growth
- 3. Investing in our communities to ensure sustainable neighbourhoods

Strategic objectives	Camden Plan objectives	Local Plan policy
1. To create the conditions for growth, ensuring it takes place in the most appropriate and sustainable locations and minimises the impacts of development, and to harness the benefits of this growth so it meets the needs of Camden's communities for homes, jobs and services and preserves and enhances the borough's unique character and appearance.	1, 2, 3	G1 H1, H2, H4, H6, H7, E1, A1, A2, D1, D2, CC1, TC1, T1.
2. To secure safe, socially mixed and balanced areas with strong, cohesive and resilient communities to help reduce inequality in the borough, while supporting the provision of the accessible facilities and services needed to meet community needs.	1, 2, 3	G1, H1, H2, H4, H5, H6, H7, H8, H9, H10, H11, C1, C2, D1.
3. To provide homes that meet the housing needs of existing and future residents in terms of number, affordability, quality, type of property and mix of dwelling sizes. Self-contained housing is the priority use of the Local Plan.	1, 3	G1, H1, H2, H3, H4, H5, H6, H7, H8, H9, H10, H11.

Strategic objectives	Camden Plan objectives	Local Plan policy
4. To strengthen Camden's nationally important economy, in terms of business and employment, the knowledge economy, shopping and entertainment, culture, entertainment and tourism, and to secure benefits for local people to reduce inequalities in the borough through increased access to jobs, skills, training and education opportunities, ensuring nobody gets left behind.	1, 2, 3	E1, E2, E3, S1, TC1, TC2.
5. To support the existing and future successful development of our town and neighbourhood centres and the retail areas in Central London, while adapting to changes in their role and how people shop.	2, 3	TC1, TC2, TC3, TC4, TCR, TC6, G1.
6. To promote and support the successful development of the growth areas of King's Cross, Euston, Tottenham Court Road, Holborn, West Hampstead, Kentish Town Regis Road and Central London and to ensure that all development is supported by necessary infrastructure and maximises the opportunities and benefits for the local and surrounding communities and the borough as a whole.	1, 2, 3	G1, D1
7. To promote high quality, safe and sustainably designed buildings, places and streets and preserve and enhance the unique character of Camden and the distinctiveness of our conservation areas and our other historic and valued buildings, spaces and places.	1, 2, 3	D1, D2, A1, CC1, CC2, CC3.
8. To promote sustainable transport for all and to make Camden a better place to cycle and walk around, to reduce air pollution, reliance on private cars and congestion and to support and promote new and improved transport links.	3	T1, T2, T3, T4.
9. To make sure that development in Camden minimises its energy use by encouraging local efficient energy generation, achieving the highest possible environmental standards, and is designed to adapt to, and reduce the effects of, climate change.	3	CC1, CC2, CC3, CC4, CC5, D1
10. To improve and protect Camden's Metropolitan Open Land, parks and open spaces, and protect and enhance biodiversity, in addition to providing for new habitats and open space.	2, 3	A2, A3
11. To improve health and wellbeing of Camden's population and reduce health inequalities through good spatial planning, supporting healthier lifestyles and environmental improvements, as well as ensuring appropriate access to health facilities.	2, 3	C1, C2, C4, A2, CC1, CC2, CC4, A1, A3, D1, T1.
12. To promote and protect the high levels of amenity and quality of life that makes Camden such an attractive, successful and vibrant place for residents, workers and visitors.	3	D1, A1.
13. To reduce, plan for and manage Camden's waste, including by working with our partner boroughs in the North London Waste Authority area, to work towards self- sufficiency within London.	2, 3	CC5

