Camden Planning Guidance

Amenity

March 2018

Camden

CPG Amenity

1 Introduction

What is Camden Planning Guidance?

1.1 The Council has prepared this guidance to support the policies in the Camden Local Plan 2017. It is a formal Supplementary Planning Document (SPD), which is therefore a "material consideration" in planning decisions.

1.2 This document should be read in conjunction with, and within the context of the relevant policies in the Camden Local Plan 2017.

Amenity in Camden

1.3 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.

What does this guidance cover?

1.4 This guidance provides information on key amenity issues within the borough and includes the following sections relating to Local Plan Policy A1 – Managing the impact of development:

- Overlooking, privacy and outlook
- Daylight and sunlight
- Artificial light
- Construction management plans
- Noise and vibration
- Wind and micro-climate
- Contaminated land.

1.5 This document replaces the above sections in CPG 6 Amenity (adopted 2011).

2 Overlooking, privacy and outlook

KEY MESSAGES:

- Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings.
- Mitigation measures should be included to reduce overlooking
- Public spaces benefit from overlooking as natural surveillance

2.1 This guidance relates to the application of Policy A1 – Managing the impact of development and aims to ensure that the potential impact of development on the privacy and outlook of neighbouring properties and their occupiers is fully considered. This chapter contains guidance on the following:

- Overlooking and privacy
- Separation between buildings
- Mitigation measures
- Balconies and roof terraces
- Outlook

Overlooking and privacy

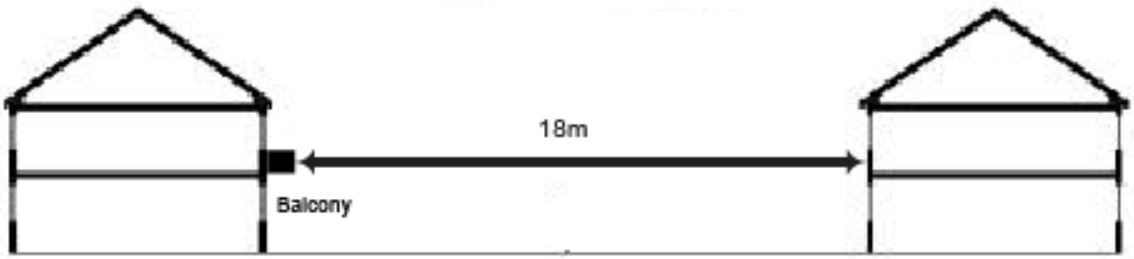
2.2 Interior and exterior spaces that are overlooked lack privacy, which can affect the quality of life of occupants. The Council will therefore expects development to be designed to protect the privacy of the occupants of both new and existing dwellings to a reasonable degree. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The extent of overlooking will be assessed on a case-by-case basis.

2.3 The places most sensitive to overlooking are typically habitable rooms and gardens at the rear of residential buildings. For the purposes of this guidance, habitable rooms are considered to be residential living rooms; bedrooms and kitchens. The area of garden nearest to the window of a habitable room is most sensitive to overlooking.

Separation between buildings

2.4 To ensure privacy, it is good practice to provide a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing the proposed (either residential or non-residential) development, assuming a level topography. In instances where building heights, design or topography mean that opportunity for overlooking would be increased, it is advisable to increase this separation distance. The 18m should be measured between the two closest points on each building (including balconies). See Figure A below.

Figure A: 18m separation distance measurement



2.5 Where there is an existing street or public space, this space is considered to already provide an adequate separation between properties and so the 18m guideline will not apply. However, care should be taken to reduce overlooking from the street into habitable rooms near to a street or public space, particularly bedrooms. Public spaces and communal areas will benefit from a degree of overlooking as this can increase natural surveillance of these spaces and therefore act to deter crime.

2.6 There may also be instances however, where the historic character of the immediate area is composed of buildings positioned less than 18m apart and it will be appropriate to reflect this in the design of development schemes.

Mitigation measures

2.7 They may be circumstances where a separation distance of 18m cannot be achieved. In these instances, mitigation measures should be incorporated to ensure overlooking is reduced to an acceptable level.

2.8 For example, buildings could be positioned at an angle to each other so it is less likely that people will be able to see directly into neighbouring habitable rooms and gardens of neighbouring buildings. Careful consideration could also be given to the layout of windows, using obscure glazing to prevent overlooking if necessary. It will however not be acceptable for habitable rooms to have windows glazed exclusively with obscure glass however.

2.9 Soft landscaping, such as the use of trees and shrubs can act as privacy screens. Where soft landscaping is proposed as the principle method of screening, applicants should demonstrate that the extent of planting proposed is sufficient to ensure that this will result in reasonable levels of privacy all year.

2.10 Carefully sited permanent domestic structures, such as solid fences, pergolas, garden sheds, bin stores, and cycle storage, can also act as privacy screens. In instances where mitigation is considered necessary to ensure privacy, but has not been provided adequately within development proposals, the Council will consider the use of planning conditions to secure mitigation measures. This could include conditions requiring:

- the installation of obscure glazing;
- restrictions on openable windows; and
- restrictions on inserting new windows into blank walls.

Balconies and roof terraces

2.11 Although balconies and roof terraces can provide amenity space for flats that would otherwise have little or no exterior space, they also have the potential to increase

opportunities for overlooking. Balconies and roof terraces should therefore be carefully sited and designed to reduce potential overlooking of habitable rooms or gardens of neighbouring residential buildings. Conversely, residential buildings should also be designed so that new balconies and roof terraces do not suffer from an unacceptable degree of overlooking from existing developments, particularly when this is the only outdoor amenity space available to the new dwelling.

2.12 'Juliet' (or 'French') balconies are balconies that do not project far enough for an occupant to stand on. Where these are proposed, as the occupants using the balcony are still within the building, the extent of overlooking will be considered in the same way as would a normal window.

Outlook

2.13 Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden. How pleasant an outlook is depends on what is being viewed. For example, an outlook onto amenity space is more pleasant than an outlook across a servicing yard. Particular care should therefore be taken if the proposed development adjoins properties with a single aspect. Any unpleasant features should be screened if possible, for example with permanent landscaping.

2.14 Developments should ensure that the proximity, size or cumulative effect of any structures avoids having an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers. The location of bin or cycle stores, for example, should be carefully considered if they are in close proximity to windows or spaces used by occupiers.

2.15 It should be noted that the specific view from a property is not protected as this is not a material planning consideration.

3 Daylight and Sunlight

KEY MESSAGES:

- The Council expects applicants to consider the impact of development schemes on daylight and sunlight levels. Where appropriate a daylight and sunlight assessment should submitted which should be follow the guidance in the BRE's *Site layout planning for daylight and sunlight: A guide to good practice.*
- The 45 degree and 25 degree tests cited in the BRE guidance should be used to assess ('screen') whether a sunlight and daylight report is required.
- Levels of reported daylight and sunlight will be considered flexibly taking into account site-specific circumstances and context.
- The Council may seek independent verification of sunlight and daylight reports if necessary.

3.1 The Council aims to protect the quality of life of occupiers and neighbours through Local Plan policy A1 Managing the Impact of Development, which seeks to ensure that development does not cause unacceptable harm to amenity, including in terms of daylight and sunlight. This guidance relates to daylight and sunlight levels and contains the following sections:

- What is daylight and sunlight?
- Assessing daylight and sunlight levels.
- What should daylight and sunlight reports contain?
- Flexible consideration of daylight and sunlight.
- Independent verification of daylight and sunlight reports.
- Other Considerations: Right to Light Legislation.

What is daylight and sunlight?

3.2 Levels of daylight and sunlight within buildings are important for amenity, health and well-being, for bringing warmth into a property and to save energy by reducing the need for artificial lighting and heating. The Council will carefully assess proposals that have the potential to reduce daylight and sunlight levels for existing and future occupiers.

3.3 In this context, daylight is considered to be the volume of natural light that enters a building to provide satisfactory illumination of internal accommodation between dawn and dusk. Sunlight refers to direct sunshine. Whereas levels of daylight are associated with illumination, sunlight is brighter and has potential to heat buildings. Overshadowing is an outcome of sunlight being blocked and is associated with the measurement of sunlight levels.

Assessing daylight and sunlight levels

3.4 Daylight and sunlight levels are affected by the location of a proposed development and its proximity to, and position in relation to, the windows in nearby properties.

3.5 In order to demonstrate that adequate levels of daylight and sunlight are being provided in accordance with Policy A1, the Council will expect applicants to submit daylight and sunlight reports informed by BRE's *Site layout planning for daylight and sunlight: A guide to good practice* (the 'BRE guidance').

3.6 The BRE guidance contains numerous tools, techniques and recommended standards relating to daylight and sunlight that are relevant to both minor and major developments. It is intended that this section be read in conjunction with the BRE guidance.

When may daylight and sunlight reports be expected?

3.7 Major developments and proposals for new dwellings are expected to provide daylight and sunlight reports.

3.8 To help determine whether a daylight and sunlight report is needed for other types of development, the Council will have regard to several tests, taken from the BRE guidance and quoted in this section for ease of reference. These are referred to as the 45-degree test and the 25-degree test.

3.9 Applicants are expected to use the 45-degree test and the 25-degree tests to screen their proposals to determine whether a sunlight and daylight report is required. The screening procedure in set out in Figure 1 below.

45 degree test:

3.10 The 45 degree test is an assessment of daylight and can be applied to developments that lie perpendicular (at a right angle) to a neighbouring property. It is most suited to minor developments, such as residential extensions. The test can be applied to both floor plan drawings (see Figures 2a and 2b below) and elevation drawings (Figures 3a and 3b).

3.11 When applied to floor plan drawings, the test involves drawing a 45-degree line from the middle of the nearest window from the existing development to the proposed development. If any part of the proposed development crosses the line, then there is potential for daylight to be affected.

Figure 1: Daylight and sunlight report screening procedure

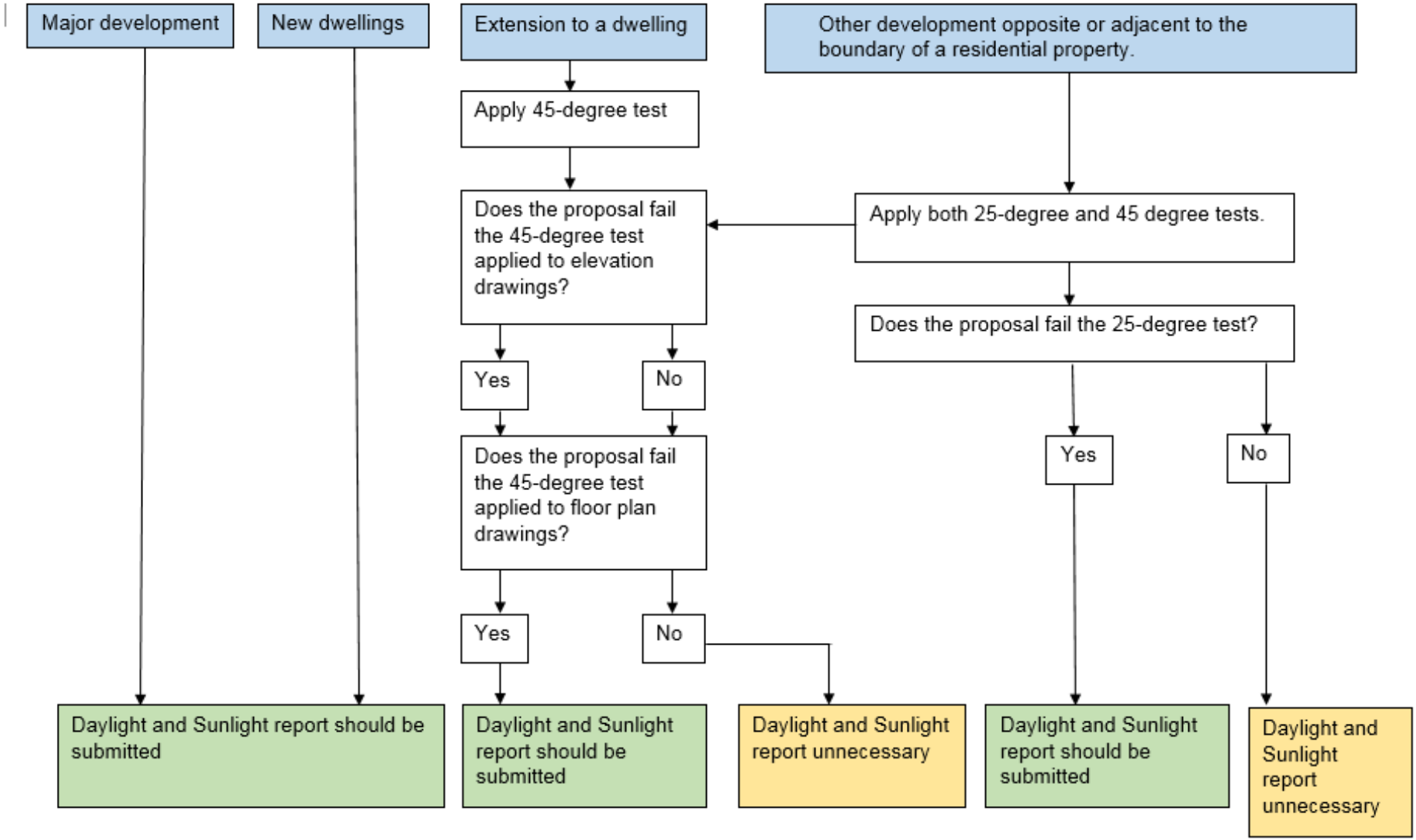


Figure 2a: Proposed development passing 45-degree floor plan test

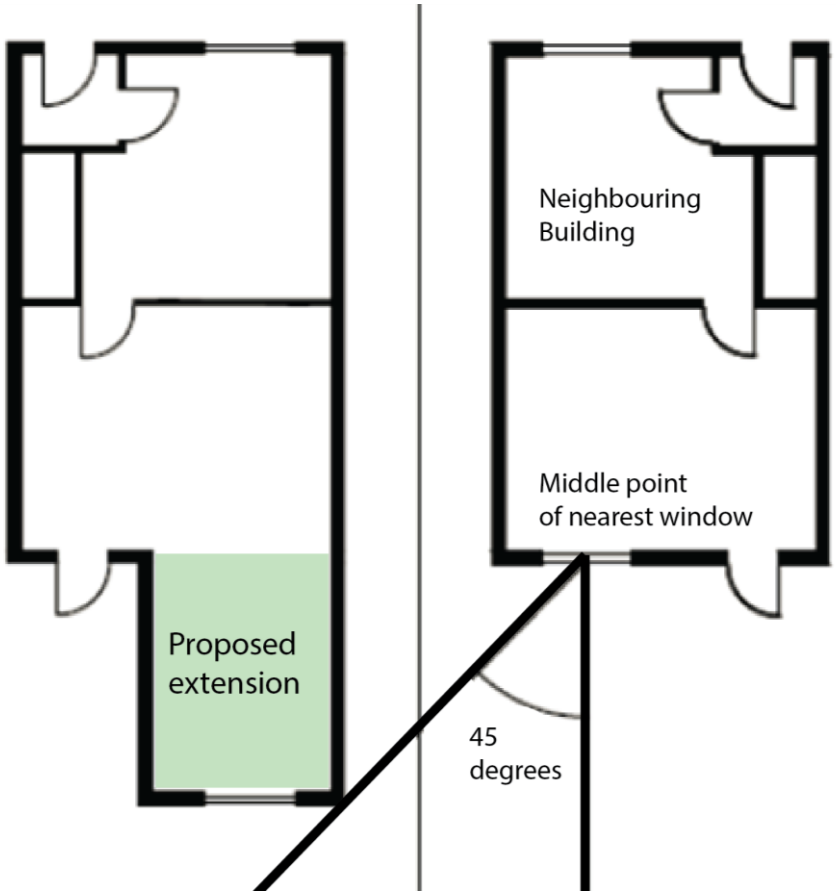
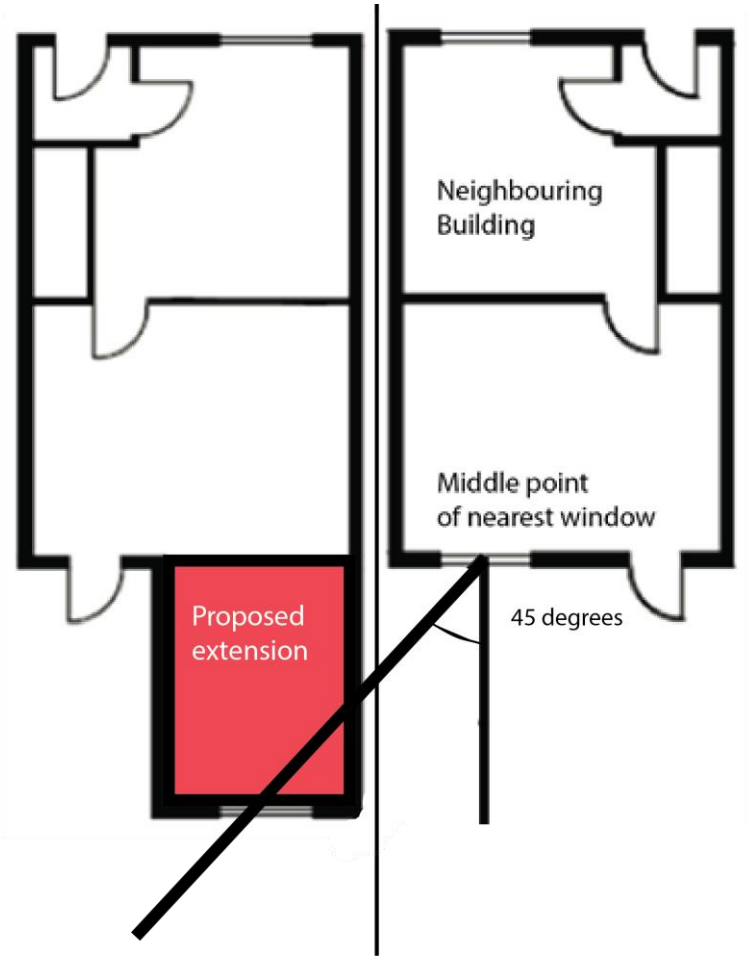


Figure 2b: Proposed development failing 45-degree floor plan test



3.12 When applied to elevation drawings, again a 45-degree line is drawn from the mid-point of the nearest window of an existing property towards the proposed development. If any part of the proposed development crosses the line, then there is potential for daylight to be affected. See Figures 3a and 3b.

Figure 3a: Proposed development passing 45-degree elevation test

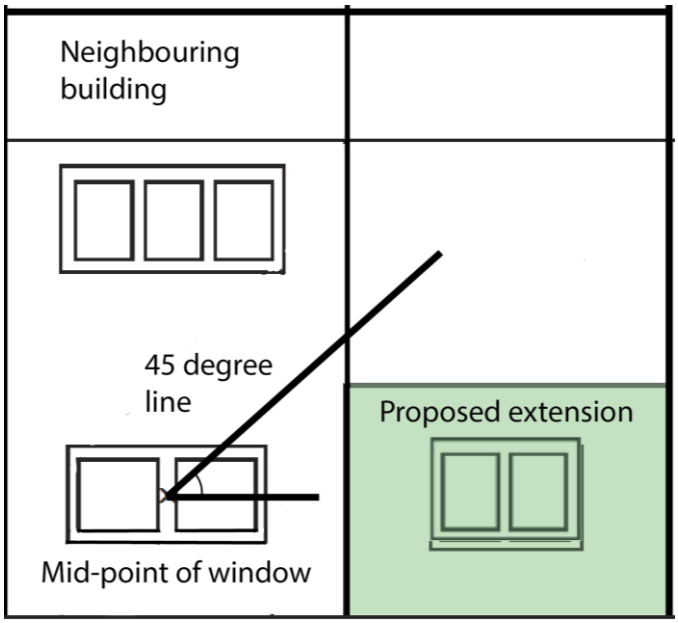
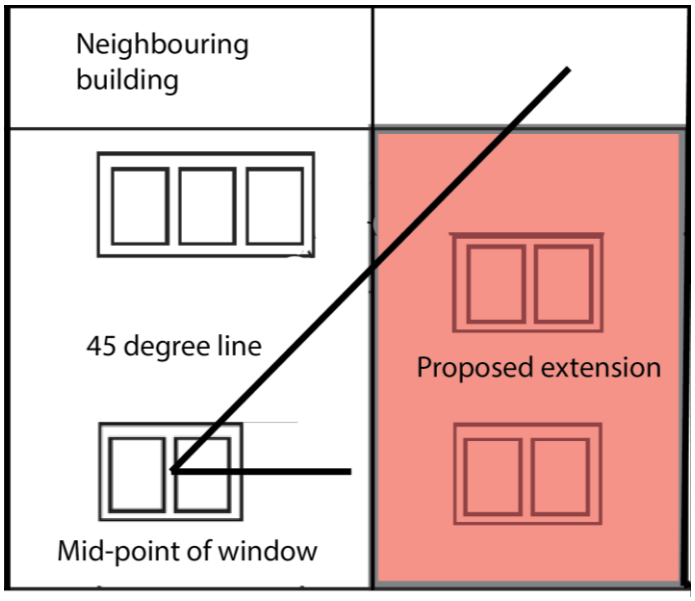


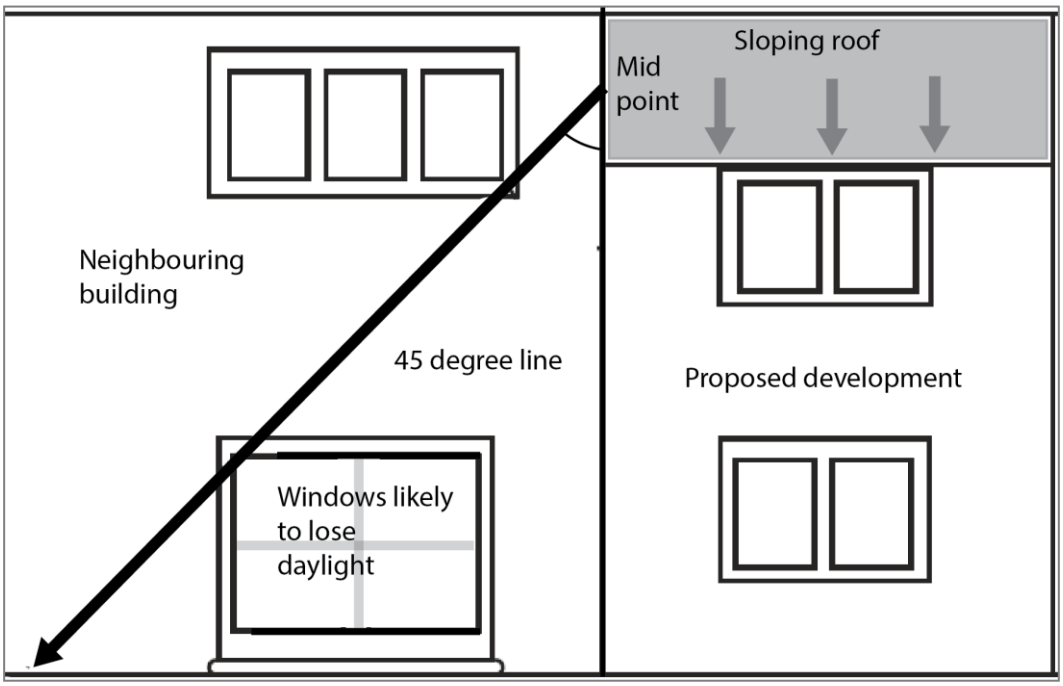
Figure 3b: Proposed development failing 45-degree elevation test



3.13 In applying this test however, two additional factors should be considered where relevant:

- Where the nearest window stretches from floor to ceiling height (a patio door for example), the BRE guidance states that point at which the 45 degree angle is measured should be 1.6m from the floor.
- Where a sloping roof is proposed, it is best to measure the 45-degree angle downwards from the mid-point of the roof slope. Windows lying underneath this line are likely to have experience loss of daylight. See Figure 3c.

Figure 3c: 45 degree test measured downwards from the mid point of sloping roof.

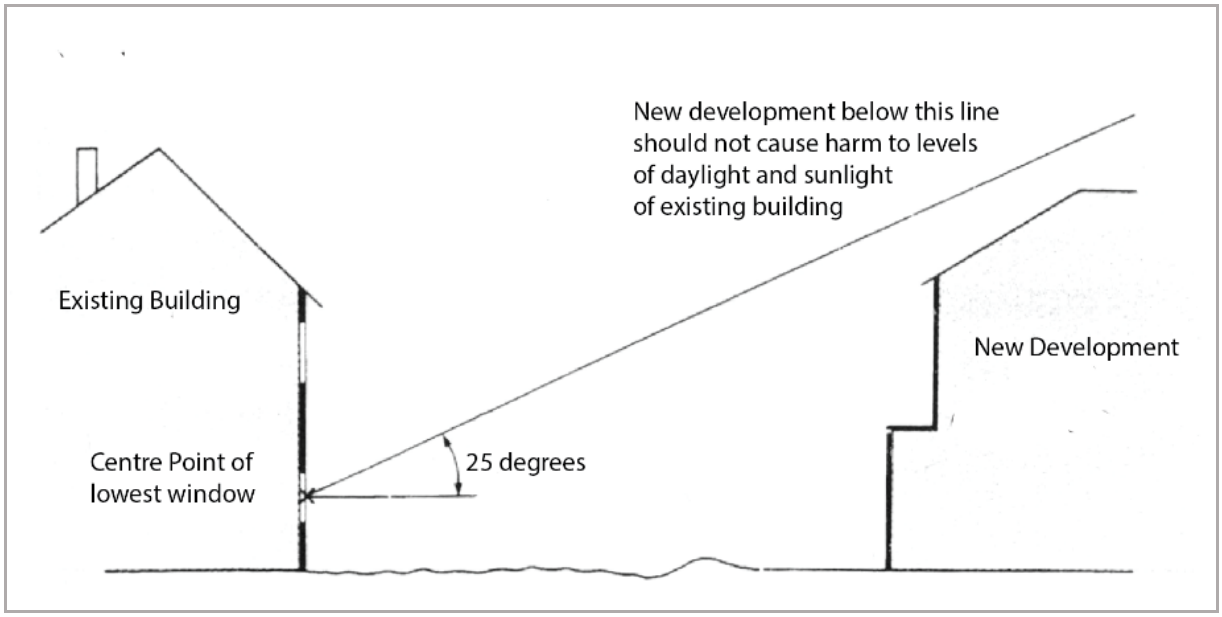


25 degree test

3.14 To assess the impact a proposed development on existing properties (see Figure 4a), a 25 degree line should be projected from the centre of the lowest window of existing residential properties opposite the proposed development. If the whole the proposed development is lower than this line then it is unlikely to have a substantial effect on the daylight enjoyed by occupants in the existing building.

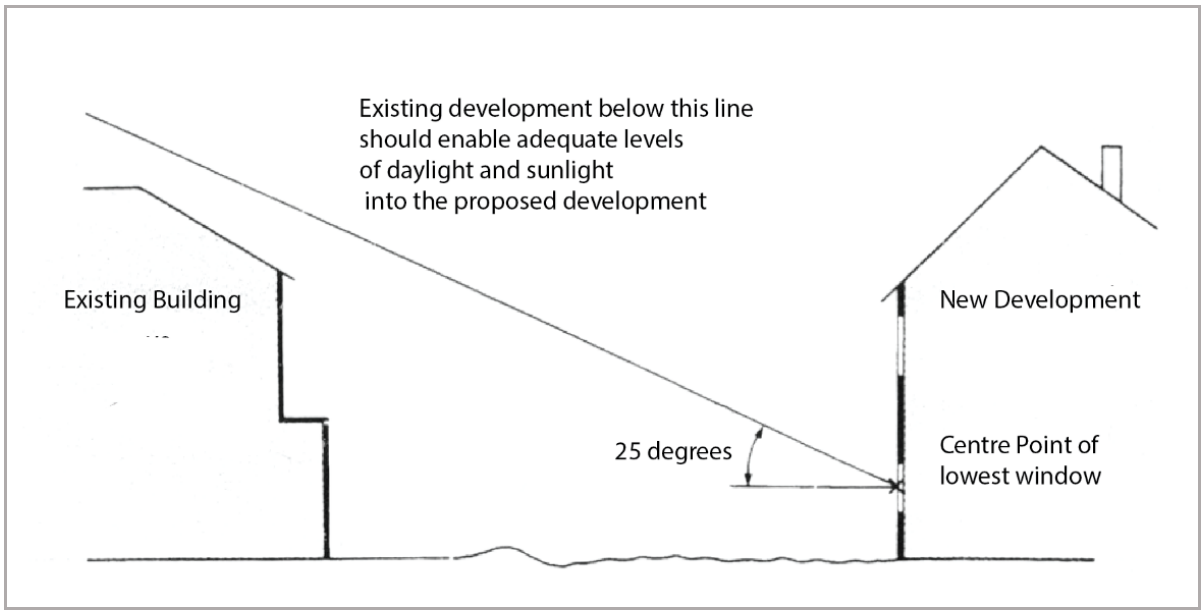
3.15 If the proposed development projects above the 25 degree line, the Council will expect the extent of the development's impact upon daylight and sunlight levels to be assessed in more detail through a daylight and sunlight report.

Figure 4a: 25 degree rule from existing building



3.16 The same principle can also be applied to determine whether the occupants of proposed residential developments are likely to receive adequate levels of daylight and sunlight. To assess this a 25-degree line is instead projected from the centre of the lowest window of each residential property within the proposed development. See Figure 4b.

Figure 4b: 25 degree rule from proposed development



What should daylight and sunlight reports contain?

3.17 The BRE guidance should form the basis for daylight and sunlight reports. They should be prepared by a specialist surveyor or consultant and assess the following:

1. Levels of daylight and sunlight that occupiers are likely to experience within the proposed development and gardens and open spaces (where relevant); and
2. The extent that the proposed development is likely to cause on levels of daylight and sunlight entering windows of neighbouring properties, gardens and open spaces (where relevant)

3.18 Daylight and sunlight reports should also demonstrate how the design has taken into consideration the guidance contained in the BRE document on passive solar design; and have optimised solar gain.

3.19 The Council will expect daylight and sunlight reports to report daylight and sunlight levels using the tools cited in the BRE guidance. The most common tools used are:

- Vertical Sky Component (VSC)
- Average Daylight Factor (ADF)
- Annual Probable Sunlight Hours (APSH)
- No Sky Line (NSL).

3.20 Detailed descriptions of these tools and their associated target values can be found within the BRE guidance.

3.21 As a minimum, daylight and sunlight reports should show:

- the expected daylight and sunlight levels before and after the development is built to enable ease of comparison;
- full details of the methodologies used,
- the full results of assessments; and
- an executive summary.

Flexible consideration of daylight and sunlight

3.22 The Council notes the intentions of the BRE document is to provide advice to developers and decision makers and therefore it should be regarded as a guide rather than policy.

3.23 While we strongly support the aims of the BRE methodology for assessing sunlight and daylight we will consider the outcomes of the assessments flexibility where appropriate, taking into account site specific circumstances and context. For example, to enable new development to respect the existing layout and form in some historic areas, it may be necessary to consider exceptions to the recommendations cited in the BRE guidance. Any exceptions will assessed on a case-by-case basis.

Independent verification of daylight and sunlight reports

3.24 In order to provide the Council with greater certainty over the expected daylight and sunlight levels stated within a daylight and sunlight report, the Council may commission an independent verification of the report, which will be funded by the applicant. Independent verification is likely to be required in instances where

there is possible dispute regarding the measurements cited or new techniques/technology is used to create daylight and sunlight measurements.

Other Considerations: Right to Light Legislation

3.25 The right to light is a legal right which one property may acquire over the land of another. If a structure is erected which reduces the light to an unobstructed property to below sufficient levels, this right is infringed. A right to light can come into existence if it has been enjoyed uninterrupted for 20 years or more, granted by deed, or registered under the Rights of Light Act 1959.

3.26 Planning permission does not override a legal right to light. There also may be instances where development built under permitted development rights compromises light levels to an existing window. In both instances, where a right to light is claimed, this is a matter of property law, rather than planning law. It will be for the parties affected to seek a legal remedy. The Council will have no role or interest in any private dispute arising and it will be for the owner or occupier affected to seek a legal remedy.

4 Artificial Light

KEY MESSAGES:

- Artificial lighting should be considered at the design stage and not affect the amenity of neighbours or wildlife.
- Planning permission is required for artificial lighting structures and equipment that substantially affect the external appearance of a building.
- Developers are expected to employ a specialist lighting engineer accredited by the Institute of Lighting Engineers to design their lighting schemes.
- The Council will apply the agent of change principle in instances where developments sensitive to high levels of artificial light are proposed near to existing uses that are reliant upon the light for their operation.

4.1 This section provides guidance on the Council's approach to artificial lighting and should be read in conjunction with Camden Local Plan policy A1 Managing the impact of development. This chapter contains the following sections:

- Artificial light
- When will planning permission be required for lighting?
- What information should accompany a planning application?
- Matters to consider when designing lighting.

Artificial light

4.2 Excessive or poorly designed lighting can cause light spillage and glare and be damaging to the environment by:

- having a detrimental impact on the quality of life of neighbouring residents;
- changing the character of the locality;
- altering wildlife and ecological patterns; and
- wasting energy.

4.3 The following can cause an artificial light nuisance if they are not maintained or used properly

- security lights (domestic and commercial);
- sports facilities (like floodlit football pitches);
- decorative lighting of buildings or landscapes; and
- laser shows and light art.

4.4 The Council will therefore expect that the design and layout of artificial light be considered at the design stage of a scheme to prevent potential harmful effects of the development on occupiers and neighbours in terms of visual privacy, outlook and disturbance. Artificial lighting should only illuminate the intended area and not affect or affect the amenity of neighbours.

When is planning permission required for lighting?

4.5 Planning permission is usually required for lighting structures and equipment that is likely to substantially affect the external appearance of a building. Planning permission is not required for carrying out maintenance that affects only the interior of a building or does not materially affect its external appearance. Temporary lighting schemes also generally do not require planning permission.

4.6 Examples of where planning permission is usually required include:

- illuminated advertisements, although there are some exceptions, such as those indicating medical services and some commercial advertisements on the front of business premises. (See also Camden Planning Guidance on design);
- the erection of columns to support lighting or other similar structures; and
- external lighting as part of an industrial or commercial scheme.

4.7 In accordance with Policy A1 in the Camden Local Plan, schemes that would cause unacceptable harm to amenity will not be permitted.

What information should accompany a planning application?

4.8 Where planning permission for lighting schemes is required, applicants should provide the following details as applicable:

- the design of lights and associated infrastructure;
- the number of lights;
- lighting levels, lux and lumen details, lamp types, wattage;
- plans showing the area to be lit and the layout of lights, including orientation of beams of light;
- the height of lighting columns;
- control systems including types and location of sensors, times lighting will be on; and
- the need for the lighting, that is, an explanation of what activity the lighting is supporting.

4.9 All light installations should be energy efficient and 'Dark Sky' compliant, not causing obtrusive light pollution, glare or spillage and preserving a sensitively lit night-time environment.

Lumen
This is a measurement of the light output from a light source.
Lux
This is a measurement of the light intensity falling on a surface.
Dark sky compliance
To design lighting schemes in order to avoid lighting that extends beyond its intended target and would be inefficient and waste energy. It also avoids glare and light in unwanted areas.

Matters to consider when designing lighting

Light pollution

4.10 Light pollution is the term used to describe any adverse effect of artificial lighting and includes

- Glare - the uncomfortable brightness of a light source when viewed against a dark sky;
- 'Light trespass' – the spread of light spillage from the boundary of the property on which a light is located; and
- 'Sky glow' - the orange glow we see around urban areas caused by a scattering of artificial light by dust particles and water droplets in the sky.

4.11 National Planning Policy Framework (NPPF) advocates the use of good design, planning policies and decisions in order to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (paragraph 125). National Planning Practice Guidance (NPPG) provides detail on the factors that should be considered when assessing whether a development proposal might have implications for light pollution. In summary, these are whether the proposal could:

- materially alter light levels outside the development;
- make the proposed location for a development unsuitable because of an existing lighting installation;
- have significant impact on a protected site or species;
- be located in or near a protected area of dark sky or an intrinsically dark landscape;
- have potentially high impact on wildlife; or
- include smooth and/or reflective building materials.

General lighting requirements

4.12 To minimise obtrusive light, developers are expected to employ a specialist lighting engineer accredited by the Institute of Lighting Engineers and follow the general principles taken from the Institution of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Light (2011). These include the following:

- Lighting is to be directed downwards wherever possible to illuminate its target. If there is no alternative to up lighting, then the use of shields, baffles and louvres will help reduce the spill of light to a minimum. Up lighting is a particularly bad form of obtrusive light and contributes to sky glow.
- Lighting is to be designed to minimise the spread of light near to, or above, the horizontal. Again, any light that shines above the horizontal line of the light adds to the sky glow effect.
- Lighting should be designed to the correct standard for the task. Over-lighting is a cause of obtrusive light and also represents a waste of energy.

- The main beam angle of all lights proposed directed towards any potential observer is to be kept below 70°. It should be noted that the higher the mounting height, the lower the main beam angle could be. This will help reduce the effect of glare and light spill on neighbouring dwellings, passing motorists, pedestrians, cyclists, etc.
- Lighting should be directed to minimise and preferably avoid light spillage onto neighbouring properties. Wherever possible floodlights with asymmetric beams that permit the front glazing should be kept at, or near parallel to, the surface being lit should be used.
- The lights used should be the most efficient taking into account cost, energy use, and the purpose of the lighting scheme required. All lighting schemes should meet British Standards.

4.13 Artificial lighting should be sited in the most appropriate locations to cause minimal disturbance to occupiers and wildlife, while still illuminating the intended area. This includes considering any occupiers located above the lighting source.

4.14 Consideration should be given to lighting associated with buildings of special historic and architectural interest in order to protect their special interest and that of the wider area. This applies both to the lighting of such buildings and the impact of the lighting installation when seen by day.

4.15 In respect of lighting associated with sports facilities, developers should also consider guidance within Sport England's 'Artificial Sports Lighting' document.

Lighting Infrastructure

4.16 The visual effect of lighting infrastructure when viewed in the daytime needs to be considered. These elements can include junction boxes, poles, brackets and cabling. The design, size and colours of the physical infrastructure need to be carefully considered and should relate to the building it is located on.

Use

4.17 The design of lighting should be specific to the use it supports (e.g. for recreation facilities). Hours of lighting should be limited to the times needed to support the use (both in summer and winter) and be restricted through the use of timers and sensors where relevant (e.g. for security lighting).

4.18 The Council may seek to secure conditions to any planning permission in order to control the hours of operation of any approved lighting scheme.

Agent of change principle

4.19 In order to avoid adverse effects on existing businesses that are likely to generate acceptable levels of artificial light related to their operation, the Council will apply the 'agent of change principle' where light sensitive uses are proposed in close proximity to them. The agent of change principle identifies that the party responsible for a change should also be responsible for managing the impact of that change.

4.20 Within Camden, this is particularly relevant in cases where residential development is proposed near to an established sports, leisure or entertainment venue. New residents moving into the new residential development, for example, have the potential to make complaints with regards to glare or light trespass which could have an impact on the venue's future operation.

4.21 Development sensitive to high levels of artificial light proposed near to an existing use which generate artificial light that could lead to glare or light trespass should therefore include necessary measures at the design stage to mitigate the anticipated lighting effects of the venue. The Council may seek to secure mitigation measures through the use of planning conditions if necessary.

Consideration of biodiversity impacts

4.22 Artificial lighting can often impact on wildlife habitats, particularly where lighting is proposed in open spaces, for example to provide lighting for sports courts and pitches or to improve security, such as along Regents Canal (see the Royal Commission on Environmental Pollution's 2009 report, Artificial Light in the Environment). Artificial lighting can have particularly severe implications for the natural daily rhythms of a range of animals and plants. Sites and habitats identified for their nature conservation value should therefore not be adversely affected by lighting.(See the Policies Map for the location of nature conservation sites.)

4.23 If proposed lighting is located within or adjacent to areas of open space or nature conservation sites, the Council will expect developers to employ a specialist lighting engineer accredited by the Institute of Lighting Engineers and provide details regarding how the lighting scheme will mitigate any potential biodiversity impacts arising from the installation or operation of the proposed lighting. This may also require a survey to identify if there are any nesting birds in the immediate vicinity or if it is close to an area where bats may hibernate or emerge at feeding time. This is particularly important if the operation of the lighting extends beyond dusk, which is roughly the time bats will come out to forage. Please also see Camden Planning Guidance on biodiversity.

4.24 Please contact the Council's Nature Conservation Officer at an early stage of the design of a scheme to discuss measures to mitigate the impact of lighting schemes on biodiversity. Further details can be found in Camden Planning Guidance on Biodiversity.

5 Construction Management Plans

KEY MESSAGES:

- Construction Management Plans (CMPs) are expected for major developments and the Council will assess the need for a CMP for smaller developments on a case-by-case basis.
- The Council expects CMPs to be submitted after planning permission is granted and to include significant input from the contractor(s) appointed to undertake the work.
- CMPs must address transport/highways and environmental health impacts, as well as any cumulative construction impacts as a result of activity from multiple sites in close proximity to one another.
- The Council's CMP Pro-forma template must be used when completing a CMP.
- Developers are expected to consult on their CMP with affected parties before submitting it to the Council.
- There is a charge for the review and ongoing monitoring of CMPs.

5.1 This guidance relates to the application of Local Plan Policy A1 – Managing the impact of development and provides detail regarding the use of Construction Management Plans.

This chapter contains the following sections:

- What are construction management plans?
- Circumstances where the Council will expect a construction management plan
- How should Construction Management Plans be prepared?
- Cumulative impacts
- Consultation and Construction Working Groups
- Planning obligations

What are construction management plans?

5.2 A Construction Management Plan (CMP) is a technical document, which assists the Council in fulfilling its statutory duties. The Council has a legal duty to ensure highway safety and to protect residents from the effects of noise (including vibration) and other environmental issues affecting amenity, which could result from construction activity under the Control of Pollution Act 1974, Environmental Protection Act 1990 and Prevention of Damage by Pest Act 1949.

5.3 A CMP sets out the measures that a contractor will take, both on-site and off-site, in order to reasonably minimise the detrimental effects of construction and incorporate mechanisms that overlap with other regulatory regimes (particularly highways and environmental protection). Most CMPs are 'umbrella' documents managing all impacts of the demolition, excavation and construction processes.

5.4 Besides ensuring that measures under these different service areas are coordinated in one document, CMPs represent a proactive approach to addressing construction issues. Their purpose is to encourage developers to work with the Council and local people in managing the construction process with a view to ensuring that problems are foreseen and addressed with appropriate mitigation.

Further information on CMPs is available on the Council's website.

Circumstances where the Council will expect a Construction Management Plan

5.5 Typically, a CMP will be expected where the following developments are proposed:

- major developments;
- other developments, assessed on a case-by-case basis, where:
  - the construction process has a significant impact on adjoining properties particularly on sensitive uses;
  - particular 'on-site' issues arising from the construction process are identified (e.g. large scale demolition or complicated or intrusive remediation measures);
  - sites with poor or limited access;
  - sites with restricted access through narrow residential streets;
  - basement developments;
  - where substantial work to listed buildings or adjacent to listed buildings is proposed;
  - where wildlife could be seriously affected;
  - the anticipated length of the demolition, excavation or construction period could cause significant disturbance;
  - the construction process is likely to take place outside normal working hours;
  - specific issues have been identified in the light of external consultation (where these are supported by objective evidence);
  - where constraints arising from the layout or size of the site could impact on the surrounding road network;
  - where there are already a high number of existing active construction sites within the local area;
  - canal side sites; and
  - rail-side sites

5.6 CMPs are expected for all major developments. When assessing whether CMPs should be submitted for other developments, particular attention will be paid to the nature and layout of the site and any on-site factors that are likely to seriously exacerbate the impact of the works on the surrounding area. These could include development in residential areas, in close proximity to a school or a care home, or very narrow or restricted site access (e.g. development in a mews with no footways). For smaller developments, a lack of on-site space for plant, storage of materials, and loading and unloading of vehicles may mean that construction effects will inevitably take place close to the boundary and encroach onto the public highway.

How should Construction Management Plans be prepared?

5.7 A CMP should be submitted after planning permission has been granted and should include significant input by the appointed contractor to ensure that the building work can be delivered as intended. It may also be necessary to seek the input from other consultants on matters such as transport, noise, and pest control.

5.8 The CMP must be prepared using the Council's CMP pro-forma, which outlines the information that the Council expects. The pro-forma has been developed in the context of the Council's commitment to Transport for London's CLOCS (Construction Logistics and Community Safety) Standard for Construction Logistics, Camden's Minimum Requirements for Building Construction (CMRBC), and the Council's Considerate Contractors Manual.

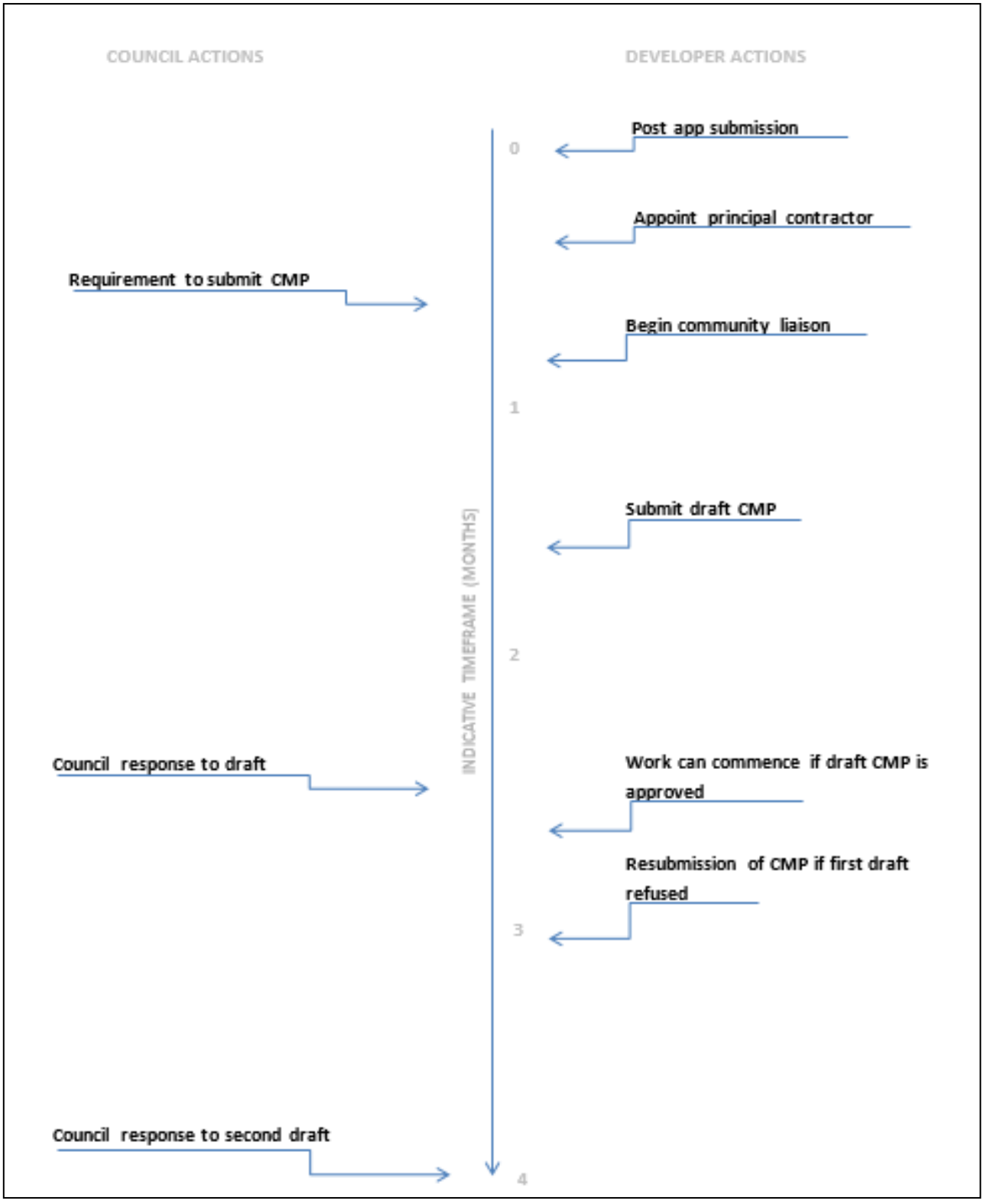
5.9 The CMP pro-forma, including guidance on how to complete the pro-forma is available on the Council's website. A CMP should be treated as a 'live' document, whereby different stages will be completed and submitted as the development progresses. Where it is considered that the CMP does not adequately mitigate the current/planned works, the Council may request that the CMP be redrafted or additional information is submitted before signing off the document. Where separate contractors are responsible for different works phases (e.g. demolition phase and construction phase), the Council will expect separate CMPs prepared by each contractor for their respective phase.

5.10 Expected working hours should be set out in the pro-forma. Standard working hours for construction sites in Camden are 8am-6pm Monday to Friday and 8am-1pm on Saturdays. No work should take place on Sundays or public holidays. It is expected that the community be consulted on the proposed working hours. Alternatives to the standard working hours set out above may be considered where proposed in response to consultation with the community.

5.11 The Council is aware that some developers may be more familiar with the use of Construction Logistics Plans (CLPs), referred to in guidance published by Transport for London (TfL). It should be noted that the transport section of Camden's CMP pro-forma is based on TfL's CLP. Building on the contents of a CLP, Camden's CMP process expects additional detail relating to environmental health and community liaison considerations. These are often not considered in sufficient detail within CLP templates and associated guidance. A CLP prepared solely in accordance with TfL's CLP guidance cannot therefore be submitted as a substitute to a CMP.

Figure A below sets out the usual CMP process and timeline.

Figure A: Construction Management Plan timeline



Cumulative impacts

5.12 At any given time, there are likely to be areas of the borough with particularly high concentrations of individual construction sites. Collectively these have the potential to cause unacceptable adverse impact to amenity. The Council will therefore expect that CMPs should consider the cumulative impacts that could arise from the site and other construction sites within the vicinity. The Council has a good working knowledge of the extent of current and future construction activity within specific areas and developers are encouraged to work with the Council to identify potential problems. Please contact the Infrastructure and Growth team, 5 Pancras Square, London, N1C 4AG, email: planningobligations@camden.gov.uk.

5.13 In order to mitigate any cumulative impacts, the Council will encourage developers to co-ordinate their construction activities with other construction sites, such as managing noisy working hours and coordinating deliveries to minimise impact on the highway network.

Consultation and Construction Working Groups

5.14 A neighbourhood consultation process must be undertaken prior to submission of the first draft of the CMP. This consultation must focus on construction impacts (including proposed working hours), and should take place following the granting of planning permission in the lead up to the submission of the CMP.. A consultation process specifically relating to construction impact construction must take place regardless of any prior consultations relating to planning matters. Further guidance regarding how to undertake the consultation process is available on the Council's website.

5.15 For major developments, a construction working group should be established in order to discuss, advise and, where appropriate, make recommendations to the developer in relation to the build and preparation of the CMP. Even if this group does not meet regularly, as a minimum the Council would expect a site to set up a communication distribution list with regular emails sent by the developer/contractor to keep the residents informed about the progress of the work. The working group should be made up of an appropriate number of representatives from local residents and/or business associations, a nominee of the Council if necessary, and a project manager and/or liaison officer who will act as a point of contact between the local community and the developer if necessary.

Planning obligations

5.16 Planning conditions can only be used to control matters within the boundary of a site. However, as the range of matters typically covered by a Construction Management Plan, particularly in relation to highways, lie outside of the site boundary, a CMP will be secured through S106 legal agreement in most cases.

5.17 The Council has introduced an implementation support contribution that is payable by developers and secured through S106 legal agreement that is used to contribute towards the costs of the Council of reviewing, monitoring and (if necessary) enforcing CMPs. The charging structure is based on the projected officer time, which could include managing complaints from residents, meetings with the applicants and site visits in addition to the time taken to review CMPs.

Further information on Camden's CMP charge structure can be found on the Council's website.

6 Noise and vibration

KEY MESSAGES:

- The Council will assess the impact of noise and vibration through the consideration of acoustic reports submitted by applicants.
- Noise mitigation (where appropriate) is expected to be incorporated into developments at the design stage.
- The Council will secure mitigation measures through planning condition or legal agreement where necessary.
- The Council will adopt the 'agent of change' principle.

6.1 Noise and vibration can have a significant impact on amenity, quality of life and wellbeing. This section provides guidance regarding the application of Local Plan Policies A4 Noise and vibration and A1 Managing the impact of development, which seek to protect residents of both existing and new residential developments and the occupiers of other noise-sensitive developments from the adverse effects of noise and vibration. Appendix 3 of the Local Plan supports these policies and sets out expected standard in terms of noise and vibration.

6.2 This chapter contains guidance on the following:

- Assessing the impact of noise and vibration
- Acoustic reports
- Internal noise levels and vibration
- Plant and other noise generating equipment
- Food, drink, entertainment and leisure noise
- Delivery management.

Assessing the impact of noise and vibration.

6.3 The Council will assess the impact of noise and vibration though acoustic reports submitted by applicants.

When should acoustic reports be prepared?

6.4 When a planning application is submitted, an acoustic report should accompany the application where any of the following are proposed:

- plant, ventilation, air extraction or conditioning equipment and flues;
- uses likely to create significant noise such as food/drink/entertainment and leisure uses, industrial uses, day nurseries, places of worship, schools and colleges;
- a noise-sensitive use located in noisy environment (e.g. near to a busy road, railway line, noisy industry)
    - noise sensitive uses include housing, schools/libraries, hospitals, offices, workshops, laboratories, hotels and open spaces.
    - a noisy environment is considered to be an area where non-standard adaptations have to be made to a development in order to prevent harmful or otherwise unwanted effects, such as annoyance or sleep disturbance.

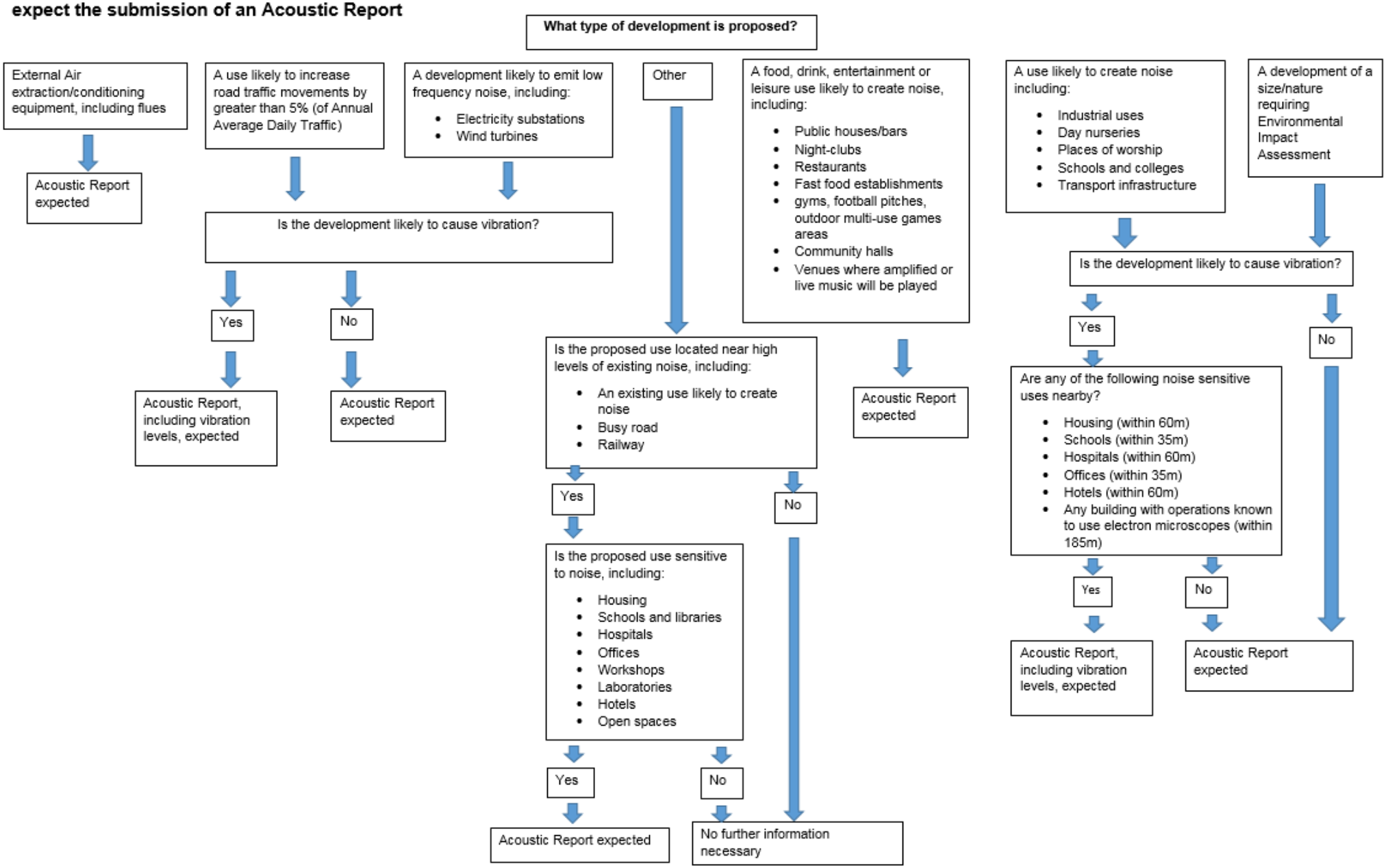
- uses likely to generate a significant amount of traffic (defined as road traffic movements greater than 5% of Annual Average Daily Traffic); and
- developments emitting low frequency noise (e.g. electricity substation).

6.5 Diagram 1 below summarises the instances of where an acoustic report is expected and where the report should also consider vibration impacts.

6.6 After planning permission is granted, an additional acoustic report should also be submitted to consider the noise impacts of the construction stage as part of Construction Management Plans (CMPs). Please see Camden Planning Guidance relating to CMPs and information on the Council's website for further information.

6.7 Development of a size and/or nature requiring Environmental Impact Assessment (EIA) should also submit an acoustic report.

Diagram 1: Flow chart showing when the Council will expect the submission of an Acoustic Report



Noise and vibration thresholds

6.8 When assessing acoustic reports, the Council will consider the reported measurements against the noise thresholds set out in Appendix 3 of the Local Plan. The thresholds are expressed as 'effect levels', which sets out a hierarchy of expected changes in behaviour and impact on health and wellbeing in response to increasing noise levels (measured in decibels - dB). The 'effect levels' are summarised below and explained in detail in National Planning Practice Guidance (NPPG). The table detailing each 'effect level' from NPPG is also set out in Appendix 1 to this guidance for ease of reference.

- No observed effect level (NOEL) – the level below which no effect can be detected on health and quality of life.
- Lowest observable adverse effect level (LOAEL) – the level above which changes in behaviour (e.g. closing windows for periods of the day) and adverse effects on health (e.g. sleep disturbance) and quality of life can be detected.
- Significant observed adverse effect level (SOAEL) – the level above which adverse effects on health and quality of life occur. This could include psychological stress, regular sleep deprivation and loss of appetite.

6.9 Where appropriate, the Council will also consider the cumulative impact of numerous individual noise sources where noise is known to be an issue. Camden's town centres for example are known to have a proliferation of air conditioning machinery and contain numerous food, drink, leisure and entertainment uses which all contribute to creating noisy environments.

Mitigating noise impacts

6.10 The implications of noise and vibration should be considered at the beginning of the design process so that the impacts of noise and vibration can be minimised. Examples of design features which could reduce noise impacts include (but are not limited to):

- locating noise sensitive areas/rooms away from the parts of the site most exposed to noises;
- creating setbacks;
- designing a building so its shape and orientation reflect noise and protect the most sensitive uses;
- stacking similar rooms (such as kitchens and living rooms) above each other;
- positioning non-residential uses closer to the noise source in mixed use developments;
- insulating and soundproofing doors, walls, windows, floors and ceilings;
- sealing air gaps around windows;
- double glazing;
- including architectural fins (where appropriate);
- laminated glass;
- anti-vibration foundations;
- noise barriers such as landscaping, fencing and solid balconies to reflect sound; and
- incorporating 'sound proof' construction/cladding materials.

6.11 In instances where noise mitigation is necessary, proposals will be expected to include appropriate attenuation to alleviate or mitigate the impact of noise and

vibrations to an acceptable level. Where noise mitigation has not been proposed adequately, but is considered necessary, the Council will consider the use of planning conditions or a legal agreement. Guidance regarding mitigation can be found within *BS8233:2014 Guidance on sound insulation and noise reduction for buildings*.

6.12 Examples of mitigation include:

- reducing the noise emitted at its point of generation (e.g. by using quiet machines and/or quiet methods of working);
- containing the noise generating equipment (e.g. by insulating buildings which house machinery and/or providing purpose-built barriers around the site);
- protecting any surrounding noise-sensitive buildings (e.g. by improving sound insulation in these buildings and/or screening them by purpose-built barriers);
- ensuring an adequate distance between source and noise-sensitive buildings or areas;
- screening by natural barriers, buildings, or non-critical rooms in the development.
- limiting the operating time of the source;
- restricting activities allowed on the site;
- specifying an acceptable noise limit;
- restricting window openings;
- sound proofing internal and external walls; and
- using cladding specifically designed for sound reduction.

Agent of change principle

6.13 In order so existing businesses do not have unreasonable restrictions put onto them because of changes in nearby land uses, the Council will apply the 'agent of change' principle. The 'agent of change' principle identifies the person or business responsible for the change is also responsible for managing the impact of the change.

6.14 Noise sensitive uses proposed near to existing uses/businesses likely to create significant noise should therefore include necessary features to mitigate the anticipated noise and vibration effects of the existing use/business nearby.

Acoustic reports

6.15 Camden's noise and vibration thresholds in Appendix 3 of the Local Plan provide the starting point for developing acoustic reports relating to:

- vibration;
- developments likely to be sensitive to noise;
- industrial and commercial noise; and
- entertainment noise.

6.16 Developers should also seek guidance from the Council's Noise team prior to any acoustic work being carried out in order so they can advise on the best methodology for the proposed development and any bespoke reporting for developments that may fall outside of the above categories.

The Camden Council Noise team can be contacted at RegulatoryServices@camden.gov.uk

6.17 Assessments should be carried out and produced by a suitably qualified and competent consultant and conform to the standards in *BS7445 1-3:2003 Description and measurement of environmental noise* (or any later replacement guidance).

6.18 As assessment and guidance for noise and vibration control is always evolving, applicants must ensure that they consider amendments or updates to existing noise guidance. Where there is uncertainty, they should contact the Council's Noise team for clarification.

6.19 The appropriate amount and detail of information required will depend on the specific circumstances of a proposal. Details and information forming the minimum requirements for specific types of development can be provided by the Council's Noise team.

6.20 The minimum below information is expected to be submitted as part of an acoustic report:

- description of the proposal;
- description of the site and surroundings, a site map showing noise and vibration sources and measurement locations;
- background noise levels measured over a minimum of 24 hours;
- details of instruments and methodology used for noise measurements (including reasons for settings and descriptors used, calibration details);
- details of the plant or other source of noise and vibration both on plan and elevations and manufacturers specifications;
- noise or vibration output from proposed plant or other source of noise and vibration, including:
    - noise or vibration levels;
    - frequency of the output; and
    - length of time of the output.
- features of the noise or vibration e.g. impulses, distinguishable continuous tone, irregular bursts;
- specification of the plant, supporting structure, fixtures and finishes;
- location of noise sensitive uses and neighbouring windows;
- details of measures to mitigate noise and vibration;
- details of any associated work including acoustic enclosures and/or screening;
- cumulative noise levels; and;
- hours/days of operation.

6.21 In order to demonstrate all the above has been submitted, a copy of the Council's acoustic report Checklist should also be submitted along with the report.

Internal noise levels and vibration

Internal noise levels

6.22 The requirements of the Building Regulations are usually adequate for the sound insulation between floors and walls of adjoining dwellings, making planning conditions unnecessary.

6.23 The requirements of the Building Regulations are however likely to be inadequate in instances where:

- a new commercial use likely to generate noise adjoins an existing residential building (and vice versa); and/or
- a change of use will result in a residential development being sited in a noisy environment.

6.24 Where such development is proposed, the Council is likely to use planning conditions requiring substantially enhanced sound insulation of relevant walls, floors and ceilings compared to the minimum specifications of the Building Regulations. In proposing conditions, the Council will consider guidance available within *BS8233:2014 Guidance on sound insulation and noise reduction for buildings*, Guidelines for Community Noise (1999) and Night Noise Guidelines for Europe (2009) published by the World Health Organisation.

Vibration

6.25 Vibrations transmitted through the structure of a building can be detected by its occupants and can result in adverse effects. Depending on the timing and the nature of the vibration, occupants may have disturbed sleep or struggle to work efficiently. Vibration at higher magnitudes can even act to damage a building over time.

6.26 When assessing the impact of vibration, the Council will expect the vibration thresholds within Camden Local Plan Appendix 3 not be exceeded and consider guidance from *B6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings Part 1: Vibration sources other than blasting'*.

Plant and other noise generating equipment

6.27 Developments proposing plant, ventilation, air extraction or conditioning equipment and flues will need to provide the system's technical specifications to the Council accompanying any acoustic report. '*BS4142 Method for rating Industrial and Commercial Sound*' contains guidance and standards which should also be considered within the acoustic report.

6.28 There are however likely to be instances where the Council will consider that a BS4142 assessment alone is not sufficient to provide all the information necessary. Plant such as electrical substations for example, may meet BS4142 standards, but are also known to emit low frequency noise, which also needs to be considered. Developers are therefore encouraged to discuss proposals of this nature with the Council's Noise team before preparing their acoustic report - Email: RegulatoryServices@camden.gov.uk.

6.29 Plant, ventilation, air extraction or conditioning equipment and flues can cause disturbance to residential properties. The Council would therefore welcome the use of long-term maintenance agreements to ensure that equipment maintains acceptable noise levels over its lifetime and the use of timers to limit any unnecessary operation of the equipment.

Food, drink, entertainment and leisure noise

6.30 Food, drink, entertainment and leisure uses can pose particular difficulties in terms of noise and disturbance, as their peak operating time is usually in the evening and late at night.

6.31 Where such uses are proposed, access routes, outdoor standing/seating areas, smoking areas, pub gardens, etc. should be sited away from noise sensitive facades and/or effectively screened.

6.32 The Council expects the noise impacts of these uses to be considered within an acoustic report. Assessments of noise from entertainment and leisure premises must include consideration of amplified and unamplified music, human voices, footfall, vehicle movements and other general activity. Developers should contact the Council's Noise team to discuss the most appropriate methodologies to undertake the assessment.

6.33 Principally, in order to manage food, drink, entertainment and leisure noise, the Council will consider the use of planning conditions to control aspects such as (but not limited to):

- opening times;
- amplified music (e.g. times when music can be played and maximum volumes); and
- restrictions on times where outdoor standing/seating areas can be used.

6.34 In line with Local Plan policies TC4 and C5, the Council will also consider the use of management plans secured through a section 106 legal agreement, which may include elements principally seeking to manage noise off-site. Examples could include:

- staff training;
- positioning queues away from residential buildings; and
- ensuring that bottles and cans are not disposed of in outdoor bins areas late at night.

In order for existing businesses to continue operating without restriction, in instances where a noise sensitive use is proposed near to an existing food, drink, entertainment or leisure venue known to generate noise and vibration, the Council will apply the 'agent of change' principle (referred to in Section 1). Within Camden, this will often mean that residential development will be expected to include sufficient insulation to mitigate the anticipated noise and vibration effects of a nearby food, drink, entertainment or leisure venue.

Delivery management

6.35 Deliveries and collections can cause disruption to nearby residential properties. When preparing Delivery and Servicing Management Plans, in order to reduce noise impacts regard should be given to the following:

- Noise Abatement Society's Silent Approach Quiet Night Time Delivery Scheme;
- Guidance published by Transport for London regarding retiming and consolidating deliveries;
- Freight Transport Association Guidance Delivering the Goods – a toolkit for improving night-time deliveries; and
- Camden Local Plan Policy T4 Sustainable movement of goods and materials and associated Camden Planning Guidance to reduce the number of overall deliveries.

6.36 The Council expects that deliveries and refuse collections to be carried out between 08:00-20:00hrs. Developments requiring deliveries outside of these times should provide an acoustic report to demonstrate there will be no adverse impact in relation to noise, with particular reference to residential occupiers as a result of these activities. When preparing the assessment, regard should be given to *BS4142 Method for rating and assessing industrial and commercial sound*. Developers are however encouraged to discuss their proposals with the Council's Noise team before conducting their acoustic report. (Email: RegulatoryServices@camden.gov.uk.)

7 Wind and micro-climate

KEY MESSAGES:

- New developments should consider the local wind environment, local temperature, overshadowing and glare, both on and off the site.
- Buildings taller than their surroundings may cause excessive wind in neighbouring streets and public areas.
- Where poor wind conditions already exist reasonable attempts must be made to improve conditions.

7.1 The purpose of this guidance is to ensure that appropriate standards are met in the design of buildings and outdoor features to ensure that suitable safety and comfort levels are achieved in terms of wind and microclimate. It relates to Camden Local Plan Policy A1 Managing the impact of development and Policy D1 Design in relation to tall buildings (paras 7.35-7.38).

7.2 London Plan policy 7.6 Architecture seeks to ensure that buildings and structures do not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. Furthermore, London Plan policy on tall and large buildings (policy 7.7) states that tall buildings, among other things, should not affect their surroundings adversely in terms of microclimate and wind turbulence.

7.3 This chapter contains guidance on the following:

- When wind and microclimate should be considered
- Wind
- Other influences on microclimate

When wind and microclimate should be considered

7.4 This guidance applies to all development that has the potential to change its environment with regard to wind and micro-climate, including extensions (see box below). However, the implications for a proposal will vary greatly depending on the nature of the site, the scale of development, its interaction with surrounding sites, and existing buildings and structures on the site.

7.5 The construction of a building changes the microclimate in its vicinity. Micro-climate refers to local conditions including wind, temperature, overshadowing, access to daylight and general comfort. In particular high-rise buildings can cause high wind velocities at pedestrian level which can create an uncomfortable environment and can even be dangerous. Therefore, the design of a building should not only focus on the building envelope and on providing good indoor environment, but should also consider the effect on the surrounding outdoor environment.

7.6 Developments with potential to change their local environment include:

- New or modified tall buildings or buildings significantly higher than any surrounding building;
- Significant modifications to the built environment in areas of quantifiable and recognised existing wind nuisance;
- Major proposals adjacent to or incorporating a significant area of public or outdoor space;
- Developments with a large amount of glazing or dark masonry surfaces; or
- A combination of new or modified buildings that cumulatively, will significantly change the wind environment.

Wind

7.7 Buildings taller than their surroundings may cause excessive wind in neighbouring streets and public areas. Environmental winds are primarily driven by building massing and should be considered at the early design stages, when changes to achieve design objectives can be made most easily.

7.8 The Council will expect applicants to consider the local wind environment, both on and off the site, when designing schemes. Where poor wind conditions exist in an area prior to development, a reasonable attempt must also be made to improve conditions in general.

What information should be provided on wind?

7.9 The Council expects relevant developments to use the established Lawson Comfort Level Ratings. The Lawson Criteria are used throughout the UK to assess local wind environments and are a widely accepted assessment tool.

The Lawson Comfort Criteria

The Lawson Comfort Criteria is a scale for assessing the suitability of wind conditions in the urban environment based upon threshold values of wind speed and frequency of occurrence.

It sets out a range of pedestrian activities from sitting through to crossing the road and for each activity defines a wind speed and frequency of occurrence (see Figure 1 below).

If the wind conditions exceed the threshold then the conditions are unacceptable for the stated activity.

Figure 1 - Lawson Comfort Level Rating

Lawson Comfort Level Rating	**Predominant activity**	**Mean hourly wind speed exceeded less than 5% of the time**
C4 - Long term "Sitting"	Reading a newspaper and eating and drinking	4m/s
C3 - "Standing" or short term sitting	Appropriate for bus stops, window shopping and building entrances	6m/s
C2 - Pedestrian Walking or "Strolling"	General areas of walking and sightseeing	8m/s
C1 - Business "Walking"	Local areas around tall buildings where people are not expected to linger	10m/s

7.10 For relevant developments, planning applications should be accompanied by qualitative wind impact statement, prepared by a suitably qualified professional (i.e. wind engineer or similar).

7.11 You must firstly carry out a qualitative wind impact assessment. If the results of this show potential negative impacts you will also need to carry out a quantitative assessment. Both assessments must be submitted with the planning application. The assessment must provide detailed information on how the proposal meets this guidance, using quantitative measures (i.e. evidence of wind tunnel testing or similar).

A Wind Impact Statement must:

- Show how the proposal is expected to affect the local wind environment;
- Describe how the proposal has addressed the local wind environment;
- Include reference to specific features of the site or the development that make a contribution to the wind environment, either positively or negatively, and highlight areas of concern; and
- Reference the proposal's ability to meet the targets of this guidance, and make recommendations regarding the necessity for additional work, as described below.

A Wind Impact Statement should:

- Compare existing and proposed conditions against the Lawson Comfort Criteria in both summer and winter conditions;
- Demonstrate how the proposal has adapted to the local wind environment;
- Reference specific features of the site or the development that make a contribution to the wind environment, both positively or negatively;
- Highlight areas of concern, and
- Describe the proposal's ability to adhere to the guidance.

Impact on the following areas must be considered where relevant:

- public and private open spaces on and adjacent to the site;
- outdoor areas on upper levels of the development;
- entrance and exit areas;

- shop windows;
- bus stops;
- outdoor dining areas;
- thoroughfares; and
- pedestrian crossing points.

7.12 If a proposal does not achieve the targeted ratings or outcomes applicants must provide sound justification to demonstrate, to the satisfaction of the Council, why their proposal cannot meet the targets. This justification should be prepared in conjunction with, and endorsed by a wind engineer, and must include evidence of the attempts that have been made to address design deficiencies.

7.13 If a proposal does not satisfactorily meet the criteria, and satisfactory justification is not provided, the proposal may be refused.

7.14 The Council may attach conditions to secure the achievement of wind speeds around a building no greater than those predicted. The Council may require alterations or other remedial measures at the developer's expense if wind speed targets are not met.

Other considerations relating to the wind environment

7.15 Development must not compromise the viability of wind-driven renewable energy generators on adjacent and nearby sites. Where wind-driven energy generators are likely to be significantly affected, applicants are responsible for mitigating the loss by moving, modifying or replacing the installation, or by incorporating equivalent renewable energy generation within the application site.

7.16 Where a development affects the viability of an existing wind-driven renewable energy generator, and the solution is to modify the installation off-site, all approvals, expenses and risks are the responsibility of the applicant. This requirement will be incorporated as a condition or in a S106 agreement relating to any approval. Where additional renewable energy capacity is to be installed on site, this will be assessed in conjunction with other renewable energy installations. (Note: additional capacity that is gained by installations off-site should be credited toward the onsite requirement for the development)

7.17 Wind environment also impacts on natural ventilation systems. Therefore, natural ventilation must also be considered in building design.

Other influences on micro-climate

Local heat

7.18 Local air temperature can be affected by a building's ability to absorb heat during the day and release it at night. This cumulative effect of this happening across London results in the urban heat island effect. The Council strongly encourages green roofs, brown roofs, green walls and soft landscaping in all developments to reduce this effect. Applicants can also consider light coloured building materials so unnecessary heat is not absorbed by a proposed building. See Camden Planning Guidance on sustainability for further guidance on these issues.

Overshadowing

7.19 You should consider the design of your proposal carefully so that it does not block sunlight and overshadow windows or open spaces and gardens. It will be particularly important in Central London and other densely developed part of the borough to prevent overshadowing of amenity space and open spaces given the limited amount of open

spaces and the existing amount of overshadowing. Further detail can be found in the daylight and sunlight chapter of this Guidance.

Glare

7.20 Glare is uncomfortably bright sunlight reflected from a building façade. It is generally caused by tall, fully glazed and sloping facades with reflective finishes that reflect the sun. Tall buildings should be designed to avoid this and use materials that do not result in glare. See Artificial Light section of this Guidance for further details.

8 Contaminated land

KEY MESSAGES:

- Contaminated land can pose a serious risk to health and the environment.
- Contaminated land assessments should be submitted for developments located on contaminated land or propose a use that has the potential to contaminate land.
- Developers should contact the Council's Contaminated Land team for information regarding a site's contamination history and possible remedial measures.

8.1 This guidance relates to the application of Camden Local Plan Policy A1 – Managing the Impact of development, and relates to contaminated land. It covers the following:

- What is contaminated land?
- Causes of land contamination
- Contaminated land assessments
- Assessments for existing contaminated land
- Assessments where there is potential land contamination through the proposed use
- How should contaminated land assessments be prepared?
- Use of planning obligations
- Involvement of statutory consultees

What is contaminated land?

8.2 Contaminated land is land that has been polluted with harmful substances to the point where it now poses a serious risk to health and the environment. 'Contaminated land' has a specific legal definition which is used in relation to an 'unacceptable risk' of harm to health. For more information please see Department for Environment, Food and Rural Affairs (DEFRA) web pages.

Causes of land contamination

8.3 In Camden, historic land contamination is most commonly derived from land uses such as engineering & manufacturing works, chemical works, metal plating works, printers, leather works, railways and electrical substations.

8.4 Some common reasons for land becoming contaminated include:

- improper chemical handling or disposal practices;
- accidental spillages, or leakages of chemicals during manufacturing or storage;
- polluted groundwater migrating under a site; and
- particles settling from factory emissions.

8.5 The most common pollutants of land in Camden include heavy metals (such as lead, arsenic, cadmium and chromium), asbestos and organic compounds.

8.6 Contamination can also come from historical activities dating back many hundreds of years, such as spoil heaps from some Roman lead mines, and even from naturally occurring substances.

8.7 Contaminants may still be present above acceptable levels even though the polluting use stopped many years ago.

Contaminated land assessments

8.8 To protect the local environment and the health and well-being of residents, workers and visitors, the Council will expect Contaminated Land Assessments for any developments that:

- are known to be contaminated;
- have the potential to be contaminated, through previous or current uses;
- are located in close proximity to contaminated land; or
- propose a use that has potential to contaminate land.

Assessments for existing contaminated land

8.9 In principle, the Council supports the redevelopment of contaminated sites where the contamination issue can be successfully addressed and where future uses can be carried out safely. Remediation is particularly important where people will have access within redeveloped sites to land for gardening, play or planting food for consumption.

8.10 In order to know whether the site is contaminated, developers are encouraged to submit an enquiry to the Council's Contaminated Land team. They will be able to provide detail regarding the extent of contamination (if any), the historic practices that could have contributed to the contamination and advice whether a detailed contaminated land assessment is required.

8.11 For email enquiries and further information, please see our contaminated land webpages.

Assessments where there is potential land contamination through the proposed use

8.12 Where a development includes any potentially contaminative uses the Council will expect proposals to be submitted to prevent future contamination of land or groundwater. Details of the potential risks and proposed mitigation should be set out within a contamination assessment and any environmental assessments.

How should contaminated land assessments be prepared?

8.13 The contamination assessment should accompany a planning application so that contamination issues can be assessed at the planning application stage. The assessment should be carried out by a Geo-technical or Geo-environmental Engineer, in consultation with the Council's Contaminated Land team and should determine:

- the existence of, or potential for, contamination;
- the nature of the contamination and the risks it may pose; and
- whether these can be satisfactorily reduced to an acceptable level.

8.14 The contaminated land assessment should comply with the policies and advice in the following:

- Paragraphs 120 and 121 of the National Planning Policy Framework (NPPF)
- National Planning Practice Guidance: Land affected by contamination
- Any guidance published by the Mayor of London regarding hazardous substances (See London Plan Policy 5.22)
- Contaminated Land Report 11 (CLR11) – Model Procedures for the Management of Land Contamination (Environment Agency)
- Development on Land Affected by Contamination: A Guide to help developers meet planning requirements (London Boroughs of Camden, Kensington and Chelsea, Westminster, Barking and Dagenham, Islington and Ealing - copies are available from the Council's Contaminated Land team)
- British Standard Institution guidance relating to contaminated land.

Use of planning obligations

8.15 Where remediation or mitigation measures are necessary, these will be secured through conditions or section 106 legal agreement.

8.16 For developments in or adjacent to areas where objectives for land contamination are unlikely to be met by condition (i.e. where there is still a residual impact), the Council will require a section 106 planning obligation. The planning obligation will be directed towards measures designed to deal with the contamination, including during construction works, and to make the site suitable for its intended use.

8.17 The Council may seek a financial contribution for:

- site investigation and remediation works which would include any measures to prevent hazards arising from future use of the site and the removal or containment of any contaminants;
- monitoring work following the completion of the development, e.g. measuring ground gas or ground water contamination in boreholes or installing permanent monitoring equipment; and
- a verification report (post-development survey) to confirm that remediation measures have been completed successfully.

8.18 A management plan may also be necessary to cover the maintenance of remedial works, such as landscaping or water treatment facilities, or to set out restrictions to minimise and control future potentially hazardous or contaminating development or use of the site.

Involvement of statutory consultees

8.19 If there is any existing contamination (or potential risk of contamination) to ground or surface water or to land with a statutory nature conservation designation, either from the existing state of the piece of land or from proposed works on it, the Environment Agency must be informed and their consent obtained for any works.

8.20 Historic England should also be contacted where contaminated land is within an Archaeological Priority Area. These can be identified on the Council's policies map.

Appendix 1: Effect level hierarchy

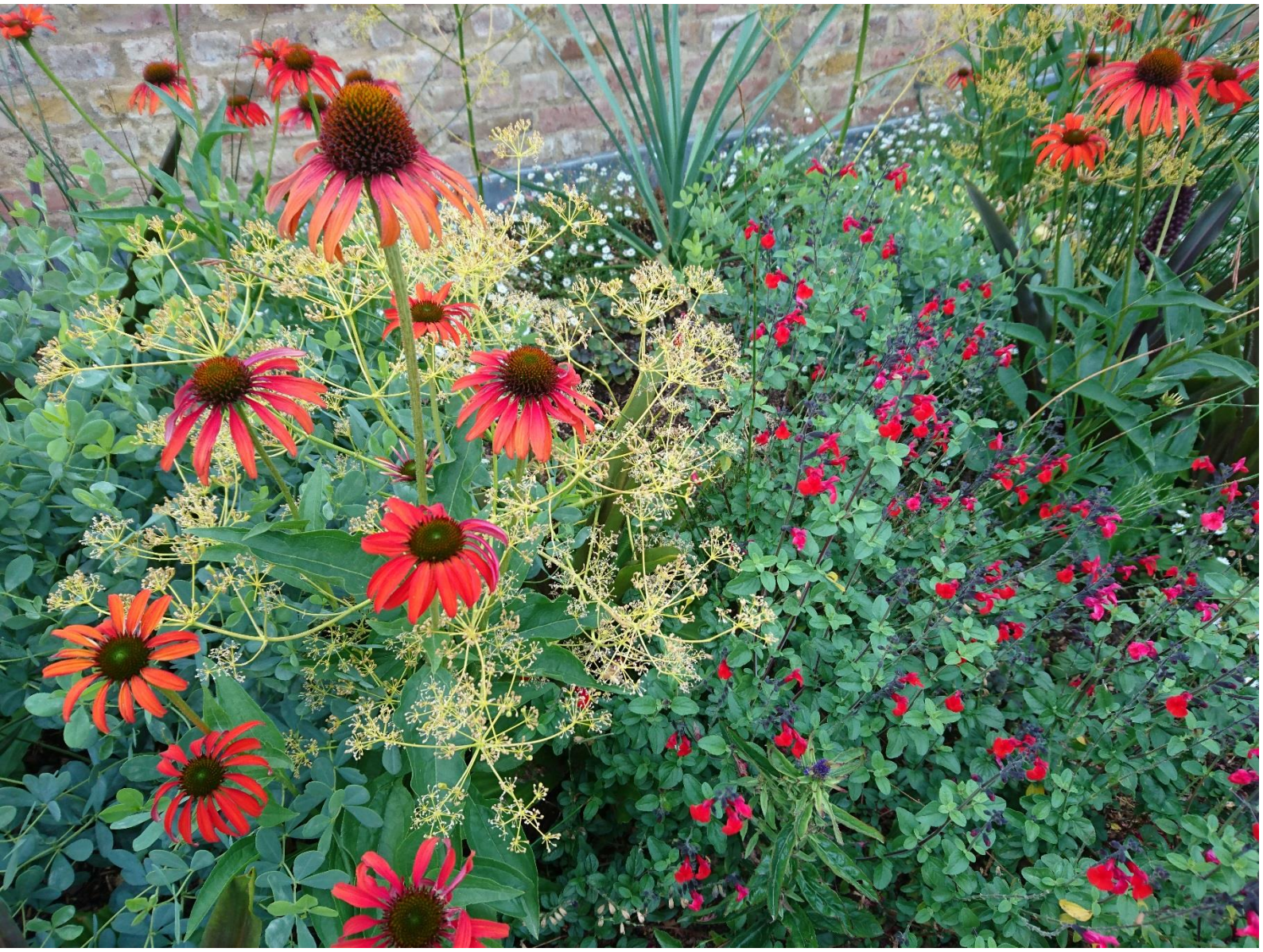
Perception	Examples of outcomes	Increasing effect level	Action
No observed effect level (NOEL)			
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
Lowest observable adverse effect level (LOAEL)			
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; where there is no alternative ventilation, having to close windows for some of the time because of the noise. Potential for some reported sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
Significant observed adverse effect level (SOAEL)			
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable Adverse Effect	Prevent

Adapted from table cited in NPPG Paragraph: 005 Reference ID: 30-005-201

Camden Planning Guidance:

Biodiversity

March 2018



Key messages:

- A biologically diverse natural environment has an important role in economic prosperity, health and wellbeing of Camden residents, workers and visitors
- Councils have a statutory duty to have regard to the purpose of conserving biodiversity, particularly where there are protected species and habitats[1] [2]
- Biodiversity may be a material consideration whether or not the site or any features (e.g. habitats, species) benefit from any statutory protection
- Proposals must demonstrate:
  - how biodiversity considerations have been incorporated into the development;
  - how the five-point Mitigation Hierarchy has been addressed; and
  - what positive measures for enhancing biodiversity are planned.

1. Introduction

1.1 The Council has prepared this Camden Planning Guidance to support the policies in the Camden Local Plan 2017. This guidance is therefore consistent with the Local Plan and forms a Supplementary Planning Documents (SPD) which is an additional 'material consideration' in planning decisions.

1.2 This document should be read in conjunction with, and within the context of , the relevant policies in the Camden Local Plan 2017. The Council formally adopted this CPG on 26th March 2018 following statutory consultation. This document replaces CPG3 Sustainability (July 2015).

What does this guidance cover?

1.3 This guidance is for planning proposals for major and minor developments proposed on sites where there is or may be biodiversity value. It supports policy A3 - Biodiversity in the Camden Local Plan (2017).

1.4 For information on how biodiversity can be considered in householder planning applications, please refer to '*CPG for Extending and Altering Homes'*. This provides more specific advice for smaller proposals, including gardens and how to identify existing biodiversity considerations and incorporate or enhance biodiversity.

1.5 This guidance aims to:

- Convey the importance and positive impacts of biodiversity as part of the built environment and within planning proposals.
- Help applicants apply biodiversity considerations to planning proposals by use of the Five-point Mitigation Hierarchy
- Provide information on the policies and legislation that protect biodiversity through the Planning process.

---

[1] Natural Environmental and Rural Communities Act 2006, Part 3, Sections 40 & 41 (NERC)

[2] ODPM Circular 06/2005 Paragraphs 98 and 99

2. When does this guidance apply?

2.1 This guidance applies to all development sites. For all major proposals. In Camden the following protected species have been recorded (as of April 2012): bats (nine species),

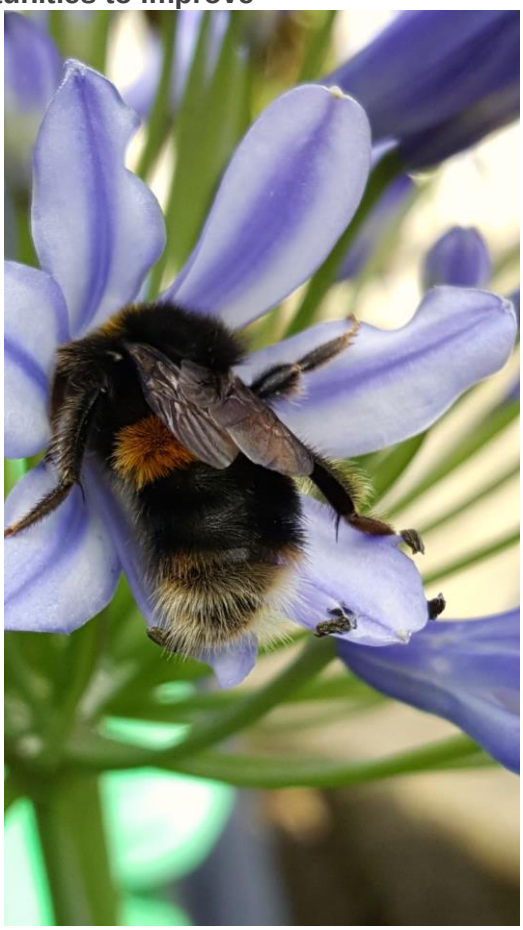
2.2 Ecological impact assessment (EcIA) and/or ecological constraints and opportunities plan (ECOP) will be required unless the Council's Ecology Officer has agreed that it is not.

2.3 This guidance is also applicable to medium or minor developments that are in close proximity to, or have the potential to affect biodiversity, in particular protected sites or protected/priority species.

2.4 **Biodiversity** is integral to the planning process. Where a protected species is present or where biodiversity can be enhanced, the Council will expect biodiversity to be fully incorporated into the design and construction stages of a proposal as well as post completion where appropriate. In principle, all development activity should have minimal impacts on biodiversity and enhance it wherever possible.

2.5 Development can harm biodiversity either *directly* by destroying or fragmenting habitat, or *indirectly* by altering local conditions for species. Conversely, sensitively designed developments can increase connectivity between urban habitat patches, and contribute to landscape scale conservation and enhancement of biodiversity.

2.6 Applicants are also expected to consider **opportunities to improve biodiversity** for proposal sites. It is important to conserve and improve land outside designated areas to provide space for nature to respond to environmental challenges. These spaces support biodiversity networks, by strengthening habitat corridors (green and blue corridors) connecting or creating stepping stones and providing buffering qualities.



2.7 Appendix 1 provides a list of key documents, legislation and guidance relating to biodiversity protection at national, regional and local level for information.

2.8 There are **exceptions** for when a detailed ecological impact assessment may not be required, see Appendix 4. Where this is the case, the applicant will need written confirmation from the Council's Ecology Officer that this is the case. The written confirmation will need to be submitted with the applicant's planning application.

What are protected or designated sites?

2.9 Protected sites are those that are designated (through national and/or regional legislation or local policy) to receive protection because of the habitats and/or species they support.

2.10 These sites should receive special attention proportionate to the weight afforded by these designations. These include sites which are identified in the Camden Biodiversity Action Plan (BAP), the Local Plan, Policies Map and the London Plan. Appendix 3a sets out the type of designated and priority sites relevant to Camden. In Camden we have part of one site of special scientific interest (SSSI) at Kenwood House, four Local Nature Reserves (Westbere Copse LNR, Adelaide LNR, Belsize Woods LNR and Camley Street Natural Park LNR) and 40 Sites of Importance for Nature Conservation (SINCs). A list of Camden's SINCs and their citations can be found in the appendix 5

2.11 Developers will be required to assess the impact of proposals on designated sites and the areas adjacent to or surrounding protected sites.

2.12 Camden also recognizes six strategic wildlife corridors, identified and described through the SINC selection process. Proposals should be assessed for impacts on and opportunities to enhance these corridors. A list of the strategic wildlife corridors and descriptions can be found in appendix 5

2.13 Maps and details of all protected sites and strategic wildlife corridors can be obtained from Greenspace Information for Greater London (GiGL) – London's Environmental Record Centre

What are protected species?

2.14 These are species that are strictly protected under UK and/or European Legislation. Natural England provides a list of protected species as well as legislative and policy guidance relating to protected species and the planning system.

What are priority habitats and species?

2.15 Priority species and habitats are those identified as being most threatened and in need of conservation action in the UK. These may also be referred to as 'habitats and species of principal importance for the conservation of biodiversity' and are listed in sections 41 and 42 of the Natural Environment and Rural Communities (NERC) Act 2006, and were previously referred to as UK BAP habitat and species

3. How will the Council assess biodiversity in a proposed development?

3.1 The Council will assess planning applications against a **'five-point mitigation hierarchy'** set out below in Table A.

3.2 The hierarchy enables the Council to measure the extent of biodiversity protection that has been incorporated into a proposal and sets out the biodiversity impacts applicants must consider during the different stages of the planning process.

3.3 The five points are based on *Section 5.2 of the BS 42020:2013 Biodiversity - Code of practice for planning and development*.

3.4 Where necessary, the requirements for *Avoidance, Mitigation, Compensatory and Enhancement* measures will be secured through planning conditions or legal agreement.

To demonstrate that a proposal complies with the five-point hierarchy, applicants should…

- Undertake **habitat assessments** and/or **ecological surveys** and prepare an EcIA or ECOP **report** about the biodiversity of the development site and areas adjacent to it, and the potential impacts and opportunities that the development presents. This is an absolute requirement for proposals which are likely to impact on protected species, , designated sites and/or priority habitats or species(see trigger lists)
- Prepare **plans** that clearly illustrate existing habitats and features and proposed changes. These must show a proposal has sought to incorporate opportunities to improve and enhance biodiversity within and/or around the development site; and how biodiversity will be protected through the proposal.
- Ensure all surveys and assessments submitted with the planning application are prepared by a **professionally qualified ecological consultant**. The ecologist must be a member of the Chartered Institute of Ecology and Environment Management (CIEEM) , or a similar organisation.
- **Cross-reference** Camden's policies and Camden Planning Guidance documents with those of the latest versions of regional and national policies that support biodiversity, as listed under Appendix 1 '*Key documents, guidance and legislation*'. This will help the applicant create a development that has a positive impact to Camden's biodiversity.

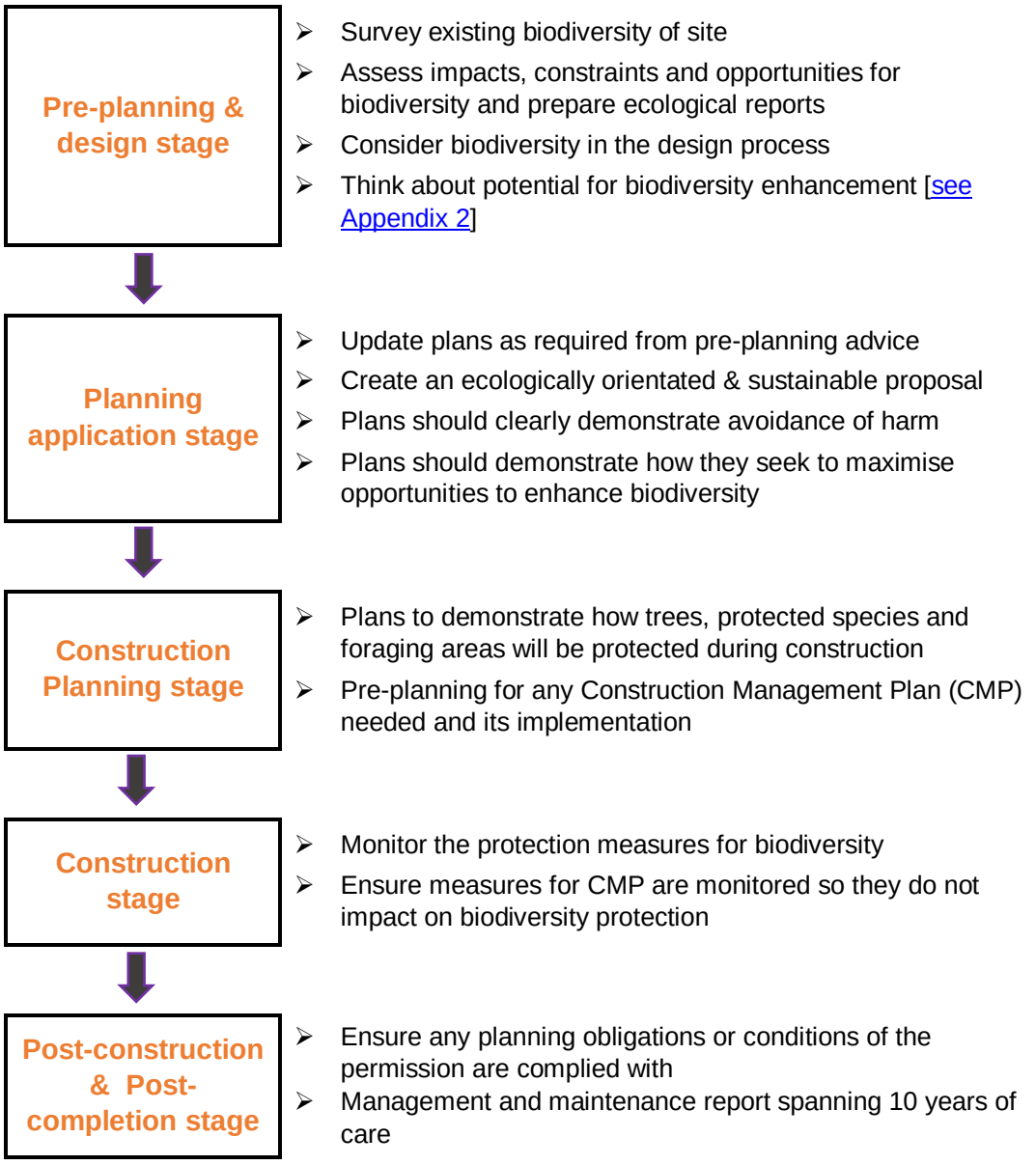
Photo© Hugh Clark/www.bats.org.uk

Table A: Five-point Mitigation Hierarchy

1. Information	Pre-planning & design stage i. With the submission of their proposals, applicants will need to provide appropriate information about any habitats and species that will be affected by their development or any within close proximity to it [refer to para. 4.2 to 4.10 and Box 1] ii. Assess what impact the development will have on the species and/or habitats and any opportunities for enhancement that have been identified
2. Avoidance	Pre-planning and design stage & Planning application stage [refer to para. 4.2 to 4.15 and Box 1] i. Demonstrate how the development, as its primary objective and through good design, will avoid adverse effects to wildlife and habitats. Include in submitted plans where alternative site selection, layouts and deisgn options have been chosen to avoid adverse impacts ii. Submit ecological reports (EcIA or ECOP) including any surveys and assessments that have been undertaken by a suitably qualified ecologist
3. Mitigation	Planning application stage & Construction planning stage [refer to para. 4.11 to 4.24] i. If a proposal is unable to avoid adverse impacts, applicants will need to demonstrate how the biodiversity impact will be adequately mitigated ii. Mitigation measures should minimise the negative impacts on wildlife from a proposal throughout its lifetime from its implementation to construction, completion and post-completion and may include precautionary approaches to demolition/construction, additional surveys, alternative provision of habitat on site, translocation of species etc. iii. Additional mitigation measures may be required by the Council iv. All mitigations measures will be secured through planning conditions or legal agreement
4. Compensation	Construction planning stage [refer to para. 4.22 to 4.24] i. The Council expects biodiversity asset protection to be achieved through avoidance and mitigation wherever possible ii. Compensation will only be accepted in exceptional circumstances – as a last resort after all avoidance and mitigation measures have been fully considered [para 4.24] iii. Compensatory measures should only be considered to address residual impacts that cannot be avoided or mitigated iv. Wherever possible compensatory measures must be achieved on site and should l be timed so that biodiversity losses do not occur until compensatory measures are in place.
5.Enhancements	Construction & Post-completion stage [refer to para. 4.25 to 4.28] i. Enhancements are additional to any measures necessary to deal with potential impacts on a given site ii. All proposals should demonstrate opportunities to enhance or create new benefits for wildlife. This should be explored alongside the hierarchy of measures employed to resolve potential adverse effects iii. Some ideas for enhacement opportunities through building and landscape design are provided in see Appendix 2

4. Preparation of assessments, surveys and plans

4.1 To help applicants think about and prepare a development proposal with biodiversity considerations, the following guide has been set out in line with the **five-point mitigation hierarchy**



Pre-application & design stage

4.2 Species surveys and habitat assessments should be carefully programmed into the early phases of pre-application, and should be done sufficiently in advance of detailed design work to enable the results to be taken fully into account. The initial survey tends to be a habitat assessment. Further surveys may then follow on from the initial survey especially where it is found there is potential on the site for a protected / priority species to be present, e.g. bats, reptiles, breeding birds.

Habitat assessments

E.g. Preliminary Ecological Assessment (PEA), Ecological Scoping Survey, Phase 1 Habitat Assessment

These surveys will establish baseline conditions and evaluate the importance of any ecological features present (or those that could be present) within the site. A desktop study should be included to identify where protected sites and priority habitats are and whether protected species have been recorded on or near the site. Applicants can acquire this information from Greenspace Information for Greater London (GIGL) – London's Environmental Record Centre. The assessment should identify key constraints to the project, any necessary mitigation, enhancement opportunities and make recommendations for design options to reduce impacts on ecological features. It may also recommend Whilst the presumption is against the loss of any areas of BAP priority habitat in particular, other habitats are also valuable. The scale and detail of the assessments should be in proportion to the size of the proposed development and likelihood of protected and/or priority species using the site. The aim is:

- *To characterise important habitats and species*
- *Indicate the presence of any protected and priority species*
- *Infer the extent that they may be affected by the proposal*

Species surveys

These are typically carried out for species and may follow on from the initial habitat assessment - protected, important, threatened, endangered and includes those of local or site specific value.

- For protected species, see Appendix 3b and 3c for when a survey and assessment is required the time of year/season for a survey

4.3 **Bats**: Any proposal will require a *preliminary bat survey* if it comprises a building that will be subject to demolition that may have bats present behind facings, tiles etc or alterations to structures such as roofs, chimneys, eaves etc.. The removal of vegetated walls or the removal of trees will also require a preliminary bat survey.

4.4 **Trees** are an important feature ; and in ensuring the preservation of a protected l species such as bats which feed along tree lines.

4.5 The survey **reports** will provide a baseline measure of the biodiversity value of the applicant's development site; from which the potential for biodiversity enhancement for the proposal can be considered. As such, the surveys will inform the design and scale of the proposal. If important biodiversity features or characteristics are found, the proposal must be adapted to avoid or otherwise mitigate impacts on the features, following the hierarchy set out in Table A

4.6 Impact and opportunity assessment (e.g. EcIA, ECOP) reports are a requirement and must be submitted with any planning submission, be it at the pre-planning advice stage or for a full planning application. The Council will use these reports to determine the impact of a proposal on biodiversity within the site, the locality, or where appropriate, on the regional or national resource.

4.7 Species and habitat records for a development site and wider area can to be obtained from:

- Greenspace Information for Greater London (GiGL) – London's Environmental Record Centre
- Or an appropriate statutory or non-statutory conservation organisation e.g. London Bat Group.

Who should carry out the ecological survey?

4.8 Applicants are advised to employ the services of a professional ecological consultant as it may not appear immediately obvious that a protected species is present on a site or will be impacted upon by a proposal. Protected species such as bats, may be found throughout Camden in buildings, in structures or trees and using features for foraging or commuting.

4.9 The Chartered Institute of Ecology and Environmental Management (CIEEM) provides a commercial directory search of their membership directory at http://www.ieem.net/ieemdirectory.asp.

4.10 Certain development activities within the vicinity of protected species and their habitats require a licence from Natural England. Developers are strongly advised to contact the Natural England Wildlife Management and Licensing Service to discuss any protected species issues. www.gov.uk/guidance/wildlife-licences

Box 1: Further Information about carrying out biodiversity surveys

- In general, it is expected that all surveys and baseline ecological information collected from the site must be submitted at the planning application stage
- A desk study and site walkover surveys must be carried out on all Major Developments to identify the ecological characteristics of a site and any significant impacts. This will also inform whether further ecological surveys are necessary to be submitted with any planning application. Surveys may be required on smaller developments where protected species or priority BAP species or habitat are likely to be present - refer to tables and information below for guidance;
- Developers are expected to carry out a protected species survey where desktop surveys show protected species in the vicinity; and suitable habitat to support them is present (for breeding, roosting, foraging etc.).
- Surveys must be carried out by suitably qualified and experienced persons e.g. Member of CIEEM or other suitable organisation
- Surveys must be carried out using recognised survey methodology and following good practice guidelines i.e. in suitable weather conditions, at an appropriate time and of appropriate duration and frequency, and at the correct period of the year;
- Habitat surveys must be to an appropriate level of detail e.g. Extended Phase I Habitat Survey with Target Notes, to characterise the nature conservation interest of the site;
- The survey data should be used to inform the design and form of the development, and any recommendations for management afterwards.
- An assessment must be provided of the likely effects of development, and the magnitude of their potential impact of the development on nationally, regionally and locally important habitats and species recorded on site or in the locality;
- The assessment should identify measures to be taken to avoid impacting on those important species and habitats, either directly or indirectly, on site and in the locality, during demolition and construction operations;
- Survey data will be considered valid for a period of 1 Year after which re-surveys may be required;
- If the level of detail provided is deemed inadequate then additional surveys will be required;
- The results of site surveys must be made available to GiGL -the London Environmental Records Centre (Greenspace Information for Greater London).

The Planning application stage

4.11 This is a critical stage of the process and it is therefore imperative that nature conservation **opportunities** and **constraints** are identified and then accommodated when conceptualising a design. The **aim is to create an ecologically orientated and sustainable** development

4.12 Some species may range a long way from their 'core' habitat and there is a risk that species may be left isolated in a highly urban and fragmented landscape such as Camden with no access to suitable foraging areas or water. As such, applicants may be required to retain and enhance foraging areas or routes (e.g. for bats) or carry out other provisions that contribute towards conservation of the species on or off-site

4.13 **Lighting** can have particular negative impacts on biodiversity, in particular it can displace species and disrupt behavior. Unnecessary lighting should be avoided both in the design of the building and during the construction phase. Where lighting may harm biodiversity, timers or specific coloured lighting may be required to minimise any disturbance. This should be considered and incorporated into the design. Where designated sites, protected or priority species or habitats are likely to be affected it is strongly recommended that an ecologist is involved in the development of the lighting strategy in order, in line with Bat Conservation Trust Guidelines. Where biodiversity enhancement opportunities have been identified, such as bird/bat boxes or landscaping, the impacts of lighting on these will also need to be considered and incorporated into the design. A lighting strategy or specific lighting may be secured by condition.

4.14 Where a development site contains significant features of biodiversity value the Council will seek to secure, retain and enhance these features. All developments of whatever size can contribute to a robust functioning ecosystem by providing a well-connected system of habitats. As such, applicants should consider how built structures and any landscaped elements can deliver wider ecological benefits and enhancements. The biodiversity value of a proposal can be improved significantly if the design and management of buildings and landscaping elements is more explicitly aimed towards nature. See Appendix 2 for ideas.

4.15 To clearly demonstrate how biodiversity considerations have been incorporated into a proposal, the submitted plans and an accompanying report/s should clearly detail:

- how the development has avoided any impacts
- how the five-point Mitigation Hierarchy has been addressed
- the positive measures for enhancing and developing biodiversity in the proposed development

Habitat provision, enhancement, creation and restoration

4.16 In line with the policies and guidance listed in Appendix 1, opportunities must be sought for the incorporation of biodiversity into developments and for habitat creation or enhancing existing habitats in any development proposal. These should respond to the specific site context. A 'one size fits all' approach will not be appropriate. Appendix 2 sets out some ideas of how to incorporate biodiversity into a development. This list of ideas is not exhaustive and applicants are encouraged to follow this guidance and think creatively to fully integrate biodiversity into design.

4.17 **Habitat Suitability Maps** are a resource that can be used to identify opportunities to create new habitats and can contribute to the habitat creation targets in the Camden Biodiversity Action Plan (BAP).. The role of a site in buffering or connecting neighbouring or nearby habitats should also be taken into consideration as part of this process.

4.18 **The** London B-Line project identified opportunities to connect important pollinator habitat across the capital, including the ambition to 'create' a 70km long B-Line from North to South, running through Camden. Developments should incorporate any opportunities to contribute to the London B-Line network, through landscape design and management, green roofs or walls

4.19 **Areas of deficiency in access to nature** are defined in the London Plan as built-up areas more than 1km walking distance from an accessible Metropolitan or Borough SINC. A map of Camden's areas of deficiency in access to nature can be found in the Camden Biodiversity Action Plan. Increasing access to nature is priority in the Camden Biodiversity Action Plan, for its important role in maintaining and improving the quality of life of Camden residents and visitors. All developments should seek to maximize any opportunities to increase access to nature

4.20 Habitat creation should also seek to strengthen the landscape character of the area, as identified in Natural England's **London's Natural Signatures** project www.naturalengland.org.uk/regions/london/ourwork/londonnaturalsignatures.aspx

4.21 Applicants should remember that with any adaptation or mitigation option that is proposed, a maintenance and management plan may be required and secured by condition or legal agreement. See post-construction and post-completion below.

The construction planning stage

4.22 Applicants will need to think about how areas of biodiversity value on a development site and in the surrounding area will be protected during the construction phase. The measures can be secured through a Planning Condition or a construction management plan (CMP) depending on the proposal and the biodiversity that requires protection. A list of some potential measures for consideration is set out below.

- Timing of development to avoid disturbance to species such as birds in the breeding season;

- Use of protective fencing to preserve important ecological areas and reduce direct damage by fencing off storage areas and areas for construction huts, and carefully planning and limiting and their placement;
- Planning vehicular movements to minimise the impact on ecologically sensitive areas and reduce soil compaction;
- In ecologically sensitive areas keep disruptive elements such as light, noise and human presence to a minimum;
- Implement measures to protect water courses and ground water from pollution;
- For sites of significant biodiversity value, or its adjoining sites a construction management plan (CMP) to protect biodiversity during the construction phase may be requested and secured by legal agreement or planning condition prior to the commencement of works on the site.

Please note that this list is not exhaustive and that development sites may generate other considerations.

4.23 Applicants should also refer to the CPG for Construction Management Plans (CMP) in order to understand the level of detail required for a CMP.

4.24 **Compensation** will be required where an exceptional loss or damage to biodiversity will take place that is deemed unavoidable and/or adequate mitigation is not deemed possible. This may involve new habitat creation or habitat enhancement, a contribution towards meeting the objectives of the Camden Biodiversity Action Plan or improvements to the Borough's biodiversity. The Council will seek to achieve this through planning conditions and planning legal agreements.

Post-construction & post-completion

4.25 Where a site has been identified as having nature conservation importance, a **maintenance and monitoring plan** may be required depending on the species present, This will be clarified by the Council's Biodiversity Officer. Where appropriate, the plan will be secured by planning condition to the permission or by legal agreement

4.26 Areas of nature conservation value that are to be retained, enhanced or created on or around a development site will require applicants to think about how they will maintain and manage their quality to attain their full potential once the scheme is built out.

4.27 Maintenance and management plans should:

- Span a period of up to 5 years minimum (10 year plans are required for more important sites e.g. SSSIs, LNR and Borough & Metropolitan grade SINCs) or those with particularly sensitive species
- Outline the conservation objectives
- Set out the means of monitoring habitats and species
- Describe the practical maintenance measures that may be needed.

4.28 Implementation of the management plan is likely to be a contractor's responsibility and should be considered at the tender evaluation stage. Where the management plan is secured by legal agreement, the developer will be required to report to the Council to evidence that they are implementing the plan.

Useful weblinks

Natural England Wildlife Management and Licensing Service, Horizon House, Deanery Road, Bristol, BS1 5AH. T. 020 802 61089 wildlife@naturalengland.org.uk	Natural England provides advice on wildlife management and advice about how to deal with protected species; and is also responsible for issuing licences necessary for any activity that will involve the disturbance or removal of wildlife or damage to habitats. If unsure, always check with Natural England about the need for a Wildlife licence. Development activity that is undertaken without a licence can result in an unlimited fine and up to 6 month in prison. ➢ www.gov.uk/guidance/wildlife-licences ➢ List of protected species : https://www.gov.uk/topic/planning-development/protected-sites-species
Natural England, Access to Evidence	Natural England have a catalogue of the evidence they write for supporting designated sites and other environmental issues including climate change. It is accessible to the public and can be found here: ➢ http://www.naturalengland.org.uk/publications/default.htm
Green and biodiverse roofing	This is an independent UK website with information about Green Roofs. There is a good introduction to the different types of green and biodiverse roofs and their benefits. The website also provides a DIY guide for householders wanting to create their own small scale green roof. ➢ www.livingroofs.org
Chartered Institute of Ecology and Environmental Management (CIEEM) - Guidelines for Survey Methodology	This organisation provides a technical guidance series which is useful for applicants who do not know how, for example, a species survey is undertaken or how an ecological report should be written. https://www.cieem.net/technical-guidance-series-tgs

Appendix 1*: Key documents, policies and legislation*

National	➢ *BS 42020:2013* – This is the Code of Practice for Planning and Development in relation to biodiversity https://shop.bsigroup.com/ProductDetail/?pid=000000000030258704 ➢ *Circular 06/2005: Biodiversity and Geological conservation* – Statutory Obligations and their Impact within the Planning System - https://www.gov.uk/government/publications/biodiversity-and-geological-conservation-circular-06-2005 ➢ *Protected Species and Sites list* - https://www.gov.uk/topic/planning-development/protected-sites-species ➢ *Guidance about how to review a planning application* - https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications ➢ *UK Priority Species and Habitats Lists* - http://jncc.defra.gov.uk/page-5706
Regional	➢ *London Plan (2016)* - particularly policies relating to Green infrastructure (policy 2.18); health and health inequalities for inner London (policy 3.2); And policies for protecting London's open and natural environment and its Blue ribbon Network (policies 2.18; 3.2; 7.16 to 7.30) https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan ➢ *London Biodiversity Action Plan* - http://www.gigl.org.uk/londons-biodiversity-action-plan/
Local	➢ *Camden Biodiversity Action Plan (BAP*) – Camden's evidence based framework for protecting and enhancing the borough's biological diversity. This document contains a number of targets and actions that we will consider for the protection and enhancement of Camden's biodiversity. https://www.camden.gov.uk/ccm/content/leisure/outdoor-camden/wildlife-and-nature-conservation/biodiversity-and-nature-conservation.en ➢ *Camden's Review of Sites of Importance for Nature Conservation (SINC) (2014)* http://camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3414507 ➢ *Camden Local Plan (2017)* – Chapter 6 - Protecting Amenity, in particular policies A2 - Open space & A3 - Biodiversity; Maps 2 and 3 ➢ *Local Plan Policies Map* – Identifies Camden's 280 designated public and private spaces and local nature conservation designations

Appendix 2 *: Examples of habitat creation and restoration for mitigation and enhancement*

Design Area		Design Opportunities
Roofs	Green roofs Brown roofs Roof gardens and terraces	➢ Camden Planning Policy requires all developments to include a green roof ➢ Design of green roofs should seek to maximise opportunities for biodiversity, based on the baseline ecological and habitat surveys and should look to include species features such and bird, bat or insect boxes wherever possible ➢ Living roofs can be integrated with photovoltaic panels necessary or appropriate ➢ See Camden Biodiversity Action Plan: Advice Note on Living Roofs, London Plan Policy 5.11 ➢ Additional information can be found at: http://livingroofs.org/
	Artificial roost	➢ This can be incorporated into a building alteration/sub division or to new builds ➢ Is there a roof void in your proposal that could be adapted to support and artificial roost for bats? ➢ See www.bats.org.uk
	Bird and Bat boxes	➢ Have bat or bird boxes been considered in this proposal? If not let us know why ➢ If they have be incorporated into the proposal, do the submitted plans clearly demonstrate necessary ecological requirements for a species? *Example: Swift boxes installed in brickwork* Swift boxes should be sited on a north, north west or west aspect out of the sun and heat which can harm the chicks. They should be installed at a height of at least 6m to 7m, preferably under the shelter of the eaves or overhanging roofs. A 5 metre drop, clear of obstructions provides clear airspace for high speed entry and egress. Several boxes together will assist the formation of swift colonies.
Buildings	Walls Green/living walls	➢ Have you considered incorporation of a living wall into your proposal? If not, let us know why. ➢ These can also reduce fragmentation of habitats by forming a link between ground level landscaping and green roofs. ➢ See section 10; and Appendix 4 of Camden's BAP
	Lighting	➢ Has your proposal considered the impact of artificial lighting on biodiversity? ➢ Where lighting is necessary, take into account: the type of lamp (low pressure sodium lamps or high pressure sodium preferred), aim to avoid light spillage using hoods, cowls etc., the height of lighting column should be as short as possible, light levels should be as low as possible, and timing of lighting to provide some dark periods. ➢ The Bat Conservation Trust in association with the Institution of Lighting Engineers (ILE) has produced a guidance document '*Bats and Lighting in the UK*' and *Artificial lighting and wildlife Interim Guidance: Recommendations to help minimise the impact of artificial lighting*

Design Area	Design Opportunities	
Outdoor Space	Sustainable Urban Drainage Systems (SUDs)	➢ Your proposal must incorporate SuDs. ➢ Please indicate on your plans how this has been considered and whether there will be a positive impact on biodiversity *Example*: construction of ponds, use of reed beds, planted swales, and detention basins. ➢ See CPG for Sustainability; Local Plan Chapter 8 and policy CC3; London Plan policy 5.3
	Ponds/reed beds	➢ Have you considered designing in these features into your proposal for rainwater harvesting? ➢ Ponds and reed beds can have significant wildlife value. Ponds can be constructed using concrete, butyl liners or puddled clay. Rainwater can be fed directly into a pond. Please note that topping up ponds via mains water can lead to algal blooms because it feed nutrients into the pond.

Design Area	Design Opportunities	
Landscaping and planting	General Planting	➢ Trees, bushes, forbs and grass can be used to complement natural vegetation. ➢ Does the proposal aim to retain and plant native species to UK or local origin that will help to maintain the integrity of ecosystems close to the development, but will also increase biodiversity within the development itself? ➢ See Camden BAP for native species ➢ Only native/local provenance species to be planted on sites adjacent to or within specified distance of a SNCI and should reflect or complement the species composition of the SNCI where possible. ➢ Peat-free products only should be used in planting schemes.
	Wildflower meadows/areas of long grass	➢ Wildflower rich grassland or meadows reflecting natural communities of local soil types can be created, or restored, in areas of greenspace. Please note that large swathes of amenity grassland have limited biodiversity value ➢ Ongoing management of these habitats to maintain their biodiversity interest is required as such you will need to submit a management plan (at least 10 years) to support your proposal.
	Tree, shrub and understorey planting.	➢ This is dependent on the context of the proposal and scale of proposed planting. Ranging from the planting of a single trees to small areas of scrub, and even woodland. ➢ It is preferable that native species be planted to reflect natural communities of local soil types. ➢ Where possible, your proposal could establish a graded canopy down from large trees to smaller, dense lower shrubs, to field and ground layer. However, the urban environment is highly modified by people and the value of non-native plants with high species associations is also recognized.
	Hedgerows	➢ Hedgerows comprised of native species reflecting natural communities of local soil types are by far the best for wildlife. Climbers such as honeysuckle and bramble can be integrated into hedgerows. ➢ Existing native species hedgerows should be as far as possible retained, or replaced. Even low species rich hedgerows may form commuting routes for species such as bats.
	Flower planting for birds and insects	➢ Your proposal should incorporate plants that are likely to attract wildlife. ➢ Please remember to submit a management and maintenance plan with your planning application to support the biodiversity interest your proposal is to create. The plan should span a period of at least 10 years and where necessary secured by planning condition or legal Obligation.
	Retention of ecologically important habitats	➢ Where there is remnant natural vegetation on site, your proposal should aim to maintain these areas. ➢ Loss or damage to these areas must be minimized ➢

Design Area	Design Opportunities	
Landscaping and planting	Hard surfaces	➢ Hard surfaces should be kept to a minimum in new schemes; and soil sealing on site kept to a minimum. ➢ If you require hardstanding, please use permeable materials that will reduce run-off and encourage insects.. ➢ Any runoff should be directed onto vegetated area. Please note that run-off that is high in pollution and certain nutrients can pollute ponds and waterways, altering their biodiversity. As such, you will need to let us know how you intend to manage run-off where hardstanding is proposed
	Deadwood	➢ Deadwood habitats can be integrated creatively into a development, such as monoliths with coronet cuts to provide habitat for deadwood specialists such as fungi and wood boring beetles.
	Orchards	➢ Traditional orchards are hotspots for biodiversity supporting a wide range of wildlife. Traditional fruit and nut varieties are preferred. These features will require on-going management. Where the applicant proposes fruit trees for human consumption, a contaminated land assessment will be necessary
	Herbicide and pesticide use	➢ Herbicide and pesticide use should be avoided and alternative control methods used, except when controlling invasive species.
Boundaries	Boundary features e.g fences	➢ Where species such as hedgehogs are known to be or could potentially be present, adaptations should be made to fences or boundary features to allow movement ➢ Consider using natural boundary features such as native hedgerows, or walls rather than fences to provide habitat for plants and insects

Appendix 3a *: Local requirements for designated sites and priority habitats: triggers for when survey and assessment is required*

Designated sites, see the Policies Map for locations in Camden

- Sites of Special Scientific Interest (SSSI)
- Sites of Importance for Nature Conservation(SINCs) [Para 6.60 & Map 3 Local Plan and Camden's SINC review]
- Local Nature Reserves (LNR)

Priority habitats (Habitats of Principal Importance for Biodiversity under S.41, NERC Act 2006), relevant to London Borough Camden. These sites can be found through GiGL

- Lowland dry acid grassland
- Lowland meadows
- Lowland mixed deciduous woodland
- Open mosaic habitats on previously developed land
- Ponds
- Reedbeds

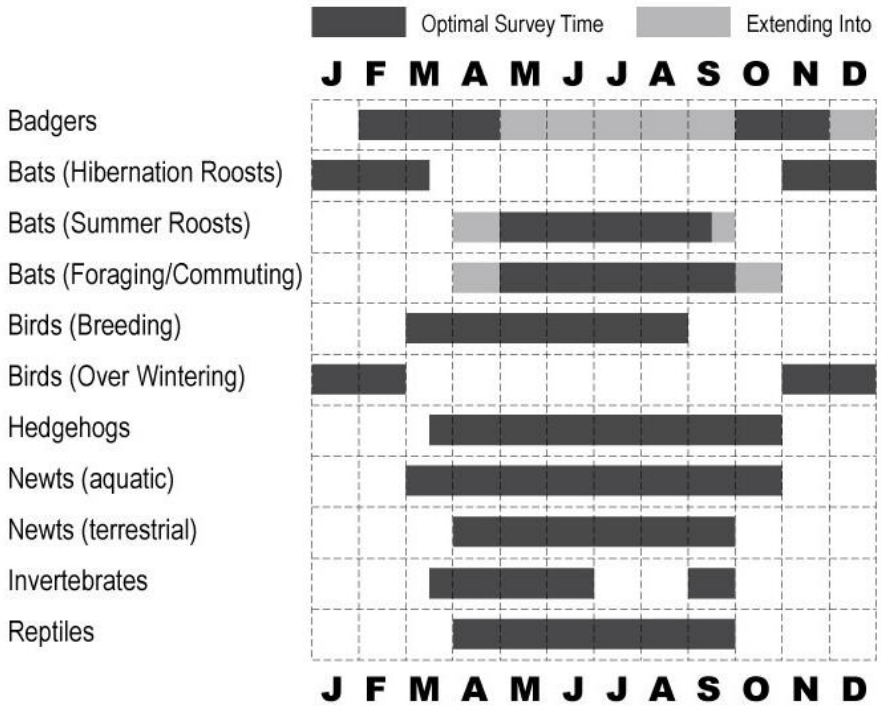
Other biodiversity features (including those identified in the Camden Biodiversity Action Plan 2013-18) [see paragraph 84 ODPM Circular 06/2005]

- Strategic Wildlife Corridors [Para 6.60 & Map 3 Local Plan and Camden's SINC review]
- Waterways and wetlands (e.g. canals, lakes, reservoirs, ponds, aquifer fed fluctuating water bodies)
- Woodland, hedgerows and trees (e.g. secondary woodland and scrub, mature/veteran Trees, deadwood habitats)
- Parks, open space and private gardens (e.g. urban green space, parks, allotments, orchards, flower-rich road verges, canal sides, wildlife gardens)
- The built environment (e.g. previously developed land, rail sidings, churchyards and cemeteries)

Appendix 3b: *Local requirement for protected species: triggers for when survey and assessment is required*

Proposals for Development That Will Trigger a Protected Species Survey	**Species likely to be affected and for which a survey wil be required**							
	Bats	Badgers	Breeding Birds	Plants	Hedgehogs	Reptiles	Amphibians	Notable Invertebrate
Proposed development which includes the modification, conversion, demolition or removal of buildings and structures (especially roof voids) involving the following: ▪ all buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water; ▪ pre-1960 detached buildings and structures within 200m of woodland and/or water; ▪ pre-1914 buildings within 400m of woodland and/or water; ▪ pre-1914 buildings with gable ends or slate roofs, regardless of location; ▪ all tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; ▪ all bridge structures, aqueducts and viaducts (especially over water and wet ground).	● ● ● ● ● ●		● ● ● ● ● ●					
Proposals involving lighting of churches and listed buildings Proposals involving flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.	● ●		● ●				●	●
Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.	●	●	●	●			●	●
Proposed tree work (felling or lopping) and/or development affecting: ▪ old and veteran trees that are older than 100 years; ▪ trees with obvious holes, cracks or cavities, ▪ trees with a girth greater than 1m at chest height;	● ● ●		● ● ●					● ● ●
Major proposals within 500m of a pond or Minor proposals within 100m of pond (Note: A major proposals is one that is more than 10 dwellings or more than 0.5 hectares or for non-residential development is more than 1000m^2 floor area or more than 1 hectare)	●						●	●
Proposals affecting or within 200m of rivers, streams, canals, lakes, or other aquatic habitats.	●		●	●			●	●
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.		●	●	●	●	●	●	●
Proposed development affecting any buildings, structures, feature or locations where protected species are known to be present *.	●	●	●	●	●	●	●	●
Major proposals within 500m of Hampstead Heath or Minor proposals within 100m of Hampstead Heath (Note: A major proposals is one that is more than 10 dwellings or more than 0.5 hectares or for non-residential development is more than 1000m^2 floor area or more than 1 hectare)	●		●	●	●	●	●	
Table adapted from version produced by ALGE 2007, Validation of Planning Applications *Confirmed as present by either a data search (for instance via the local environmental records centre) or as notified to the developer by the local planning authority, and/or by Natural England, the Environment Agency or other nature conservation organisation.	Bats	Badgers	Breeding Birds	Plants	Hedgehogs	Reptiles	Amphibians	Notable Invertebrates

Appendix 3c *: Animal species survey timings*



Points to note regarding surveys are as follows:

- For certain species and habitats surveys can be carried out at any time of year, but for other species, particular times of year are required to give the most reliable results, as indicated in the table above for the species Optimal Survey time
- Surveys conducted outside of optimal times (Figure 1) may be unreliable. For certain species (e.g. Great Crested Newt) surveys over the winter period are unlikely to yield any useful in formation. Similarly negative results gained outside the optimal period should not be interpreted as absence of a species and further survey work maybe required during the optimal survey season. This is especially important where existing surveys and records show the species has been found previously on site or in the surrounding area. An application may not be valid until survey information is gathered from an optimum time of year.
- Species surveys are also very weather dependent so it may be necessary to delay a survey or to carry out more than one survey if the weather is not suitable, e.g. heavy rain is not good for surveying for otters, as it washes away their spraint (droppings). Likewise bat surveys carried out in wet or cold weather may not yield accurate results.
- Absence of evidence of a species does not necessarily mean that the species is not there, nor that its habitat is not protected (e.g. a bat roost is protected whether any bats are present or not).
- Local Biological / Environmental Records Centre may have useful existing information and records. You can check Camden's BAP for this information
- Competent ecologists should carry out any surveys. Where surveys involve disturbance, capture or handling of a protected species, then only a licensed person can undertake such surveys (e.g. issued by Natural England). Surveys should follow published national or local methodologies.

Appendix 4: *Exceptions for when an ecological survey may not be required*

Exceptions for when a 'full species' survey and assessment may not be required:

1.1 If it is clear that no protected species are present, despite the guidance in this CPG. The applicant will need to provide evidence with their full planning application to demonstrate absence of protected species (e.g. this might be in the form of a letter or brief report from a suitably qualified and experienced person, or a relevant local nature conservation organisation).

1.2 During the pre-application stage, the LPA has confirmed in writing that a protected species survey and assessments are not required.

1.3 If it is clear that the proposal will not affect any protected species that are present. Only limited information needs to be submitted in the form of a report that (i) demonstrates that there will be no significant effect on any protected species present and (ii) a statement is included acknowledging that the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed.

1.4 Nevertheless, in some situations, it may be appropriate for an applicant to provide a protected species survey and report for only one or a few of the species listed in the Camden BAP e.g. those that are likely to be affected by a particular activity. Applicants should make clear which species are included in the report and which are not because exceptions apply.

Exceptions for:

- *International and National Sites:* A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with Natural England, where the latter confirms in writing that they are satisfied that the proposed development will not affect any statutory sites designated for their national or international importance.
- *Regional and Local Sites and Priority Habitats*: A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with Camden council's ecologist or ecological advisor and/or the local Wildlife Trust that they are satisfied that the proposed development will not affect any regional or local sites designated for their local nature conservation importance or any other priority habitats or listed features.

APPENDIX 5: *Camden Sites of Importance for Nature Conservation (SINC)*

Introduction and background

Policies set out within the London Plan and the London Environment Stratgey require boroughs to select and designate Sites of Importance for Nature Conservation in order to protect biodiversity and provide opportunites for people to access nature. SINCs are non-statutory designated sites and are categorised in terms of importance at the Metropolitan, Borough and Local level.

The different grades of sites

Sites of Metropolitan Importance are those sites which contain the best examples of London's habitats, sites which contain particularly rare species, rare assemblages of species or important populations of species, or sites which are of particular significance within the otherwise heavily built-up areas of London. They are of the highest priority for protection. The identification and protection of Metropolitan Sites is necessary, not only to support a significant proportion of London's wildlife, but also to provide opportunities for people to have contact with the natural environment. Only those sites that provide a significant contribution to the ecology of an area are deisgnated. Should one of these sites be lost or damaged, something would be lost which exists in a very few other places in London.

Sites of Borough Importance are sites which are important on a borough perspective in the same way as the Metropolitan sites are important to the whole of London. Although sites of similar quality may be found elsewhere in London, damage to these would mean a significant loss to the borough. As with Metropolitan sites, while protection is important, management of borough sites should usually allow and encourage their enjoyment by people and their use for education. Borough sites are divided, on the basis of their quality, into Borough Grade 1 (higher quality) and Borough Grade 2 sites, but it must be stressed that they are all important on a borough-wide view.

Sites of Local Importance are those which are, or may be, of particular value to people nearby (such as residents or schools). These sites may already be used for nature study or be run by management committees mainly composed of local people. These sites also deserve protection in planning. Local Sites are particularly important in areas otherwise deficient in nearby wildlife sites.

Sites of Metropolitan Importance

M006	London's Canals
M072	Hampstead Heath
M088	Highgate Cemetery
M095	Camley Street Natural Park
M097	The Regent's Park & Primrose Hill

Sites of Borough Importance Grade 1

CaBI01	Hampstead Cemetery
CaBI02	Branch Hill
CaBI03	Waterlow Park
CaBI04	Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve
CaBI05	Chalk Farm Embankment & Adelaide Nature Reserve
CaBI06	West Hampstead Rail sides, Medley Road Orchard & Westbere Copse
CaBI08	Hampstead Parish Churchyard
CaBI09	Belsize Wood Local Nature Reserve

Sites of Borough Importance Grade 2

CaBII02	Broadhurst Gardens Meadow
CaBII03	Frognal Court Wood
CaBII05	Primrose Hill
CaBII06	North London Line at York Way
CaBII07	St Pancras Gardens
CaBII08	Green Triangle
CaBII09	King's College Hampstead Campus
CaBII10	Gondar Gardens Covered Reservoir

Sites of Local Importance

CaL01	Holly Lodge Gardens
CaL02	Greville Place Nature Reserve
CaL03	160 Mill Lane Community Garden
CaL04	Phoenix Garden
CaL05	Calthorpe Community Garden
CaL07	Frognal Lane Gardens
CaL08	St Andrew's Garden
CaL09	St George's Garden
CaL10	Russell Square
CaL11	Lincoln's Inn Fields
CaL12	Gordon Square
CaL13	Coram's Fields
CaL14	Rochester Terrace Gardens
CaL15	Kilburn Grange Park

Strategic Wildlife Corridors

M006 London's Canals

Site of Metropolitan Importance for Nature Conservation

Site Reference: M006

Site Name: London's Canals

Summary: London's canals provide a home for many fish and aquatic plants, and are a great way to enjoy the natural world in some of the city's most built-up areas.

Grid ref: TQ 202 833

Area (ha): 189.11

Borough(s): Brent, Camden, Ealing, Hackney, Hammersmith and Fulham, Hillingdon, Hounslow, Islington, Kensington and Chelsea, Tower Hamlets, Westminster

Habitat(s): Amenity grassland, Bare ground, Canal, Planted shrubbery, Ruderal, Scattered trees, Scrub, Secondary woodland, Semi-improved neutral grassland, Tall herbs, Vegetated wall/tombstones, Wet marginal vegetation, Wet woodland/carr.

Access: Free public access (all/most of site)

Ownership: Canal & River Trust

Site Description:

London's canals support a wide range of aquatic flora, amongst which are found a number of locally uncommon species. These include narrow-leaved water plantain (Alisma lanceolatum), rigid hornwort (Ceratopyllum demersum) and shining pondweed (Potomageton lucens), all species of clean, clear waters. Many waterside plants, including several London rarities, also grow on the brickwork and banks of the canal. The canals also support an important invertebrate fauna (including several species of dragon/damselflies), a diverse fish community, and breeding waterfowl. London's network of canals fulfill an important function in allowing nature into heavily built-up environments. The towpath and associated areas of waste ground, especially in East London, support a number of uncommon species of disturbed ground. The whole of the Grand Union Canal system in London, including the Regent's and Hertford Union Canals, is included in this single Metropolitan site.

Site first notified:	01/04/1986	**Boundary last changed:**	23/06/2014
Citation last edited:	23/06/2014	**Mayor Agreed:**	25/11/2002
Defunct:	N		
Last updated:	23/06/2014		

M072 Hampstead Heath and Kenwood

Site of Metropolitan Importance for Nature Conservation

Site Reference: M072

Site Name: Hampstead Heath

Summary: One of London's best loved open spaces, the Heath's remarkable range of habitats so close to central London includes two of the capital's few bogs, as well as wide expanses of grassland and ancient woodland.

Grid ref: TQ 273 866

Area (ha): 316.91

Borough(s): Barnet, Camden

Habitat(s): Acid grassland, Ancient woodland, Veteran trees, Bog, Pond/Lake, Rough grassland, Hedge, Secondary woodland, Scrub

Access: Free public access (all/most of site)

Ownership: City of London and English Heritage

Site Description:

Just over six kilometres from central London, this extensive site is well known for its unique mix of semi-natural and formal habitats. Ancient woodlands contain an exceptional number of old and over-mature trees, providing dead wood habitat for a range of specialist invertebrates, including the nationally rare jewel beetle Agrilus pannonicus. Another important habitat is the small wet flush (or bog) in Kenwood Estate containing several species of bog-mosses (Sphagnum spp.) and water horsetail (Equisetum fluviatile), all very rare in London. The second bog, located in West Heath (located in the London Borough of xxxx), along Sphagnum species support greater spearwort (Ranunculus lingua), cross-leaved heath (Erica tetralix) and creeping willow (Salix repens), all rare in London. Acid grassland occurs on the upper slopes, supporting heath bedstraw (Galium saxatile), pill sedge (Carex pilulifera), pignut (Conopodium majus) and other characteristic plants. In several places heathland restoration is being attempted, using heathers (Calluna vulgaris, Erica spp.). Relict heathland invertebrates include the tube-web spider (Atypus affinis) at its only known London site. The many ponds and watercourses on the site are of further botanical, entomological and ornithological interest. Other rare plants include lemon-scented fern (Oreopteris limbosperma) and hard fern (Blechnum spicant). One of north London's most popular open spaces, the Heath has been skillfully managed to integrate wildlife and recreation over the last decade. Owned by the City of London with the exception of the Kenwood Estate, which is owned by English Heritage; part Site of Special Scientific Interest.

Site first notified:	19/09/1988	**Boundary last changed:**	10/07/2014
Citation last edited:	24/06/2014	**Mayor Agreed:**	25/11/2002

Defunct: N

Last Updated: 24/06/2014

M088 Highgate Cemetery

Site of Metropolitan Importance for Nature Conservation

Site Reference: M088

Site Name: Highgate Cemetery

Summary: One of London's great Victorian cemeteries, with a blend of historic, cultural and wildlife attractions, which gives it a unique character.

Grid ref: TQ 287 867

Area (ha): 14.81

Borough(s): Camden

Habitat(s): Secondary woodland, Semi-improved neutral grassland, Vegetated wall/tombstones, Pond/Lake

Access: Public access (entry fee)

Ownership: Friends of Highgate Cemetery

Site Description:

This site comprises the paired Victorian cemeteries at Highgate, of great historic and cultural interest. Secondary woodland of ash (Fraxinus excelsior) and sycamore (Acer pseudoplatanus) has become established amongst the ornate tombs and mausolea, and the stonework supports a diversity of lichens, ferns and mosses. A rich assemblage of plants, invertebrates and birds occurs in the woodland and glades, including many unusual species for this central location. Examples include great horsetail (Equisetum telmateia), prickly sedge (Carex muricata ssp. lamprocarpa) and the nationally scarce ivy broomrape (Orobanche hederae); spotted flycatcher and willow warbler; and a spider Meta bourneti recorded in the Egyptian avenue vaults. The nationally scarce liverwort, Luisier's tufa-moss (Gymnostomum viridulum) has recently been found here at its easternmost site in the UK. Nine species of bat were recorded and a pair of sparrowhawks (Accipiter nisus) regularly nests on the site. This combination of high historical and biodiversity interest presents an extraordinary opportunity as an educational resource. The cemetery is owned and managed by the Friends of Highgate Cemetery. There is access to the East Cemetery every day, except Christmas Day and Boxing Day, for a small fee. Access to the West Cemetery is on special tours only - for details visit the Friends of Highgate Cemetery website.

Site first notified:	19/09/1988	**Boundary last changed:**	01/01/1993
Citation last edited:	24/06/2014	**Mayor Agreed:**	25/11/2002
Defunct:	N		
Last Updated:	24/06/2014		

M095 Camley Street Natural Park

Site of Metropolitan Importance for Nature Conservation

Site Reference: M095

Site Name: Camley Street Natural Park

Summary: This tiny oasis of nature near King's Cross - one of the oldest and most influential of urban ecology parks - is home to many frogs, toads and newts and sees an abundance of wild flowers in summer.

Grid ref: TQ 300 834

Area (ha): 0.9

Borough(s): Camden

Habitat(s): Amenity grassland, Pond/lake, Reed bed, Scattered trees, Secondary woodland, Semi-improved neutral grassland, tall herbs, wet marginal vegetation

Access: Access at limited times

Ownership: London Borough of Camden

Site Description:

One of Britain's oldest and most influential urban ecology parks, internationally renowned as a centre of excellence in environmental education. Created on previously derelict land in 1984, the park now features a valuable mosaic of habitats and supports a remarkable diversity of wildlife for its inner city location. Over 300 higher plants have been recorded, including a number of London rarities. These include common broomrape (Orobanche minor), hairy buttercup (Ranunculus sardous), shining cranesbill (Geranium lucidum), and common spottedorchid (Dactylorhiza fuchsii). Rare ferns including maidenhair spleenwort (Asplenium trichomanes), common polypody (Polpodium vulgare) and soft shield-fern (Polystichum setiferum) are also present. Breeding birds have included reed warbler, blackcap, and jay with grey heron, kingfisher, lesser redpoll, siskin being occasional but regular visitors. Snipe has occurred at least twice and chiffchaff typically resides here in winter. A Local Nature Reserve managed by the London Wildlife Trust the site is regularly used for community engagement work.

Site first notified:	19/09/1988	**Boundary last changed:**	23/06/2014
Citation last edited:	23/06/2014	**Mayor Agreed:**	25/11/2002

Defunct: N

Last Updated: 23/06/2014

M097 Regent's Park

Site of Metropolitan Importance for Nature Conservation

Site Reference: M097

Site Name: Regent's Park

Summary: This historic Royal Park is probably the best place site for breeding and migrant birds in central London. Its famous heronry is one of London's largest.

Grid ref: TQ 280 829

Area (ha): 132.06

Borough(s): Camden, Westminster

Habitat(s): Amenity grassland, Planted shrubbery, Pond/lake, Scattered trees, Scrub, Secondary woodland, Semi-improved neutral grassland

Access: Free public access (all/most of site)

Ownership: The Royal Parks

Site Description:

One of the most charismatic and varied of the central Royal Parks, Regent's Park is particularly important for its wide variety of breeding birds mostly due to its size and range of habitats, especially its mature trees and ornamental lake. The heronry on one of the islands is one of London's larger breeding colonies, while the lake itself supports a captive wildfowl collection. A surprising diversity of migrant birds are recorded every spring and autumn as well as regular breeding pairs of Tawny and Little Owls, Sparrow Hawks and Kestrels. In recent years, a purposeful change to create a series of informally-managed wildlife areas has been established across the park, which various common butterflies and other invertebrates have quickly colonised.

Site first notified:	19/09/1988	**Boundary last changed:**	01/01/1993
Citation last edited:	23/06/2014	**Mayor Agreed:**	25/11/2002
Defunct:	N		
Last Updated:	23/06/2014		

CaBI01 Hampstead Cemetery

Site of Borough Grade I Importance for Nature Conservation

Site Reference: CaBI01

Site Name: Hampstead Cemetery

Summary: A peaceful cemetery in a busy part of Camden, with woodland and a wildlife area.

Grid ref: TQ 248 856

Area (ha): 9.31

Borough(s): Camden

Habitat(s): Hedge, Planted shrubbery, Ruderals, Scattered trees, Scrub, Secondary woodland, Semi-improved neutral grassland, Tall herbs

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This is a peaceful cemetery within a busy part of Camden. The site has a large number of mature trees particularly ash (Fraxinus excelsior). Other trees include pedunculate oak (Quercus robur), yew (Taxus baccata), sycamore (Acer pseudoplatanus), Norway maple (A. platanoides), silver birch (Betula pendula), Lombardy poplar (Populus nigra 'Italica'), Pissard's plum (Prunus pissardi) and Swedish whitebeam (Sorbus intermedia). In a few places these have been allowed to regenerate freely and are now forming small patches of woodland. There is a woodland in the north of the eastern half of the cemetery which is dominated by field maple (Acer campestre) with elder (Sambucus nigra), yew and hawthorn (Crataegus monogyna) and a ground flora of ivy (Hedera helix). Small white, speckled wood, holly blue, meadow brown and small copper butterflies have been recorded here. A wildflower meadow has been sown in the northwest area. Birds recorded in the cemetery include jay, green woodpecker, long-tailed tit, goldcrest, willow warbler and linnet.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 23/06/2014

Defunct: N

Last updated: 23/06/2014

CaBI02 Branch Hill

Site of Borough Grade I Importance for Nature Conservation

Site Reference: CaBI02

Site Name: Branch Hill

Summary: Areas of woodland and grassland that include the private grounds of three houses.

Grid ref: TQ 259 860

Area (ha): 4.16

Borough(s): Camden

Habitat(s): Allotments, Planted shrubbery, Scattered trees, Scrub, Secondary woodland, Semi-improved neutral grassland, Tall herbs

Access: Free public access (all/most of site)

Ownership: London Borough of Camden and Private

Site Description:

Branch Hill consists of several individual blocks of woodland, interposed with small areas of grassland. It also incorporates the private grounds of three large houses: Combe Lodge, Oak Hill House and Heysham House. Branch Hill Allotments adjacent to Frognal Rise and Oak Hill Way are also included in the site. The largest individual block of woodland is Oak Hill Wood. This contains numerous mature trees including hornbeam (*Carpinus betulus*), horse chestnut (*Aesculus hippocastanum*), yew (*Taxus* baccata), beech (*Fagus sylvatica*), sweet chestnut (*Castanea sativa*), oak (Quercus sp.) and ash (*Fraxinus excelsior*). Amongst the understorey species are holly (*Ilex aquifolium*), elder (*Sambucus nigra*) and cherry laurel (*Prunus laurocerasus*). Connected to Oak Hill Wood by wide wooded avenues of common lime, poplar (Populus sp.) and yew (Taxus baccata) is a smaller area of woodland and scrub in the north-west corner of the site. It is dominated by sycamore (*Acer pseudoplatanus*) with an understorey in which holly is abundant and accompanied by a small number of species including hawthorn (*Crataegus monogyna*), elder, cherry laurel and bramble (*Rubus fruticosus*). To the south is the wooded ground of Oak Hill House (mostly composed of sycamore and oak). To the north-east are wooded grounds and a high density of mature trees. This connects with the private wooded area (chiefly composed of sycamore, oak, yew and lime) aside Firecrest Drive. A good number of birds visit the site including jay, great spotted woodpecker, tawny owl, nuthatch, goldcrest, long-tailed tit and kestrel. There is de facto access to most of the site and it is an extremely popular recreational resource for many local people.

Site first notified: 01/01/1993 **Boundary last changed:** 10/07/2014

Citation last edited: 18/06/2014

Defunct: N

Last Updated: 18/06/2014

CaBI03 Waterlow Park

Site of Borough Grade I Importance for Nature Conservation

Site Reference: CaBI03

Site Name: Waterlow Park

Summary: The largest park managed by Camden Council, with good wildlife habitats and a visitor centre.

Grid ref: TQ 286 871

Area (ha): 10.16

Borough(s): Camden

Habitat(s): Amenity grassland, Hedge, Planted shrubbery, Pond/lake, Ruderal, Scattered trees, Scrub, Semi-improved neutral grassland, Tall herbs, Wet grassland

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This park has a good variety of habitats. There are three spring-fed ponds with overhanging trees and shrubs. Marginal plants include great willowherb (Epilobium hirsutum), jointed rush (Juncus articulatus), pendulous sedge (Carex pendula), water figwort (Scrophularia auriculata) and bittersweet (Solanum dulcamara). Waterfowl present include coot, moorhen, mallard, mute swan, tufted duck and Canada goose. Beside the smallest of the ponds, to the north, is an area of damp grassland. Here marsh foxtail (Alopecurus geniculatus), floating sweet-grass (Glyceria fluitans), hairy sedge (Carex hirta), creeping buttercup (Ranunculus repens) and common sorrel (Rumex acetosa) occur. Beside this damp grassland is an area of waste ground, a result of placing pond dredgings over an old council yard. A flora composed of tall herbs, ruderals and ephemerals and neutral grassland is present. Plants include fool's-parsley (Aethusa cynapium), scarlet pimpernel (Anagallis arvensis), mugwort (Artemisia vulgaris), wild turnip (Brassica rapa ssp. arvensis), shepherd's purse (Capsella bursa-pastoris), great willowherb, hoary cress (Lepidium draba), annual mercury (Mercurialis annua) and various goosefoots (Chenopodium spp.). The south pond features a reed bed and a willow carr (including Salix fragilis, S. caprea and S. cinerea) with restricted access supporting a variety of nesting wildfowl. The park has a number of specimen trees, which include some fine copper beeches (Fagus sylvatica var purpurea), maidenhair tree (Gingko biloba), Indian bean-tree (Catalpa bignonioides), oak (Quercus sp.), ash (Fraxinus excelsior), Persian ironwood (Parrotia persica) and crack willow (Salix fragilis), and extensive dense planted shrubberies. Birds to be found here include nuthatch, kestrel and goldcrest.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 24/06/2014

Defunct: N

Last updated: 24/06/2014

CaBI04 Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve

Site of Borough Grade I Importance for Nature Conservation

Site Reference:	CaBI04
Site Name:	Kentish Town City Farm, Gospel Oak Railsides and Mark Fitzpatrick Nature Reserve
Summary:	A large area of green railside land, with an adjacent city farm and a tranquil woodland nature reserve.
Grid ref:	TQ 286 853
Area (ha):	6.60
Borough(s):	Camden
Habitat(s):	Hedge, Pond/lake, Ruderal, Scrub, Secondary woodland, Semi-improved neutral grassland, Tall herbs
Access:	Free public access (part of site)
Ownership:	London Borough of Camden and Network Rail

Site Description:

The railsides are varied and support a variety of habitats including blocks of secondary woodland dominated by sycamore (Acer pseudoplatanus) with ash (Fraxinus excelsior) and silver birch (Betula pendula). These are interspersed with areas of scrub, grassland and tall herbs. The habitats present are closely linked to railside management, with vegetation clearance setting back succession.

Mark Fitzpatrick Nature Reserve (formerly Mortimer Terrace Nature Reserve) is managed by volunteers for the London Wildlife Trust. The site is predominantly woodland dominated by sycamore with an understorey of a variety of native tree and scrub species including elder (Sambucus nigra), hawthorn (Crataegus monogyna), holly (Ilex aquifolium), dogwood (Cornus sanguinea), rowan (Sorbus aucuparia) and hazel (Corylus avellana). The herb layer is diverse with species including bluebells (Hyacinthoides non-scripta), wild garlic (Allium ursinum), as well as other more common species. A nectar garden has recently been planted to provide forage for butterflies. There is also a small pond, which provides and additional educational resource and attraction for the school groups who visit the site. In the north-west corner of this area, the embankment is managed by residents of Heath View as a wild garden. The dominant trees are Lombardy poplars (Populus nigra-italica) and the garden supports a variety of planted and self-seeded herbs.

Kentish Town City Farm has a surprising variety of habitats due, primarily, to its use as an educational resource. Trees present include sycamore (Acer pseudoplatanus), Norway maple (Acer platanoides) hornbeam (Carpinus betulus), oak (Quercus robur) beech (Fagus sylvatica) and wild cherry (Prunus avium) and scrub species include elder (Sambucus nigra), hawthorn (Crataegus monogyna) and butterfly-bush (Buddleia davidii). The pond supports emergent yellow iris (Iris pseudacorus) with great willowherb (Epilobium hirsutum) around the margins. This is home to a healthy population of common frogs. Grassland and grazed areas support tall herbs and ruderal species including herb Robert (Geranium robertianum), common mallow (Malva sylvestris), red and white deadnettle (Lamium purpureum and L. album) and wood avens (Geum urbanum). There is also an organic food-growing area, an overgrown orchard and a riding paddock.

The site attracts a varied fauna. This is one of the few places in Camden that still supports a healthy population of house sparrows. Other birds recorded include house sparrows, grey wagtails, crested finch, green finch great, blue and long-tailed tits and wren. Butterflies seen include orange tip, speckled wood, peacock, gatekeeper and holly blue. Greater and lesser stag-beetle benefit from the deadwood habitat present and bats can be seen.

The farm attracts thousands of children from across the Borough and beyond. There is free access during the day to the city farm. Public access to Mark Fitzpatrick Nature Reserve is limited to the volunteer workdays or by appointment.Contact the local London Wildlife Trust group on 020 7261 0447. There is no access to the railsides, but views can be obtained from road and foot bridges.

A World Peace Garden has been created by the local community on the north embankment adjacent to Hampstead Heath Railway Station.

Site first notified: 01/01/1993 **Boundary last changed:** 10/07/2014

Citation last edited: 18/06/2014

Defunct: N

Last Updated: 18/06/2014

CaBI05 Chalk Farm Embankment and Adelaide Local Nature Reserve

Site of Borough Grade I Importance for Nature Conservation

Site Reference: CaBI05

Site Name: Chalk Farm Embankment and Adelaide Local Nature Reserve

Summary: Steep-sided railway embankment and nature reserve with good grassland areas.

Grid ref: TQ 276 843

Area (ha): 0.9

Borough(s): Camden

Habitat(s): Pond/lake, Scattered trees, Scrub, Secondary woodland, Semi-improved neutral grassland, Tall herbs

Access: Access at limited times

Ownership: Network Rail and Camden Council

Site Description:

This steep-sided railway embankment, lying between Adelaide Road and railway sidings, is densely vegetated with secondary woodland. This is chiefly composed of sycamore (Acer pseudoplatanus), horse-chestnut (Aesculus hippocastanum), lime (Tilia sp.), holm oak (Quercus ilex), laburnum (Laburnum anagyroides), elder (Sambucus nigra) and hawthorn (Crataegus monogyna). The ground flora is dominated by ivy (Hedera helix), and bramble (Rubus fruticosus agg.) and false oat-grass (Arrhenatherum elatius) occur towards the edges. The public nature reserve in the western is far more open, with semi-improved neutral grassland and scrub present as well as woodland and a pond. Grassland areas are composed of red fescue (Festuca rubra), false oat-grass, common couch (Elytrigia repens) and bents (Agrostis spp.). Intermingled are black medick (Medicago lupulina), oxeye daisy (Leucanthemum vulgare), red and white clovers (Trifolium pratense and T. repens) and creeping cinquefoil (Potentilla reptans). Late flowering, insect-attracting species such as Canadian goldenrod (Solidago canadensis), Michaelmas-daisy (Aster sp.) and rosebay willowherb (Chamerion angustifolium) are also present. The wooded parts of the reserve are covered in ash (Fraxinus excelsior) and pedunculate oak (Quercus robur) with an understorey of young oak, hawthorn and hazel. The pond supports a range of planted wildflowers including yellow iris (Iris pseudocorus), meadowsweet (Filipendula ulmaria), ragged robin (Lychnis flos-cuculi) and mare's-tail (Hippuris vulgaris). To the west is a small area of ash trees with a ground flora dominated by cow parsley (Anthriscus sylvestris) and a disused recreational area now covered in butterfly-bush (Buddleja davidii) and bramble (Rubus fruticosus agg.) scrub and a scattering of ash trees.

There is no access to the railsides, although views can be had from road bridges, and from trains to and from London Euston.

Site first notified: 01/01/1993 **Boundary last changed:** 23/06/2014

Citation last edited: 23/06/2014

Defunct: N

Last Updated: 23/06/2014

CaBI06 West Hampstead Railsides, Medley Orchard and Westbere Copse Local Nature Reserve

Site of Borough Grade I Importance for Nature Conservation

Site Reference:	CaBI06
Site Name:	West Hampstead Railsides, Medley Orchard and Westbere Copse Local Nature Reserve
Summary:	These wooded railsides include a two nature reserves and an old orchard.
Grid ref:	TQ 249 845
Area (ha):	7.67
Borough(s):	Camden
Habitat(s):	Orchard, Scattered trees, Scrub, Secondary woodland, Semi-improved neutral grassland, Tall herbs
Access:	Free public access (part of site)
Ownership:	Network Rail (Ownership of Medley Orchard unknown)

Site Description:

This site is composed of a number of sections of railside, an old orchard at Medley Gardens, Westbere Copse Local Nature Reserve and The Jane Evans Nature Reserve in West Hampstead.

The railsides are a complex of habitats with extensive areas dominated by secondary woodland and scrub. Trees include sycamore (*Acer pseudoplatanus*), grey poplar (*Populus x canescens*), wild cherry (*Prunus avium),* ash (*Fraxinus excelsior*) and horse chestnut (*Aesculus hippocastanum*). Scrub species include elder (*Sambucus nigra*), dogwood (*Cornus sanguinea*), bramble (*Rubus fruticosus*), hawthorn (*Crataegus monogyna*) and English elm (*Ulmus procera*). The more open area of grassland is dominated by false oat-grass (*Arrhenatherum elatius*) with a variety of tall herbs including cow parsley (*Anthriscus sylvestris*), green alkanet (*Pentaglottis sempervirens*), and bittersweet (*Solanum dulcamara*), white deadnettle (*Lamium album)* and garlic mustard (*Alliaria petiolata*).

A small part of this stretch is Westbere Copse Local Nature Reserve. The majority of Westbere Copse is woodland composed of sycamore, oak (Quercus sp.), ash (Fraxinus excelsior) and aspen (Populus tremula). There is an understorey of snowberry (Symphoricarpos rivularis), elder (Sambucus nigra), English elm (Ulmus procera), blackthorn (Prunus spinosa) and hawthorn (Crataegus monogyna). The ground flora includes shade tolerant species such as cow parsley (Anthriscus sylvestris), nettle (Urtica dioica), ivy (Hedera helix) and bramble. In areas with less shade these are joined by common toadflax (Linaria vulgaris), Canadian goldenrod (Solidago canadensis) and Michaelmas-daisy (Aster sp). The London notable species common broomrape (Orobanche minor) has been recorded here. Common birds include blue tit, great tit, robin, blackbird, wren and dunnock. There is also a small pond and small spring and summer wildflower meadows. The Jane Evans Nature Reserve (formerly Minster Road Nature Reserve) is on the opposite bank of the railway. It contains a wildflower meadow, a pond and an orchard planted by the local community.

The Medley Orchard is an old orchard, immediately adjacent to the railway behind the gardens of Medley Road. Old orchards are a rare habitat in London, and the fruit trees can support important communities of invertebrates. Medley Orchard is now largely secondary woodland of ash, but a few old fruit trees survive.

There is currently no access to the Medley Orchard. There is no public access to the railsides, but

good views of these can be had from the footpath to the west of West Hampstead (Thameslink) station, and from the road bridges at Mill Lane and Minster Road.

Site first notified:	01/01/1993	**Boundary last changed:**	27/06/2014
Citation last edited:	18/06/2014		
Defunct:	N		
Last Updated:	18/06/2014		

CaBI08 Hampstead Parish Churchyard

Site of Borough Grade I Importance for Nature Conservation

Site Reference: CaBI08

Site Name: Hampstead Parish Churchyard

Summary: Fine churchyard with mature trees where the painter John Constable is buried.

Grid ref: TQ 262 856

Area (ha): 0.9

Borough(s): Camden

Habitat(s): Acid grassland, Planted shrubbery, Scattered trees, Tall herbs, Vegetated wall/tombstones

Access: Free public access (all/most of site)

Ownership: Diocese of London

Site Description:

This is an attractive and peaceful site split into two parts. In the southern section a good number of mature trees are present, the most frequent being yew (*Taxus baccata*), followed by sycamore (*Acer pseudoplatanus*), holly (*Ilex aquifolium*), a huge horse chestnut (*Aesculus hippocastanum*) and areas of dense planted shrubs. The grassland is dominated in places by perennial rye-grass (*Lolium perenne*), but other species present include rough-stalked meadow-grass (*Poa trivialis*), meadow foxtail (*Alopecurus pratensis*), sweet vernal-grass (Anthoxanthum odoratum), red fescue (*Festuca rubra)* cuckoo flower (*Cardamine pratensis*) and common cat's-ear (*Hypochaeris radicata*). Field wood-rush (*Luzula campestris)* and common sorrel (*Rumex acetosa*) are locally abundant. This is indicative of old slightly acidic meadowland.

The northern section, St. John's Additional Burial Ground, is more open and supports a slightly different suite of species. Trees include mature yews, Turkey oak (Quercus cerris), sessile oak (*Quercus petraea*), beech (*Fagus sylvatica*), copper beech (*Fagus sylvatica f. Purpurea*), wild cherry (*Prunus avium*) and sweet chestnut (*Castanea sativa*). Grassland species include meadow buttercup (*Ranunculus acris*) and pignut (*Conopodium majus),* an indicator of acid conditions.

There are patches of diverse and well-established tall herbaceous vegetation, which includes both native species and exotic ones planted on graves. Some of the older tombstones, particularly those composed of limestone, have a covering of various mosses and lichens, as well as a number of types of fern including hart's-tongue (*Phyllitis scolopendrium*) and the uncommon lady-fern (*Athyrium filix-femina*).

The painter John Constable and his wife are buried in the churchyard and many eminent Hampstead residents are buried in the adjoining cemetery, to which there is open access.

Site first notified: 01/11/2003 **Boundary last changed:** 04/05/2003

Citation last edited: 18/06/2014

Defunct: N

Last updated: 18/06/2014

CaBI09 Belsize Wood Local Nature Reserve and Russell Nurseries Woodland Walk

Site of Borough Grade II Importance for Nature Conservation

Site Reference: CaBI09

Site Name: Belsize Wood Local Nature Reserve

Summary: A reserve of two halves, with better wildlife habitat in the southern half (Belsize Woods).

Grid ref: TQ 274 853

Area (ha): 0.7

Borough(s): Camden

Habitat(s): Ancient Woodland, Pond/Lake, Scattered trees, Scrub, Secondary woodland, Tall herbs

Access: Free public access (part of site)

Ownership: London Borough of Camden

Site Description:

This statutory Local Nature Reserve is a reserve divided into three fenced off areas. The central section allows public access and is thus (because of trampling) poorly vegetated at ground level with ivy dominating. The northern area was once publicly accessible but this is no longer the case but is opened occasionally. Trees of ash (Fraxinus excelsior), sycamore (Acer pseudoplatanus), wild cherry (Prunus avium) and common lime (Tilia europaea) are the most common canopy trees in the north and central areas with a large Swedish whitebeam (Sorbus intermedia) prominent in the central area. The understorey of the north is chiefly tall specimens of hawthorn (Crataegus monogyna) and elder (Sambucus nigra) with regenerating ash, field maple (Acer campestre) and wild cherry. Bramble (Rubus fruticosus agg.) dominates the ground flora in the northern area with herbs of greater willowherb (Epilobium hirsutum), enchanter's nightshade (Circaea lutetiana) and bittersweet (Solanum dulcamara).

There is an amazing difference in the southern part of the reserve where access is limited. The area is relatively species rich with canopy trees of wild cherry (Prunus avium), sycamore (Acer pseudoplatanus), field maple (Acer campestre), ash (Fraxinus excelsior) and pedunculate oak (Quercus robur) and an understorey of hazel (Corylus avellana), English elm (Ulmus procera) and dogwood (Cornus sanguinea). The ground flora of tall herbs is diverse with shade-tolerant species such as wood avens (Geum urbanum), enchanter's nightshade, cow parsley (Anthriscus sylvestris) and tutsan (Hypericum androsaemum), with species of more open habitat including greater stitchwort (Stellaria holostea), red campion (Silene dioica) and sanicle (Sanicula europaea). A small pond supports yellow iris (Iris pseudoacorus), and marsh marigold (Caltha palustris) on the margins, with the floating aquatic species lesser duckweed (Lemna minor) and water-starwort (Callitriche sp.).

The site regularly hosts numbers of birds such as great tit, blue tit, long-tailed tit, wren, robin, great spotted woodpecker, blackbird and the song thrush which has dramatically declined in London.

The southern part is open every Wednesday between noon and 3pm and every third Sunday in the month between noon and 4pm. Contact Camden Council on 0207 974 8818 for details of events at the site

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 23/06/2014 **Mayor Agreed:**

Defunct: N

Last Updated: 23/06/2014

CaBII02 Broadhurst Gardens Meadow

Site of Borough Grade II Importance for Nature Conservation

Site Reference: CaBII02

Site Name: Broadhurst Gardens Meadow

Summary: The communal grounds of houses in Broadhurst Gardens, with a good meadow.

Grid ref: TQ 258 845

Area (ha): 0.73

Borough(s): Camden

Habitat(s): Scattered trees, Scrub, Semi-improved neutral grassland

Access: No public access

Ownership: Private

Site Description:

This communal garden consists of a meadow of varying grass heights and a perimeter belt of trees and shrubs. The grassland sward is composed of creeping bent (Agrostis stolonifera), timothy (Phleum sp.), meadow foxtail (Alopecurus pratensis), red fescue (Festuca rubra), false oat-grass (Arrhenatherum elatius), Yorkshire fog (Holcus lanatus) and cocks's-foot (Dactylis glomerata). Within the sward, various wildflowers are intermingled, including meadow vetchling (Lathyrus pratensis), yarrow (Achillea millefolium), cat's-ear (Hypochaeris radicata), common sorrel (Rumex acetosa), lesser stitchwort (Stellaria graminea) and various buttercups (Ranunculus spp.).

The trees and shrubs around the edge of the grassland include sycamore (Acer pseudoplatanus), wild cherry (Prunus avium), elder (Sambucus nigra), oak (Quercus sp.), ash (Fraxinus excelsior) and various willows (Salix spp.). Under the trees, bramble (Rubus fruticosus agg.) and bindweed (Calystegia sp.) scramble over dead logs and fallen branches. The site abounds with insects, including butterflies, beetles, hoverflies, and grasshoppers.

There is no access to the general public, just for the residents who border the garden.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 09/12/2005

Defunct: N

Last updated: 09/12/2005

CaBII03 Frognal Court Wood

Site of Borough Grade II Importance for Nature Conservation

Site Reference: CaBII03

Site Name: Frognal Court Wood

Summary: Small wood used by local residents.

Grid ref: TQ 262 849

Area (ha): 0.2

Borough(s): Camden

Habitat(s): Secondary woodland

Access: No public access

Ownership: Private

Site Description:

Many different trees make up the canopy of this dense wood particularly sycamore (Acer pseudoplatanus), but also ash (Fraxinus excelsior), some very large hybrid black poplars (Populus x canadensis), wild cherry (Prunus avium) and common lime (Tilia x europaea). There are a variety of shrubs beneath which compose an understorey, including elder (Sambucus nigra), holly (Ilex aquifolium), Highclere holly (Ilex x altaclarensis), garden privet (Ligustrum ovalifolium), dog rose (Rosa canina) and yew (Taxus baccata). The ground flora is limited because of the dense shade and is dominated by ivy (Hedera helix).

Many species of bird frequent the wood including long-tailed tit, wren, robin, greenfinch, blue tit, song thrush and blackbird.

Local residents regularly use the site.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 23/06/2014 **Mayor Agreed:**

Defunct: N

Last updated: 23/06/2014

CaBII05 Primrose Hill

Site of Borough Grade II Importance for Nature Conservation

Site Reference: CaBII05

Site Name: Primrose Hill

Summary: Famous area of Regent's Park with great views of London.

Grid ref: TQ 276 838

Area (ha): 25.19

Borough(s): Camden

Habitat(s): Amenity grassland, Hedge, Planted shrubbery, Scattered trees, Scrub, Semi-improved neutral grassland, Tall herbs

Access: Free public access (all/most of site)

Ownership: The Royal Parks

Site Description:

This area of Regent's Park consists mostly of mown amenity grassland with scattered groups of mature trees (located around the hill itself and at the park's perimeter). From the top of the hill is one of the classic views of London. The grassland beneath the trees and around most of the perimeter of the site is less often mown, retains some of the original fine leaved species including red fescue and creeping bent and is attracting a mix of wildflowers that includes cat's-ear (Hypochaeris radicata), common vetch (Vicia sativa) and cow parsley (Anthriscus sylvestris) the latter mostly under trees. The trees of the parkland are mostly London plane but common lime, hawthorn, horse-chestnut and young whitebeams are also present. Next to Albert Road there is a hedge of hawthorn and near the amenity block one composed of field maple. It is only along the south-western boundary where any significant planted shrubbery occurs although some planted mixed native shrubberies in the northeast are becoming established.

The park is very attractive to a variety of birds including wood pigeon, starling, blue tit and robin. It is open during daylight hours.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 23/06/2014 **Mayor Agreed:**

Defunct: N

Last Updated: 23/06/2014

CaBII06 North London Line at York Way

Site of Borough Grade II Importance for Nature Conservation

Site Reference: CaBII06

Site Name: North London Line at York Way

Summary: A small area of wildlife habitat along the railway line, left over from development of the King's Cross Goods Yard.

Grid ref: TQ 299 841

Area (ha): 1.08

Borough(s): Camden

Habitat(s): Roughland, Ruderals, Scattered trees, Scrub, Semi-improved neutral grassland, Tall herbs

Access: No public access

Ownership: Network Rail

Site Description:

This area is all that remains of the extensive 'wasteland' habitats of the former King's Cross Goods Yard, most of which has been redeveloped. The surviving habitat is still of importance in a borough context and links in with a larger area of trackside in Islington, known as Copenhagen Junction.

Much of the area is covered in scrub of butterfly bush (Buddleja davidii) and bramble with scattered trees of silver birch and sycamore although there are significant areas of semi-improved neutral grassland and roughland habitat supporting a variety of typical wasteland grasses and wildflowers including herb-robert (Geranium robertianum). This site is most likely very attractive to butterflies and other invertebrates. Railway safety and operational efficiency must, of course, be the primary concerns in managing railsides, but nature conservation should also be taken into account.

There is no public access to the linesides, but they can be seen from trains between Camden Road and Caledonian Road & Barnsbury.

Site first notified: 01/11/2003 **Boundary last changed:** 23/06/2014

Citation last edited: 23/06/2014

Defunct: N

Last updated: 23/06/2014

CaBII07 St Pancras Gardens

Site of Borough Grade II Importance for Nature Conservation

Site Reference: CaBII07

Site Name: St Pancras Gardens

Summary: Old churchyard offering a quiet refuge from busy St Pancras.

Grid ref: TQ 297 835

Area (ha): 2.17

Borough(s): Camden

Habitat(s): Amenity grassland, Hedge, Planted shrubbery, Scattered trees, Tall herbs, Vegetated wall/tombstones

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This old churchyard has had many headstones moved to the perimeter and only the larger important monuments left in situ. A few of these have a sparse covering of lichens and mosses. The site contains some fine mature trees particularly London plane (Platanus x hispanica), common lime (Tilia x europaea) and poplar (Populus sp.) and diverse planted shrubberies. There is a hedge of young yew (Taxus baccata) near the railway. Beside the railway boundary two nature areas have been established. These have creeping thistle (Cirsium arvense), common knapweed (Centaurea nigra), field scabious (Knautia arvensis), oxeye daisy (Leucanthemum vulgare), salad burnet (Sanguisorba minor) and common nettle (Urtica dioica) as components (all are attractive to insects). Field madder (Sherardia arvensis) and unusual plant for urban London, is present

There is open access to the general public during daylight hours and monuments include that to Sir John Soanes' wife, which inspired the design of the British red telephone box.

Site first notified: 01/11/2003 **Boundary last changed:** 23/06/2014

Citation last edited: 23/06/2014

Defunct: N

Last updated: 23/06/2014

CaBII08 Green Triangle

Site of Borough Grade II Importance for Nature Conservation

Site Reference: CaBII08

Site Name: Green Triangle

Summary: Community garden used by local residents.

Grid ref: TQ 262 843

Area (ha): 0.29

Borough(s): Camden

Habitat(s): Amenity grassland, Planted shrubbery, Scattered trees, Secondary woodland, Tall herbs

Access: No public access

Ownership: Private

Site Description:

This is an attractive community garden surrounded by housing. A good number of trees form a high canopy, these include an impressive multi-trunked sessile oak *(Quercus petraea)*, sycamore *(Acer pseudoplatanus),* ash *(Fraxinus excelsior),* yew (Taxus baccata), silver birch (*Betula pendula*), rowan (Sorbus aucuparia) and field maple (*Acer* campestre). The understorey supports a variety of native and exotic shrubs and young trees, including elder (*Sambucus nigra*), hazel (*Corylus avellana*), guelder rose (*Viburnum lantana*), Portugal laurel (*Prunus lusitanica*), Oregon grape (*Mahonia aquifolium*) and magnolia (*Magnolia sp*.). The herb layer contains a variety of species providing an attraction for invertebrates. In the more shaded areas ground ivy (*Glechoma hederacea*), wood avens (*Geum urbanum*), wood dock (*Rumex sanguineaus*) and ground elder (*Aegopodium podagraria*) are abundant. In less shaded spots species include dusky crane's-bill (*Geranium phaeum*), lemon balm (Melissa officinalis), Canadian goldenrod (*Solidago canadensis*) and the London notable species hemp-agrimony (*Eupatorium cannabinum*). Dead wood around the site provides valuable invertebrate habitat.

The site is only accessible to the residents of the surrounding properties.

Site first notified: 01/11/2003 **Boundary last changed:** 10/07/2014

Citation last edited: 18/06/2014

Defunct: N

Last Updated: 18/06/2014

CaBII09 King's College Hampstead Campus

Site of Borough Grade II Importance for Nature Conservation

Site Reference: CaBII09

Site Name: King's College Hampstead Campus

Summary: University campus grounds with pleasant landscaping and wildlife-friendly areas.

Grid ref: TQ 253 859

Area (ha): 0.59

Borough(s): Camden

Habitat(s): Amenity grassland, Planted shrubbery, Ruderals, Scattered trees, Scrub, Tall herbs

Access: Can be viewed from adjacent paths or roads only

Ownership: King's College

Site Description:

The site has a good range of mature trees including both native and non-native species. In places these are almost dense enough to form woodland. Species include silver birch (Betula pendula), ash (Fraxinus excelsior), lime (Tilia x europaea), Turkey oak (Quercus cerris), Lawson's cypress (Cupressuss lawsoniana) and a young monkey puzzle tree (Auraucaria auraucana). There is dense planted shrubbery composed largely of cotoneaster (Cotoneaster sp.), spotted laurel (Aucuba japonica), Portugal laurel (Prunus lusitanica), rhododendron (Rhododendron ponticum), elder (Sambucus nigra), hawthorn (Crataegus monogyna), and laburnum (Laburnum anagyroides). Beneath the trees and shrubs, and at the northern edge of the central garden area are well-established patches of tall herbs and neutral grassland. Many of the species (particularly in the former category) are insect-attracting e.g. lungwort (Pulmonaria sp.), stonecrop (Sedum sp.), sage (Salvia officinalis), with shrubs including viburnum (Viburnum sp.) and Californian lilac (Ceanothus sp.). Colonising tall herbs include herb-robert (Geranium robertianum), wood avens (Geum urbanum) and ground elder (Aegopodium podagraria).

To the east of the main area of woodland is a small quadrangle. This contains several large trees, including some particularly fine walnuts (Juglans regia), a very large hornbeam (Carpinus betulus) and a handkerchief tree (Davidia involucrata). Beneath the trees is grass with small areas of shrubbery. This adds to the bird habitats on the site.

There is no access to the general public.

Site first notified: 01/11/2003 **Boundary last changed:** 23/06/2014

Citation last edited: 23/06/2014

Defunct: N

Last Updated: 23/06/2014

CaBII10 Gondar Gardens Covered Reservoir

Site of Borough Grade II Importance for Nature Conservation

Site Reference: CaBII10

Site Name: Gondar Gardens Covered Reservoir

Summary: Covered reservoir with grassland that supports a range of wildlife.

Grid ref: TQ 248 853

Area (ha): 1.1

Borough(s): Camden

Habitat(s): Secondary woodland, Semi-improved neutral grassland

Access: Can be viewed from adjacent paths or roads only

Ownership: Thames Water

Site Description:

This undisturbed covered reservoir is vegetated mostly with neutral grassland dominated by false oat-grass (Arrhenatherum elatius), with a moderate diversity of common wild flowers. Spiked sedge (Carex spicata), which is uncommon in Camden, is present in reasonable quantity. Typical grassland butterflies, including common blue and meadow brown, are present. The site is the only known location in Camden for slow-worms. Pipistrelle bats have been recorded flying over the site.

There are small areas of woodland, mostly of sycamore (Acer pseudoplatanus) and ash (Fraxinius excelsior), with hawthorn (Crataegus monogyna) and plum (Prunus domestica) below, on the slopes at the eastern and western ends. This provides habitat for common birds.

There is no access to the general public but it can be seen from adjacent roads.

Site first notified: 23/08/2004 **Boundary last changed:** 23/08/2004

Citation last edited: 24/08/2006

Defunct: N

Last updated: 24/08/2006

CaL01 Holly Lodge Gardens

Site of Local Importance for Nature Conservation

Site Reference: CaL01

Site Name: Holly Lodge Gardens

Summary: Two areas of parkland separated by a wide wooded avenue.

Grid ref: TQ 281 869

Area (ha): 1.39

Borough(s): Camden

Habitat(s): Amenity grassland, Planted shrubbery, Scattered trees

Access: Can be viewed from adjacent paths or roads only

Ownership: Private

Site Description:

The site consists of two parkland areas separated by a wide wooded avenue of mature common lime (Tilia x europaea) and other (mostly non-native) trees. A variety of native shrubs and wild flowers can be found beneath the trees, including elder (Sambucus nigra), wood avens (Geum urbanum), enchanter's-nightshade (Circaea lutetiana) and foxglove (Digitalis purpurea).

The smaller parkland area is formally managed with amenity grassland and elaborated flower beds. The larger of the more open areas is laid out around holm oaks (Quercus ilex) and cedars of Lebanon (Cedrus libani). Grassland on the lower slopes is dominated by fescues (Festuca spp.) and supports some of the typical acid grassland species such as mouse's-ear hawkweed (Pilosella officinarum), heath bedstraw (Galium saxatile), cat's-ear (Hypochaeris radicata) and sheep's sorrel (Rumex acetosella).

The site is edged with dense scattered trees, particularly holly (Ilex aquilifolium), with a ground cover of ivy (Hedera helix). This area attracts a number of small birds including wren, robin, great tit and blue tit.

Access is intended only for residents of the Holly Lodge Estate.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 24/06/2014

Defunct: N

Last updated: 24/06/2014

CaL02 Greville Place Nature Reserve

Site of Local Importance for Nature Conservation

Site Reference: CaL02

Site Name: Greville Place Nature Reserve

Summary: A small nature reserve with trees, shrubs and an attractive pond.

Grid ref: TQ 257 834

Area (ha): 0.12

Borough(s): Camden

Habitat(s): Pond/lake, Scattered trees, Scrub, Semi-improved neutral grassland, Tall herbs

Access: Access at limited times

Ownership: Private

Site Description:

This small nature reserve, managed by London Wildlife Trust's local group, has an abundance of trees, shrubs and tall herbs which are attractive to birds and invertebrates. Many have been planted, while some are garden escapes. At the centre of the reserve is a large copper beech (Fagus sylvatica var. purpurea). Other trees include crack willow (*Salix fragilis*), wych elm (*Ulmus glabra*), sycamore (*Acer pseudoplatanus*), silver birch (*Betula pendula*) and black mulberry (*Morus nigra*).These casts deep shade on all but the perimeter of the site. There is a dense scrub/shrub layer including holly (*Ilex aquifolium*), spindle (*Euonymus europaeus*), guelder rose (*Viburnum lantana*), dogwood (*Cornus sanguinea*), bay (*Laurus nobilis*), privet (*Ligustrum vulgare*) and spotted laurel (*Aucuba japonica*). Shade tolerant species tend to occur beneath the tree, including ivy (Hedera helix), enchanter's-nightshade (Circaea lutetiana), lords-and-ladies (Arum maculatum), male fern (*Dryopteris filix-mas*) and wood avens (Geum urbanum). In more open areas, these are replaced by less shade-tolerant species including black horehound (Ballota nigra), cow parsley (Anthriscus sylvestris), garlic mustard (Alliaria petiolata) and bird's-foot-trefoil (Lotus corniculatus). A number of young shrubs and trees are present, including hazel (Corylus avellana), silver birch (Betula pendula), hawthorn (Crataegus monogyna), blackthorn (Prunus spinosa) and goat willow (Salix caprea).

In the north-western corner of the reserve is a small pond. This has fat duckweed (Lemna gibba) on its surface, and greater spearwort (Ranunculus lingua) among the marginal vegetation. Both are uncommon in London. Frogs and newts are recorded in the pond, as well as aquatic invertebrates including pond-skaters. A large number of birds have been recorded using the site including blackcap, redwing, dunnock great-spotted woodpecker, jay and coal tit.

Volunteer workdays are held on the first Sunday of each month, otherwise access is through appointment only.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 18/06/2014

Defunct: N

Last Updated: 18/06/2014

CaL03 160 Mill Lane Community Garden

Site of Local Importance for Nature Conservation

Site Reference: CaL03

Site Name: 160 Mill Lane Community Garden

Summary: A small community garden with trees and shrubs and a very attractive pond.

Grid ref: TQ 253 851

Area (ha): 0.03

Borough(s): Camden

Habitat(s): Amenity grassland, Planted shrubbery, Pond/Lake, Scattered trees, Scrub, Tall herbs

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This much reduced small community garden has a good range of scattered trees, including sycamore (Acer pseudoplatanus), ash (Fraxinus excelsior), holly (Ilex aquilifolium), field maple (Acer campestre) and wild cherry (Prunus avium). There is a relatively large and well stocked pond, known to harbour a healthy population of smooth newts. Marginal vegetation is plentiful and includes purple loosestrife (Lythrum salicaria), reed sweet grass (Glyceria maxima), water mint (Mentha aquatica), yellow iris (Iris pseudacorus), water forget-me-not (Myosotis scorpioides), brooklime (Veronica beccabunga), water avens (Geum rivale) and mare's-tail (Hippuris vulgaris).

Behind the pond is a 'wild area', composed of developing woodland and scrub, including young crack willow (Salix fragilis), silver birch (Betula pendula), hazel (Corylus avellana), elder (Sambucus nigra) and hawthorn (Crataegus monogyna). Beneath this is a ground flora of cow parsley (Anthriscus sylvestris), hogweed (Heracleum sphondylium), bramble (Rubus fruticosus agg.) and common nettle (Urtica dioica) and a good quantity of dead wood providing good invertebrate habitat.

The garden is open to the public during daylight hours.

Site first notified: 01/01/1993 **Boundary last changed:** 11/07/2014

Citation last edited: 18/06/2014

Defunct: N

Last Updated: 18/06/2014

CaL04 Phoenix Garden

Site of Local Importance for Nature Conservation

Site Reference: CaL04

Site Name: Phoenix Garden

Summary: A remarkably attractive community garden right in the heart of the West End.

Grid ref: TQ 299 812

Area (ha): 0.12

Borough(s): Camden

Habitat(s): Amenity grassland, Flower beds, Planted shrubbery, Pond/lake, Scattered trees, Tall herbs

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This garden is located in the heart of London just off Shaftsbury Avenue. There is an open meadow area and rockery, pond and children's play area. There are dense shrubberies with young trees planted within. These include rowan (Sorbus aucuparia), willow (Salix sp.), birch (Betula sp.), maidenhair tree (Gingko biloba) and walnut (Juglans regia). Many native wild flowers have been planted, including bluebell (Hyacinthoides non-scripta), red campion (Silene dioica), hedge woundwort (Stachys sylvatica), black horehound (Ballota nigra), ox-eye daisy (Leucanthemum vulgare), cow parsley (Anthriscus sylvestris) and wood avens (Geum urbanum).

The pond has diverse vegetation around its edges, including water mint (Mentha aquatica), great reedmace (Typha latifolia), yellow iris (Iris pseudacorus) and soft and hard rushes (Juncus effusus and J. inflexus).

The site is a favorite place with small birds, particularly tits and finches. It is truly a green oasis within a densely built up area.

The garden is open to the public at all times.

Site first notified: 01/01/1993 **Boundary last changed:** 24/06/2014

Citation last edited: 24/06/2014

Defunct: N

Last updated: 24/06/2014

CaL05 Calthorpe Community Garden

Site of Local Importance for Nature Conservation

Site Reference: CaL05

Site Name: Calthorpe Community Garden

Summary: An attractive community garden with a good range of wildlife habitats.

Grid ref: TQ 306 825

Area (ha): 0.44

Borough(s): Camden

Habitat(s): Amenity grassland, Flower beds, Hedge, Planted shrubbery, Scattered trees, Tall herbs, Pond/lake, Unmanaged grassland

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:
This garden is located in a very built up area of London just off the Grays Inn Road. The site contains a number of scattered trees, including young beech (Fagus sylvatica), ash (Fraxinus excelsior), hawthorn (Crataegus monogyna), flowering cherry (Prunus sp.) and oak (Quercus robur). There is an artificial stream planted with yellow iris (Iris pseudacorus), pendulous sedge (Carex pendula) and hard rush (Juncus inflexus). The rockery gardens are planted with a number of insect-attracting species, such as rosemary (Rosmarinus officinalis), Canadian goldenrod (Solidago canadensis), foxglove (Digitalis purpurea), Michaelmas daisy (Aster sp.), ivy (Hedera helix) and oxeye daisy (Leucanthemum vulgare). A beech (Fagus sylvatica) hedge runs through the site.

A small pond located in the wildlife area with restricted access, with marginal vegetation such as water mint (Mentha aquatica), pendulous sedge and yellow flag (Iris pseudacorus) supports frogs. Next to the pond is a mosaic of scrub and grassland with scattered silver birches (Betula pendula) and rowans (Sorbus aucuparia) with abundance of deadwood, providing habitat for birds and invertebrate species.

The garden is open to the public during daylight hours, seven days per week other than Christmas.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 24/06/2014

Defunct: N

Last Updated: 24/06/2014

CaL07 Frognal Lane Gardens

Site of Local Importance for Nature Conservation

Site Reference: CaL07

Site Name: Frognal Lane Gardens

Summary: A small private communal garden with plenty of trees and an attractive pond.

Grid ref: TQ 258 853

Area (ha): 0.55

Borough(s): Camden

Habitat(s): Amenity grassland, Planted shrubbery, Pond/lake, Scattered trees, Scrub

Access: No public access

Ownership: Private

Site Description:

This is an attractive community garden surrounded by housing. It contains a good number of trees, the most notable being the large London planes (Platanus x hispanica). Other species present include ash (Fraxinus excelsior), oak (Quercus sp.), Norway maple (Acer platanoides), holm oak (Quercus ilex) and silver birch (Betula pendula). Areas of grassland where mowing is relaxed support tall herbs. Ornamental shrub beds around the perimeter are planted with both native and exotic species, which include hazel (Corylus avellana), yew (Taxus baccata), cherry plum (Prunus cerasifera), lilac (Syringa vulgaris), spotted laurel (Aucuba japonica) and oleaster (Eleagnus x ebbingei).
The western end of the site contains numerous trees and shrubs/scrub but is less intensively managed. It, thus, has a wilder appearance with a greater number of tall herb species including meadow buttercup (Ranunculus acris), wood dock (Rumex sanguineus), teasel (Dipsacus fullonum), herb-Robert (Geranium robertianum), red campion (Silene dioica), greater periwinkle (Vinca major) and enchanter's nightshade (Circea lutetitiana).

The site is used by numerous birds including blue tit, jay, blackbird, magpie, robin, thrush, starling and great-spotted woodpecker. Nest boxes have been put up and the site management is focused on creating a more invertebrate-friendly habitat.

The garden is not open to the general public, but is a valuable amenity for residents of the surrounding properties.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 18/06/2014

Defunct: N

Last Updated: 18/06/2014

CaL08 St Andrew's Gardens

Site of Local Importance for Nature Conservation

Site Reference: CaL08

Site Name: St Andrew's Gardens

Summary: A former churchyard, now an attractive small park with plenty of trees and shrubs.

Grid ref: TQ 307 824

Area (ha): 0.66

Borough(s): Camden

Habitat(s): Amenity grassland, Planted shrubbery, Scattered trees, Tall herbs

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This former churchyard is now managed as a small public park. Only the larger monuments have been left in place; headstones have been moved to the perimeter. Lawns, flower beds and shrubberies combine to make this a particularly attractive site. Mature common lime (Tilia x europaea), beech (Fagus sylcatica), and London plane (Platanus x hispanica) trees line the paths and boundaries. Extensive shrubberies include many insect-attracting species such as buddleia (Buddleja davidii), lilac (Syringa vulgaris), hazel (Corylus avellana) and rose (Rosa sp.). The lawns contain a number of wild flowers, including lesser celandine (Ranunculus ficaria) and yarrow (Achillea millefolium).

A wildlife area along the east boundary of the site supports a wide variety of herbaceous plants such as common knapweed (Centaurea nigra), ox-eye daisy (Leucanthemum vulgare) and black horehound (Ballota nigra).

The garden is generally open to the public during daylight hours.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 24/06/2014

Defunct: N

Last updated: 24/06/2014

CaL09 St George's Gardens

Site of Local Importance for Nature Conservation

Site Reference: CaL09

Site Name: St George's Gardens

Summary: A former churchyard, now a small park with plenty of mature trees and shrubs.

Grid ref: TQ 304 824

Area (ha): 1.06

Borough(s): Camden

Habitat(s): Amenity grassland, Planted shrubbery, Scattered trees, Tall herbs, Vegetated walls

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This is an old churchyard site that is now managed as a public park. It contains many mature trees, particularly London plane (Platanus x hispanica), weeping ash (Fraxinus excelsior var. pendula) and common lime (Tilia x europaea). There are areas of shrubbery which contain insect-attracting plants such as butterfly-bush (Buddleja davidii), rose (Rosa sp.) and lavender (Lavandula sp.), as well as providing nesting cover for blackbirds and wrens.

The garden is open to the public during daylight hours.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 24/06/2014 **Mayor Agreed:**

Defunct: N

Last Updated: 24/06/2014

CaL10 St James's Garden

Site of Local Importance for Nature Conservation

Site Reference: CaL10

Site Name: St James's Garden

Summary: A former churchyard, now a small park with plenty of trees, shrubs and wild.

Grid ref: TQ 293 827

Area (ha): 1.08

Borough(s): Camden

Habitat(s): Amenity grassland, Planted shrubbery, Scattered trees, Semi-improved neutral grassland, Tall herbs

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This former churchyard is now a public garden. The garden contains a good number of mature trees, mostly London plane (Platanus x hispanica), with weeping ash (Fraxinus excelsior var pendula), holly (Ilex aquilifolium) and yew (Taxus baccata) also present. In addition there are extensive shrubberies, providing nest sites for birds.

The lawns are regularly mown, but some areas are left as they have been sown with seed mixes and contain number of grasses and wild flowers, including red dead-nettle (Lamium purpureum), yellow rattle (Rhinanthus minor), cowslip (Primula veris), white and red campion (Silene latifolia and S. dioica), meadow buttercup (Ranunculus acris), germander speedwell (Veronica chamaedrys) and common stork's-bill (Erodium circutarium), the latter rare in inner London.

There are two small wild areas: one behind the basketball court and another in the south-western corner of the site. These contain a good variety of wild flowers, including cow parsley (Anthriscus sylvestris), hedge bindweed (Calystegia sepium), creeping thistle (Cirsium arvensis), nipplewort (Lapsana communis), hawkweed oxtongue (Picris hieracioides) and red campion.

The garden is open to the public during daylight hours.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 23/06/2014

Defunct: N

Last Updated: 23/06/2014

CaL11 Russell Square

Site of Local Importance for Nature Conservation

Site Reference: CaL11

Site Name: Russell Square

Summary: One of the largest London squares, with good numbers of mature trees.

Grid ref: TQ 301 819

Area (ha): 2.49

Borough(s): Camden

Habitat(s): Amenity grassland, Hedge, Planted shrubbery, Scattered trees

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This square is one of the largest in central London and contains many mature trees. These are mostly London planes (Platanus x hispanica), situated chiefly at the perimeter and at its centre. Other trees include common lime (Tilia x europaea), beech (Fagus sylvatica), oak (Quercus spp), false acacia (Robinia pseudoacacia), tree-of-heaven (Ailanthus altissima), hawthorn (Crataegus monogyna) and holly (Ilex aquilifolium). A hornbeam (Carpinus betulus) hedge has recently been planted at the site's boundary, and there are a number of shrubberies.

The square is open to the public during daylight hours.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 24/06/2014

Defunct: N

Last Updated: 24/06/2014

CaL12 Lincoln's Inn Fields

Site of Local Importance for Nature Conservation

Site Reference: CaL12

Site Name: Lincoln's Inn Fields

Summary: The largest of the London squares is well known for its magnificent old plane trees, some of the first to be planted in Britain.

Grid ref: TQ 307 813

Area (ha): 2.92

Borough(s): Camden

Habitat(s): Amenity grassland, Hedge, Planted shrubbery, Scattered trees

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This is the largest of the London squares, laid out by Inigo Jones in the 17th century. It is famous for its many specimens of London plane (Platanus x hispanica), some of them of great antiquity, possibly being amongst the first planted in this country. Other trees include tree-of-heaven (Ailanthus altissima), ash (Fraxinus excelsior), holly (Ilex aquilifolium), holm oak (Quercus ilex), pedunculate oak (Q. robur), false acacia (Robinia pseudoacacia) and flowering cherry (Prunus sp.). Extensive shrubberies line the perimeter, and include lilac (Syringa vulgaris), snowberry (Symphoricarpos rivularis), barberry (Berberis sp.), box (Buxus sempervirens), mock orange (Philadelphus sp.) and spotted laurel (Aucuba japonica). A newly planted hedge surrounding amenity grassland area consists of field maple (Acer campestre), dog rose (Rosa canina), hawthorn (Crataegus monogyna) and beech (Fagus sylvatica). The trees and shrubs provide nest sites for common birds, including blackbird, song thrush, magpie and blue tit.

The square is open to the public during daylight hours.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 24/06/2014

Defunct: N

Last updated: 24/06/2014

CaL13 Gordon Square

Site of Local Importance for Nature Conservation

Site Reference: CaL13

Site Name: Gordon Square

Summary: A well-treed London square with a good range of birds.

Grid ref: TQ 297 823

Area (ha): 0.92

Borough(s): Camden

Habitat(s): Amenity grassland, Planted shrubbery, Scattered trees, Tall herbs

Access: Free public access (all/most of site)

Ownership: University of London

Site Description:

This is a small but very well used and typically urban, London square with numerous London plane (Platanus x hispanica) trees as well as common lime (Tilia x europaea), beech (Fagus sylvatica), hornbeam (Carpinus betulus), flowering cherry (Prunus sp.) and purple cherry-plum (Prunus cerasifera var. Pissardii). The square's edges have dense shrubberies, of mostly non-native species such as snowberry (Symphoricarpos rivularis), lilac (Syringa vulgaris), mock orange (Philadelphus sp.), spotted laurel (Aucuba japonica), butterfly-bush (Buddleja davidii), dogwood (Cornus sanguinea) and a little hazel (Corylus avellana). Wild flowers planted in the flower beds include primrose (Primula vulgaris) and bluebell (Hyacinthoides non-scripta). Breeding birds include wren, robin, blackbird, blue tit, mistle and song thrush.

The square is open to the public during day from 8am to 8pm or dusk, whichever is the sooner.

Site first notified: 01/01/1993 **Boundary last changed:** 01/01/1993

Citation last edited: 24/06/2014

Defunct: N

Last updated: 24/06/2014

CaL14 Coram's Fields

Site of Local Importance for Nature Conservation

Site Reference: CaL14

Site Name: Coram's Fields

Summary: A park with many facilities for children, including playgrounds, sports facilities and a pets' corner. Adults may enter only if accompanied by a child.

Grid ref: TQ 305 823

Area (ha): 2.69

Borough(s): Camden

Habitat(s): Amenity grassland, Hedge, Planted shrubbery, Scattered trees, Acid grassland, Lake/pond

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This sizeable park is intended for children, and adults are permitted entry only if accompanying a child. Although this site is primarily aimed at providing sports facilities for children, it contains several features which ensure that visiting children and parents have plenty of opportunity for contact with nature. There are numerous mature London plane (Platanus x hispanica) trees, mostly at the perimeter, and a hedge of beech (Fagus sylvatica). At the western edge of the site, white mulberry (Morus alba) and black mulberry (M. nigra) have been planted, while ground flora is dominated by species characteristic of acid grassland, such as red and sheep fescue (Festuca rubra and F. ovina), parsley-piert (Aphanes arvensis), along field madder (Sherardia arvensis) and a variety of ruderal plants. This area is currently grazed by goats and includes several raised beds and fruit trees. To the east an area is being developed as a wildlife garden with a small pond supporting frogs and newts. Children and parents are helping with this. The site boasts a city farm as well as many other features and facilities and is very popular with local children.

The site is open to children from nursery age to 16. Adults must be accompanied by a child.

Site first notified: 01/11/2003 **Boundary last changed:** 01/11/2003

Citation last edited: 28/06/2014

Defunct: N

Last Updated: 28/06/2014

CaL15 Rochester Terrace Gardens

Site of Local Importance for Nature Conservation

Site Reference: CaL15

Site Name: Rochester Terrace Gardens

Summary: An attractive public garden which is managed with wildlife in mind.

Grid ref: TQ 291 845

Area (ha): 0.44

Borough(s): Camden

Habitat(s): Amenity grassland, Hedge, Planted shrubbery, Scattered trees, Scrub

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This small public garden has a good number of (mostly non-native) trees, such as London plane (Platanus x hispanica), weeping ash (Fraxinus excelsior var. pendula), common lime (Tilia x europaea), horse-chestnut (Aesculus hippocastanum) and oak (Quercus robur). Native shrubs have been planted around the perimeter forming a wide hedge, including hornbeam (Carpinus betulus), field maple (Acer campestre), hawthorn (Crataegus monogyna) and guelder-rose (Viburnum opulus).

The amenity grassland, which occurs in two sections either end of the garden, is infrequently cut (except at the edges), to allow wild flowers to set seed.

There is open access to the public.

Site first notified: 01/11/2003 **Boundary last changed:** 23/06/2014

Citation last edited: 23/06/2014

Defunct: N

Last Updated: 23/06/2014

CaL16 Kilburn Grange Park

Site of Local Importance for Nature Conservation

Site Reference: CaL16

Site Name: Kilburn Grange Park

Summary: A park with a good range of native trees and shrubs and a small wild area.

Grid ref: TQ 250 843

Area (ha): 3.06

Borough(s): Camden

Habitat(s): Amenity grassland, Flower beds, Planted shrubbery, Ruderal, Scattered trees

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

This park contains a good range of mature trees, including silver birch (Betula pendula), London Plane (Platanus x hispanica), hornbeam (Carpinus betulus), ash (Fraxinus excelsior), yew (Taxus baccata), holly (Ilex aquilifolium), sessile oak (Quercus petraea), tree-of-heaven (Ailanthus altissima), hybrid black-poplar (Populus x canadensis), common lime (Tilia x europaea) and sycamore (Acer pseudoplatanus). Dense planted shrubberies around the perimeter also include some native species, such as hazel (Cortuls avellana), dogwood (Cornus sanguinea) and hawthorn (Crataegus monogyna). A small fenced area located on the east side of the children's playground supports dense scrub; a second fenced area in the north-west corner of the park supports trees and tall herbs. The trees and shrubs provide nesting habitat for a range of common garden birds such as blackbird, robin and starling.

The park is open to the public during daylight hours.

Site first notified: 04/12/2003 **Boundary last changed:** 04/12/2003

Citation last edited: 13/03/2006

Defunct: N

Last updated: 23/04/2014

CaBII11 Fitzroy Park Allotments

Site of Borough Local Importance for Nature Conservation

Site Reference: CaBII11

Site Name: Fitzroy Park Allotments

Summary: Large allotment site with several ponds and surrounded by mature trees

Grid ref: TQ278872

Area (ha): 1.42

Borough(s): Camden

Habitat(s): Allotments, Native hedge, Lake/pond, Tall herbs, Scattered trees, Improved grassland, Acid grassland, Scrub

Access: Restricted access

Ownership: LB Camden

Site Description:
This is the largest allotment site in Camden. Due to the size of the site a variety of habitats is present. The plots support a good number of mature fruit trees providing habitat and food source for a large number of invertebrates and birds. Significant proportion of plots is planted with berry bushes reaching a mature stage and creating patches of well structured, dense scrub.
Significant areas of grassland are present, some of which supporting species characteristic of acid grasslands: mouse-eared hawkweed (Pilosella officinarum), cat's-ear (Hypochaeris radicata) and sheep fescue (Festuca ovina).
Mature trees are scattered along the perimeter of the site, with wider strip along Fitzroy Park Road. These include: silver birch (Betula pendula), English aok (Quercus robur), sycamore (Acer pseudoplatanus) and yew (Taxus baccata), with scrub layer of elder (Sambucus nigra), holy (Ilex aquifolium) and hawthorn (Crataegus monogyna). The ground flora consists of cow parsley (Anthriscus sylvestris), herb Robert (Geranium robertianum), wood dock (Rumex sanguineus), hedge woundwort (Stachys sylvatica), wood-sorrel (Oxalis acetosella) and wood avens (Geum urbanum).
Other species present on the site are horehound (Ballota nigra), field horsetail (Equisetum arvense), great and broad-leved willowherb (Epilobium hirsutum and E. montanum) and honesty (Lunaria annua).
Several small ponds are present on the site. They are planted with yellow-flag (Iris pseudacorus), soft rush (Juncus effuses) and water-cress (Rorippa nasturtium-aquatica), and also support common duckweed (Lemna minor).

Site first notified: 10/07/2014 **Boundary last changed:** 10/07/2014

Citation last edited: 10/07/2014

Defunct: N

Last updated: 10/07/2014

CaL17 Hampstead Green

Site of Local Importance for Nature Conservation

Site Reference: CaL17

Site Name: Hampstead Green

Summary: A small grassland in urbanized area managed as a wildflower meadow

Grid ref: TQ271854

Area (ha): 0.24

Borough(s): Camden

Habitat(s): **Semi-improved neutral grassland, Scattered trees, Hedge, Tall herbs**

Access: Restricted

Ownership: London Borough of Camden

Site Description:
Hampstead Green is a small triangular grassland area, surrounded by roads and pedestrian paths. The grassland is dominated by Yorkshire fog (Holcus lanatus), common bent (agrostis cappilaris) meadow foxtail (Alopecurus pratensis) and rough meadow-grass (Poa trivialis). It is managed as a wildflower meadow and supports a variety of herbs, such as bluebells (Hyacinthus sp.), red and white campion (Silene dioica and S. latifolia), common knapweed (Centaurea nigra), common vetch (Vicia sativa), yarrow (Achillea millefolium), cow parsley (Anthriscus sylvestris) and oxeye daisy (Leucanthemum vulgare).
Mature oak trees grow around the perimeter of grassland.

The site is not open to public, but visitors can observe the grassland from surrounding footpaths.

Site first notified: **Boundary last changed:**

Citation last edited:

Defunct: N

Last updated:

CaL18 St Martin's Gardens

Site of Local Importance for Nature Conservation

Site Reference: CaL18

Site Name: St Martin's Gardens

Summary: Well maintained small urban park with mature trees and planted shrubberies and a wildlife area

Grid ref:

Area (ha): 0.69

Borough(s): Camden

Habitat(s): Amenity grassland, Hedge, Ruderals, Planted shrubbery, Scattered Trees, Semi-improved neutral grassland, Tall herbs,

Access: Free public access (all/most of site)

Ownership: London Borough of Camden

Site Description:

Small urban park with many areas of well maintained ornamental flower and shrub beds some of which are planted with plants attractive to insects and optehr invertebrates. Scattered trees mostly of London Plane (Platanus x hispanica) and several planted shrubs are of value for breeding common birds such as robin and blackbird. A wildlife area has been sown with a wildflower seed mix and supports a variety of plant species of value for invertebrates that includes yarrow (Achillea millefolium), common knapweeed (Centaurea nigra), wild carrot (Daucus carota), ox-eye daisy (Leucanthemum vulgare), selfheal (Prunella vulgaris) and red and white campion (Silene dioica and S. latifolia).

The park is open to the public during daylight hours.

Site first notified: **Boundary last changed:**

Citation last edited:

Defunct: N

Last updated:

Strategic Wildlife Corridors

Background

Networks of natural habitats provide a valuable resource. They can link Sites of Importance for Nature Conservation and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. Through the SINC review 2014, Camden identified a number of strategic wildlife corridors, as described below.

Stategic Wildlife Corridors

1. Regent's Canal Link corridor

Described in SPG Area 12 Central London

> *'Passes through the urban area from Paddington in the west along the canal, connecting with Kensal Green Cemetery and Regent's Park. From here, the canal is not always visible and the route passes through densely developed areas before joining with Victoria Park in the east and onwards to the Thames through Mile End Park.'*

The corridor runs from Paddington in the City of Westminster into the London Borough of Camden of along M006 London's Canals and includes the following additional SINCs: M095 Camley Street Natural Park, M097 Regent's Park, CaBII05 Primrose Hill and CaBII07 St Pancras Gardens. It continues into the London Borough of Islington.

2 Nash Ramblas Link corridor

Described in SPG Area 12 Central London

> *'runs north from Parliament Square and the Thames, through the Royal Parks and the grand avenues of the Central Activities Zone to Regent's Park and Primrose Hill. It continues through residential streets to Parliament Hill and Hampstead Heath.'*

The corridor runs from the City of Westminster through the Royal Parks of St James's Park, Green Park and Hyde Park before heading north and entering the London Borough of Camden at Regent's Park within LB Camden the corridor includes the following SINCs: M097 Regent's Park, CaBII05 Primrose Hill, CaBI05 Chalk Farm Embankment & Adelaide Nature Reserve, CaBII01 Belsize Wood Nature Reserve, CaBI04 Kentish Town City Farm, Gospel Oak Railsides and Mortimer Terrace Nature Reserve and M072 Hampstead Heath. The corridor ends at Hampstead Heath.

N.B. This corridor although recognised as a strategic corridor within the All London Green Grid document, passes through large areas of very urban streets with little or no biodiversity valued habitat so cannot be be considered currently as a viable wildlife corridor.

3 Hampstead Ridge corridor

Forming a large area of open space in the north of Camden is Hampstead Heath and a host of adjoining green spaces which includes allotments, cemeteries, parks and recreation grounds. Most of this greenspace lies on a hilly ridge that bisects Camden and runs through from the neighbouring boroughs of Barnet and Haringey.

Although not a straight line corridor the expanse of this open space is of great importance for the movement of wildlife in the local area. The corridor can be said to extend from Hampstead Heath northwards into Barnet along the Hampstead Heath

Extension and Hampstead Golf Course to the Garden of Remembrance in Golders Green; northwards into Haringey through Highgate Golf Course and Highgate and Queen's Woods, Crouch End Playing Fields to as far as Alexandra Park; eastwards linking up with Highgate Cemetery and Waterlow Park; and westwards to Golders Hill Park in Childs Hill.

This corridor encompasses the SINCs of M072 Hampstead Heath, M088, Highgate Cemetery, CaBI02 Branch Hill, CaBI03 Waterlow Park and CaL01 Holly Lodge Gardens.

4 North London Line railway corridor

This railway corridor is a narrow corridor across the Borough and although in places is of limited value for wildlife, the areas of greenspace are valuable 'stepping stones' for wildlife movement. The corridor extends from the tunnel at Hampstead Heath station eastwards to Gospel Oak and beyond into Holloway in the Borough of Islington but also southwards from Gospel Oak through Kentish Town and Camden Town before turning eastwards north of Kings Cross and into Islington to Barnsbury and Highbury. From Camden Town the corridor also links westwards to Chalk Farm.

This corridor encompasses the SINCs of CaBI04 Kentish Town City Farm, Gospel Oak Railsides and Mortimer Terrace Nature Reserve, CaBI05 Chalk Farm Embankment & Adelaide Nature Reserve and CaBII06 North London Line at York Way.

5 Thameslink railway corridor

This narrow railway corridor in the northwest of the Borough extends from the West Hampstead station area, north and westwards along the Thameslink railway line into Barnet at Cricklewood and beyond.

This corridor encompasses the SINCs of CaBI04 West Hampstead Rail sides, Medley Orchard & Westbere Copse and CaBII03 Frognal Court Wood.

6 Metropolitan and Jubilee underground line corridor

A small but important corridor that links with the Thameslink corridor at West Hampstead and heads westwards into Brent through Kilburn and Willesden Green and beyond.

This corridor encompases the SINC of CaBI04 West Hampstead Rail sides, Medley Orchard & Westbere Copse

Camden Planning Guidance

Design CPG 1

London Borough of Camden

July 2015 Updated March 2018

Camden

CPG1 Design

1 Introduction

What is Camden Planning Guidance?

1.1 We have prepared this Camden Planning Guidance to support the policies in our Local Plan~~Development Framework (LDF)~~. This guidance ~~is therefore consistent with the Core Strategy and the Development Policies, and~~ forms a Supplementary Planning Document (SPD) which is an additional "material consideration" in planning decisions. The Council adopted CPG1 Design on 6 April 2011 following statutory consultation. This document was updated in 2013 to include Section 12 on artworks, statues and memorials, updated in 2015 to revise the guidance for recycling and waste storage and updated in March 2018 to remove the advertisement section to CPG Advertisement 2018. Details on these updates and the consultation process are available at camden.gov.uk/cpg.

1.2 The Camden Planning Guidance covers a range of topics (such as housing, sustainability, amenity and planning obligations) and so all of the sections should be read in conjunction, and within the context of Camden's LDF.

Design in Camden

1.3 Camden has many attractive and historic neighbourhoods as well as both traditional and modern buildings of the highest quality. These are a significant reason that the borough is such a popular place to live, work and visit. As well as conserving our rich heritage we should also contribute towards it by ensuring that we create equally high quality buildings and spaces which will be appreciated by future generations.

1.4 This objective of achieving high quality design does not just concern new development or large-scale schemes, but also includes the replacement, extension or conversion of existing buildings. The detailed guidance contained within this section therefore considers a range of designrelated issues for both residential and commercial property and the spaces around them.

What does this guidance cover?

1.5 This guidance provides information on all types of detailed design issues within the borough and includes the following sections:

1. Introduction
2. Design excellence
3. Heritage
4. Extensions, alterations and conservatories
5. Roofs, terraces and balconies
6. Landscape design and trees
7. Shopfronts
8. Advertisements, signs and hoardings
9. Designing safer environments
10. Waste recyclables storage
11. Building services equipment
12. Artworks, statues and memorials

1.6 This guidance supports the following Local Development Framework policies:

Core Strategy

- CS14 Promoting high quality places and conserving our heritage
- CS15 Protecting and improving our parks and open spaces & encouraging biodiversity
- CS17 Making Camden a safer place
- CS18 Dealing with our waste and encouraging recycling

Development Policies

- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP27 Basements and lightwells
- DP29 Improving access
- DP30 Shopfronts

1.7 It should be noted that the guidance covered in this section only forms part of the range of considerations that you should address when proposing new development. In addition to these specific design matters you should also consider wider issues such as cycle storage, residential space standards, wheelchair housing, designing in sustainability measures and impacts on neighbours. Further guidance on these, and other issues, is contained within the Local Development Framework documents and the Camden Planning Guidance.

2 Design excellence

KEY MESSAGES

Camden is committed to excellence in design and schemes should consider:

- The context of a development and its surrounding area;
- The design of the building itself;
- The use of the building; • The materials used; and • Public spaces.

2.1 High quality design makes a significant contribution to the success of a development and the community in which it is located. Design of the built environment affects many things about the way we use spaces and interact with each other, comfort and enjoyment, safety and security and our sense of inclusion.

2.2 The purpose of this guidance is to promote design excellence and to outline the ways in which you can achieve high quality design within your development.

2.3 This guidance primarily relates to Core Strategy Policy CS14 Promoting high quality places and conserving our heritage and Development Policies DP24 Securing high quality design.

When does this apply?

2.4 This guidance applies equally to all development, whether new build, converted, refurbished, extended and altered development. However, the implications for a proposal will vary greatly depending on the nature of the site, the proposed use, the scale of development, its interaction with surrounding sites, and existing buildings and structures on the site.

2.5 Other sections in this Camden Planning Guidance (CPG) relate to specific types of developments and relevant design matters, for example advertisements, signs and hoardings, designing safer environments, extensions, alterations and conversions, heritage and shopfronts.

General guidance on design

2.6 Camden is committed to excellence in design. The borough contains many special and unique places, many of which are protected by conservation area status. In accordance with draft London Plan policies 7.1–7.7, Core Strategy policy CS14 requires development schemes to improve the quality of buildings, landscaping and public spaces and we will not approve design which is inappropriate to its context or fails to improve the character of an area.

2.7 We are working with our partners to promote design excellence and improve public buildings, landscaping and the street environment. We have established the Camden Design Initiative which seeks to encourage involvement, awareness and understanding of good design and this is promoted through the bi-annual Camden Design Awards which acknowledge high quality and innovative design. We are also a promoter of the national Civic Trust Awards which are awarded to buildings judged to have made a positive cultural, social or economic contribution to the local community.

2.8 In order to achieve high quality design in the borough we require applicants to consider buildings in terms of context, height, accessibility, orientation, siting, detailing and materials. These issues apply to all aspects of the development, including buildings and other structures (e.g. substations, refuse or cycle storage), outdoor spaces, landscaping and access points and should be considered at an early stage in the design of a development, as these elements are often difficult to change in later stages.

Context

2.9 Good design should:

- positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas;
- respect, and be sensitive to, natural and physical features, both on and off the site. Features to be considered include, but are not limited to: slope and topography, vegetation, biodiversity, habitats, waterways and drainage, wind, sunlight and shade, and local pollutant sources. Movement of earth to, from and around the site should be minimised to prevent flood risk, land instability and unnecessary transport of aggregates, especially by road; and
- consider connectivity to, from, around and through the site for people using all modes of transport, including pedestrians, cyclists, wheelchair users, those with visual impairments, people with pushchairs, and motorised vehicles.

Building design

2.10 Good design should:

- ensure buildings do not significantly overshadow existing/proposed outdoor spaces (especially designated open spaces), amenity areas or existing or approved renewable energy facilities (such as solar panels). For further information, refer to CPG3 Sustainability Renewable energy (A shadowing exercise may be required for tall buildings or where they are near open spaces);
- consider the extent to which developments may overlook the windows or private garden area of another dwelling;
- consider views, both local and London wide, and particularly where the site is within a recognised strategic viewing corridor (as shown on the policy Proposals Map);
- consider the degree of openness of an area and of open spaces, including gardens including views in an out of these spaces
- contributions to the character of certain parts of the borough;
- provide visual interest for onlookers, from all aspects and distances. This will involve attention to be given to both form and detail;
- consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other 'active' features at ground floor; and
- incorporate external facilities such as renewable energy installations, access ramps, plant and machinery, waste storage facilities and shading devices into the design of the development. Careful consideration must be given to ensure that the facility does not harm the built environment.

Land use

2.11 The use of a building should:

- take into account the proposed use, and the needs of the expected occupants of the buildings and other users of the site and development; and
- provide clear indication of the use of the building. It is noted, however, that reuse of existing buildings, as well as the accommodation of possible future changes of use, can make this difficult.

Materials

2.12 Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials. We will encourage re-used and recycled materials, however these should be laid to ensure a suitable level accessible surface is provided. Further guidance is contained within CPG3 Sustainability (Sustainable use of materials).

Tall buildings

2.13 Tall buildings in Camden (i.e. those which are substantially taller than their neighbours and/or which significantly change the skyline) will be assessed against a range of design issues, including:

- 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;
- the contribution a building makes to pedestrian permeability and improved public accessibility;

- the relationship between the building and hills and views;
- the degree to which the building overshadows public spaces, especially open spaces and watercourses; and
- the historic context of the building's surroundings.

2.14 In addition to these design considerations tall buildings will be assessed against a range of other relevant policies concerning amenity, mixed use and sustainability. Reference should be made to this CPG (Heritage chapter), CPG3 Sustainability (Climate change adaptation chapter) and CPG6 Protecting and improving quality of life (Overlooking and privacy and Wind/microclimate chapters).

2.15 Where a proposal includes a development that creates a landmark or visual statement, particular care must be taken to ensure that the location is appropriate (such as a particular destination within a townscape, or a particular functional node) and that the development is sensitive to its wider context. This will be especially important where the development is likely to impact upon heritage assets and their settings (including protected views).

2.16 Design should consider safety and access. Guidance on these issues is contained within this CPG (Designing safer environments chapter) and CPG4 Protecting and improving quality of life (Access for all chapter). Schemes over 90m should be referred to the Civil Aviation Authority.

Design of public space

2.17 The design of public spaces, and the materials used, is very important. The size, layout and materials used in the spaces around buildings will influence how people use them, and help to create spaces that are welcoming, attractive, accessible, safe and useful. They can also contribute to other objectives such as reducing the impact of climate change (e.g. the use of trees and planters to reduce run-off and provide shading), biodiversity, local food production and Sustainable Urban Drainage Systems (SUDs), and provide useful amenity space. In Conservation Areas there may be particular traditional approaches to landscaping/boundary treatments that should be respected in new designs.

2.18 The spaces around new developments should be considered at the same time as the developments themselves and hard / soft landscaping and boundary treatments should be considered as part of wider cohesive design. The landscaping and trees chapter in this CPG, and individual Conservation Area Appraisals, provide further guidance on this issue.

2.19 Public art can be a catalyst for improved environmental quality by upgrading and animating public space and enhancing local character and identity through helping create a sense of place. The Council will therefore encourage the provision of art and decorative features as an integral part of public spaces, where they are appropriate to their location and enhance the character and environment.

2.20 It is important that public spaces and streets are maintained to a high standard and so, in line with the Local Implementation Plan, the Council will continue to undertake public space enhancement works through specifically targeted programmes. The Designing safer environments chapter in this CPG provides more detailed guidance on the incorporation of safety and security considerations in public spaces.

Design and access statements

2.21 Design and Access Statements are documents that explain the design ideas and rationale behind a scheme. They should show that you have thought carefully about how everyone, including disabled people, older people and children, will be able to use the places you want to build.

2.22 Design and Access Statements should include a written description and justification of the planning application and sometimes photos, maps and drawings may be useful to further illustrate the points made. The length and detail of a Design and Access Statement should be related to the related to the size and complexity of the scheme. A statement for a major development is likely to be much longer than one for a small scheme.

2.23 Design and Access Statements are required to accompany all planning, conservation and listed building applications, except in certain circumstances as set out on our website www.camden.gov.uk/planning. Our website also provides a template for Design and Access Statements and lists the information that each statement should contain. Further guidance on Access Statements in provided in CPG4 Protecting and improving quality of life (Access for all chapter).

Further information

General	By Design: Urban Design in the Planning System – Towards Better Practice, DETR/CABE, 2000 Design and Access Statements; how to read, write and use them, CABE, 2007
Tall Buildings	Guidance on tall buildings, English Heritage/CABE, 2007
Historic Environment	Understanding Place: conservation areas designation, appraisal and management (2011) Building in Context, English Heritage/CABE, 2002. Seeing History in the View (2011) Good Practice Advice 3- Settings and Views (2015)
Other	Royal Institute of Chartered Surveyors (RICS); and Royal Institute of British Architects (RIBA).

3 Heritage

KEY MESSAGES

Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.

- We will only permit development within conservation areas that preserves and enhances the character and appearance of the area
- Our conservation area statements, appraisals and management plans contain more information on all the conservation areas
- Most works to alter a listed building are likely to require listed building consent
- The significance of 'Non-Designated Heritage Assets' (NDHAs) will be taken into account in decision-making
- Historic buildings can and should address sustainability and accessibility

3.1 This section provides guidance on our identified heritage assets (which include conservation areas, listed buildings and registered parks and gardens), including what they area and the implications of their status and designation. This section also sets out details on how historic buildings can address sustainability.

3.2 This section sets out further guidance on how we will apply Core Strategy Policy CS14 Promoting high quality places and conserving our heritage and Development Policy DP25 Conserving Camden's Heritage. **When does this apply?**

3.3 This guidance applies to all applications which may affect any element of the historic environment and therefore may require planning permission, or conservation area or listed building consent.

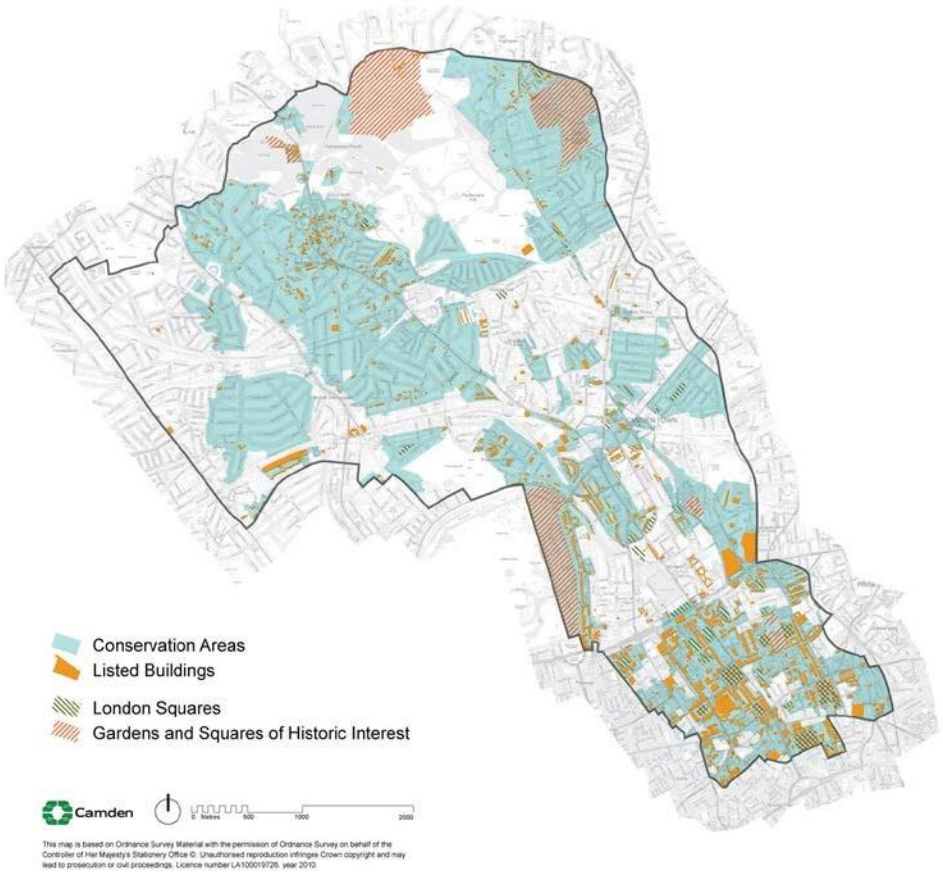
Conservation Areas

What is a conservation area?

3.4 A conservation area is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, the

character or appearance of which it is desirable to preserve and, where possible, enhance. PPS5 identifies conservation areas as “heritage assets” and requires that proposals in conservation areas are assessed for their impacts on their historic significance. There are 39 conservation areas in Camden, which vary greatly in appearance, size, character and style and these are identified on the LDF Proposals Map.

Figure 1. Conservation Areas



3.5 Conservation area designation is a way to recognise the importance of the quality of an area as a whole, as well as giving some protection to individual buildings within it. Conservation areas are not designated to stop all future development or change but to ensure that change is managed to conserve the historic significance of the area as a whole.

3.6 Conservation area designation is shown on the proposals map and further information on heritage is available on the 'Conservation and Design' section of the Council's website www.camden.gov.uk and on English Heritage's website www.english-heritage.org.uk.

Effects of conservation area status

3.7 We will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and enhances the character and appearance of the area (see Planning Policy Statement 5 (PPS5), policy HE8).

3.8 The Council has greater control over building work in conservation areas, including demolition, materials and detailed design. Planning permission may be required for alterations or extensions that would not normally need planning permission elsewhere, such as minor roof

alterations, dormer windows, renewable energy installations or installation of a satellite dish.

Renewable energy technology

Renewable energy technologies generate energy from natural resources such as sunlight, wind, rain and heat in the ground, which are naturally replenished.

Demolition in conservation areas

3.9 Conservation Area Consent is required to demolish or substantially demolish a building over 115 cubic metres or a structure such as a wall over 1 metre high that adjoins a highway, or more than 2 metres high elsewhere. When determining your application we will follow the guidance in PPS5, Core Strategy policy CS14 and Development Policy DP24 as well as that in our conservation area statements, appraisals and management plans (see below). It is an offence to totally or substantially demolish a building or structure in a conservation area without first getting consent from us and we would not normally allow their demolition without substantial justification, in accordance with criteria set out in government guidance PPS5 – Planning for the Historic Environment.

Trees

3.10 Planning legislation makes special provision for trees in conservation areas. Prior to pruning or felling a tree in a conservation area you must provide the Council six weeks notice in writing. All trees that contribute to the character and appearance of a conservation area should be retained and protected. For further information on trees, please see Landscape Design and Trees chapter in this CPG.

Article 4 directions

3.11 A range of minor changes can be made to buildings without the need to apply for planning permission as these have a general permission through planning legislation. These changes are known as permitted development. However, the character of a conservation area depends on the presence of specific original details and where these are lost the historic interest and attractive character of the area deteriorates.

3.12 In these situations we can issue an Article 4 direction through Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). This removes permitted development rights and means a planning application has to be made for minor works that usually do not need one.

3.13 Further information on Article 4 directions, including where they apply in Camden is available on the 'Advice and help with planning applications' section of the Council's website www.camden.gov.uk and English Heritage has published Guidance on making Article 4 Directions, available at www.english-heritage.org.uk/publications/guidance-onmaking-article-4-directions/

Conservation area statements, appraisals and management plans

3.14 We have published a series of conservation area statements, appraisals and management plans that set out our approach to preserving and enhancing the historic significance of each individual conservation area. Many of these conservation area statements are available for download on our website.

3.15 Conservation area statements, appraisals and management plans help guide the design of development in conservation areas and we take these into account when assessing planning applications.

3.16 Each conservation area statement, appraisal or management plan contains the following:

- A summary of the location and the historical development of an area;
- A description of its character;
- An outline of the key issues and development pressures that are currently of concern;
- The key policy framework for that particular conservation area, and specific guidance for it;
- An identification of heritage assets and elements of the wider historic environment which give an area its historic significance; and
- An identification of sites and features that have a negative impact on the conservation area, or where an opportunity exists for enhancement of the area by redevelopment of a building or site.

Listed Buildings

What is a listed building?

3.17 A listed building is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as a structure or building of special architectural or historic interest. These are included on the Statutory List of Buildings of Architectural or Historic Interest managed by English Heritage. Listed buildings are identified as heritage assets within the LDF and the Council is required to assess the impact that proposals to a listed building, or within their setting, may have on the historic significance of the building.

3.18 Listed buildings are graded according to their relative importance as either Grade I, Grade II* or Grade II. Grades I and II* are considered of outstanding architectural or historic interest and are of particularly great importance to the nation's heritage. The majority of listed buildings (about 94% nationally) are Grade II. However, the statutory controls on alterations apply equally to all listed buildings irrespective of their grade and cover the interior as well as the exterior and any object or structure fixed to or within their curtilage.

Listing description

The listing description contains details of a listed building's address, history, appearance and significance. These help to identify what it is about the building that gives it its special historic interest.

3.19 Further information on listed buildings in Camden is available on our website www.camden.gov.uk

How can I alter a listed building?

3.20 Most works to alter a listed building are likely to require listed building consent and this is assessed on a case by case basis, taking into

account the individual features of a building, its historic significance and the cumulative impact of small alterations. The listing description is not intended to be exhaustive and the absence of any particular feature in the description does not imply that it is not of significance, or that it can be removed or altered without consent. Listed status also extends to any object or structure fixed to the listed building, and any object or structure within its curtilage which forms part of the land. You should contact the Council at the earliest opportunity to discuss proposals and to establish whether listed building consent is required.

3.21 Some 'like for like' repairs and maintenance do not require listed building consent. However, where these would involve the removal of historic materials or architectural features, or would have an impact on the special architectural or historic interest of the building, consent will be required. If in doubt applicants should contact the Council for advice.

3.22 In assessing applications for listed building consent we have a statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. We will consider the impact of proposals on the historic significance of the building, including its features, such as:

- original and historic materials and architectural features;
- original layout of rooms;
- structural integrity; and • character and appearance.

3.23 We will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.

3.24 Applications for listed building consent should be fully justified and should demonstrate how proposals would affect the significance of a listed building and why the works or changes are desirable or necessary. In addition to listed building consent, some proposals may also require planning permission. These applications should be submitted together and will be assessed concurrently.

3.25 It is a criminal offence to undertake unauthorised works to a listed building, even if you are not aware the building is listed, and could result in prosecution and fine or imprisonment (or both).

3.26 Some works that are required in order to comply with the Building Regulations (e.g. inclusive access, energy efficiency) may have an impact on the historic significance of a listed building and will require listed building consent.

Inclusive access to listed buildings

3.27 It is important that everyone should have dignified and easy access to and within historic buildings, regardless of their level of mobility. With

sensitive design, listed buildings can be made more accessible, while still preserving and enhancing the character of the building.

3.28 Further guidance is available in CPG4 Protecting and improving quality of life (Access for all chapter) and in the English Heritage publication "Easy Access to Historic Buildings" www.english-heritage.org.uk

Non-Designated Heritage Assets (NDHAs)

3.29 Camden has a high quality historic environment which includes listed buildings, conservation areas, parks and gardens recognised for their important architectural or historic interest and many formal squares protected under the London Squares Preservation Act 1931. 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 (NPPF) identifies these features as non-designated heritage assets (NDHAs).

3.30 Buildings make up the majority of these NDHAs, but street furniture such as civil parish boundary markers, post boxes or cobbles, and historic natural landscape features such as green spaces, gardens and parks can also be considered NDHAs. Often it is the commonplace things around us that give character to an area, but they may be overlooked because of their familiarity. Pubs, shops, places of meeting, places of worship, benches, statues, whether subtle or idiosyncratic, all contribute to the particular character of a place. They add depth of meaning and make a place special for local people, by acting as a visual marker for the local history, traditions, stories and memories that survive into the present day.

Identification of NDHAs

3.31 Non-designated heritage assets may either be identified as part of the planning process (e.g. pre-application process) or on Camden's Local List.

Camden's Local List

3.32 Camden's Local List identifies non-designated heritage assets within the borough, providing information about their architectural, historic, townscape and / or social significance. It acts as a valuable resource to residents, developers and other interested parties alike, helping to ensure that the significance of any asset deemed a non-designated heritage asset is carefully considered by the Council in decision making.

3.33 In order to ensure that the identification of non-designated heritage assets is consistent and that their significance is properly considered, the selection criteria, set out below, were developed and adopted in November 2012.

To be considered for inclusion on the Local List nominations should satisfy a minimum of two criteria with at least one of them being either criteria 1 or 2.

CRITERIA 1 - ARCHITECTURAL SIGNIFICANCE this includes assets that;

a) demonstrate distinctive artistic, craftsmanship, design or landscaping qualities of merit (e.g. form, layout, proportions, materials, decoration);

and/or

b) are attributed to a locally known, architect, designer, gardener or craftsman and demonstrates quality of design, execution, and innovation.

and/or

c) exemplify a rare type or function which survives in anything like its original condition and form.

CRITERIA 2 - HISTORICAL SIGNIFICANCE this includes assets that

a) demonstrate rare evidence of a particular phase or period of the area's history;

and/or

b) are associated with a locally important historic person, family or group;

and/or

c) are associated with a notable local historic event or movement. Nominations under this criteria should retain physical attributes which are of key importance to their historical significance.

CRITERIA 3 - TOWNSCAPE SIGNIFICANCE

key part in supporting the distinctive c this includes assets which play a neighbourhood either as a landmark, t haracter of the local promoting collective identity or group

CRITERIA 4 - SOCIAL SIGNIFICANCE

a) or spiritual significance; includes assets that

and/or mmunal, commemorative, symbolic

b) are associated with locally distincti literature, music or film;

which have support from and are v society. Nominations under this criteri which are of key importance to their s

3.34 The Local List can accessed online via the Local List webpage www.camden.gov.uk/locallist

3.35 The Local List is an evolving document that will develop over time, e.g. as new non-designated heritage assets are identified, or new information requires an existing item on the Local List to be amended. A revised Local List will be published online annually to take account of any necessary amendments, and may also be periodically reviewed and updated.

Implications of being a non-designated heritage asset (NDHA)

3.36 Unlike proposals that will affect designated assets (such as statutorily Listed Buildings) being identified as a non-designated heritage asset (either identified on the Local List or as part of the planning process) does not automatically affect your permitted development rights.

However if planning permission is required for any proposal that would either directly or indirectly affect 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.

OFFICERS - will make a balanced judgment having regard to the scale of any harm or loss and the significance of the asset/s affected. They will take account of:

- the desirability of sustaining and enhancing the significance of any non-designated heritage asset/s and putting them to viable uses consistent with their conservation;
- the positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality;
- the desirability of new development that affects non-designated heritage assets to preserve and enhance local character and distinctiveness.

APPLICANTS - will need to show how the significance of the asset, including any contribution made by their setting, has been taken into consideration in the design of the proposed works. The level of detail required will be proportionate to the

asset/s importance and no more than is sufficient to understand the potential impact of the proposal on the significance of the asset/s affected;

PLEASE NOTE: There is a presumption in favour of retaining NDHAs which are either identified as part of planning process or on the Local List.

3.37 The use of Article 4 Direction/s to remove specific permitted development rights from buildings/features identified as non-designated heritage assets will be considered where it is deemed necessary and appropriate.

Non-designated heritage assets and Conservation Areas

3.38 The identification of NDHAs and the process of local heritage listing aims to focus attention on buildings/features which are considered to be locally significant but whose architectural and historic value is not formally recognised (and therefore do not currently benefit from protection as part of the planning process).

3.39 For this reason the focus of Camden's Local List is largely with buildings/features located outside designated conservation areas and does not include buildings that are identified as making a positive contribution to the character of a conservation area. However there may be exceptional circumstances where a building, landscape or feature is located within a conservation area but can still be considered for inclusion on the local list.

3.40 For information on conservation areas please refer to the section 3.43.16 in this chapter and our conservation area appraisals which are available on our website.

How can historic buildings address sustainability?

3.41 We recognise the role that the historic environment can play in reducing the impact of climate change. For example, reusing existing buildings could avoid the material and energy cost of new development. There are many ways to improve the efficiency and environmental impact of historic buildings, for example improving insulation, draught-proofing and integrating new energy-saving and renewable-energy technologies. We will seek to balance achieving higher

environmental standards with protecting Camden's unique built environment (in accordance with LDF Core Strategy policies CS13 Tackling climate change through promoting higher environmental standards and CS14 Promoting high quality places and conserving our heritage) and PPS5 policy HE.1.

3.42 More detailed guidance on how to modify buildings without compromising their significance is contained within CPG3 Sustainability (Energy efficiency: new buildings, Energy efficiency: existing buildings, Renewable energy, Climate change adaptation, Water efficiency, Flooding and Sustainable use of materials). For further information see the links at the end of this chapter.

Planning obligations relating to heritage assets

3.43 Many of the potential impacts of development on historic buildings and in archaeological priority and conservation areas can be covered through design and by conditions on the planning permission, for example the need to carry out surveys or the storage and restoration of artefacts. Some objectives for building and area conservation or archaeology are unlikely to be satisfactorily controlled by a condition or in such cases and where impacts are off-site, or involve a particularly sensitive or complex programme of works, involving phasing, the Council may require implementation of these measures through a Section 106 Agreement.

Further information

National Planning Policy Framework (NPPF)	The Government's national policies on the historic environment are set out in: • National Planning Policy Framework (NPPF) Chapter 12, Conserving and enhancing the historic environment – DCLG, 2012 https://www.gov.uk/government/publications/nationalplanning-policy-framework--2 If you want guidance implement this national policy, it is provided in: • Planning Practice Guidance, guidance category - Conserving and enhancing the historic environment http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/ • PPS 5 Practice Guidance for the Historic Environment is still extant whilst the government prepares further guidance in the form of Technical Advice Notes, due out for consultation summer 2014. http://www.english-heritage.org.uk/professional/advice/governmentplanning-policy/pps-practice-guide/

English Heritage	www.englishheritage.org.uk Guidance on heritage assets: • Guidance on Conservation Area Appraisals, 2006 – English Heritage; • Guidance on Management of Conservation Areas, 2006 – English Heritage; • Climate Change and the Historic Environment (2008); and • Heritage at Risk Register - English Heritage http://risk.english-heritage.org.uk/2010.aspx • Good Practice Guide to Local Heritage Listing (2012) http://www.english-heritage.org.uk/caring/listing/local/local-designations/local-list/ Guidance on sustainability measures in heritage buildings: • Energy Conservation in Traditional Buildings • Climate Change and the Historic Environment There is also an online resource dedicated to climate change and the historic environment, available at: • www.englishheritage.org.uk/climatechangeandyourhome
Energy Saving Trust	www.est.org.uk

4 Extensions, alterations and conservatories

KEY MESSAGES

- Alterations should always take into account the character and design of the property and its surroundings.
- Windows, doors and materials should complement the existing building.
- Rear extensions should be secondary to the building being extended.
- You can make certain types of minor alterations without planning permission (see below) external alterations.

4.1 This guidance provides advice to those seeking to alter or extend a residential property, including the erection of conservatories. The principles of this guidance also apply to extensions and alterations to other types of property. It expects high quality design that respects and enhances the character and appearance of a property and its surroundings, and also covers matters such as outlook, privacy and overlooking.

4.2 This guidance relates to Core Strategy Policy CS14 Promoting high quality places and conserving our heritage and Development Policies DP24 Securing high quality design. **When does this apply?**

4.3 This guidance applies to all proposals for alterations and extensions to residential properties, although some aspects will be relevant to alterations and extensions to other types of buildings.

4.4 You can make certain types of minor changes to your property without needing to apply for planning permission. These are called "permitted development rights", and further details can be found on the planning portal website www.planningportal.gov.uk or by contacting the Council. In some conservation areas, Article 4 directions have been introduced which have removed certain permitted development rights. Details of Article 4 Directions, including where they apply in Camden can be found in the Conservation and Urban Design section of our website www.camden.gov.uk.

4.5 In addition to this guidance, you should also make reference to chapters on Heritage, Design excellence and Roofs, Terraces and balconies, in this CPG. If your property is situated within a conservation area then you should also refer to the relevant Conservation Area Statement, Appraisal or Management Plan, which sets out detailed guidelines for development in a particular area. Many of these are available on our website.

Guidance for all extensions and alterations

External alterations

4.6 The good practice principles set out below and the general design considerations for residential façades shown in Figure 1 – 'Alterations to Residential Façades' should be followed when undertaking external alterations. A façade is the front or face of a building.

Good practice principles for external alterations

4.7 Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

Windows

- Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.
- Where timber is the traditional window material, replacements should also be in timber frames. uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade. Similarly, where steel is the traditional window material, steel replacements will be sought wherever possible, see also CPG3 Sustainability (Sustainable use of materials chapter), which gives guidance on the use of sustainable materials).
- Reference should be made to the Building Research Establishment's (BRE) Green Guide to Specification when sourcing replacement window frames.
- Where the original glazing bars are highly detailed and intricate, or contain stained glass or leaded panes these should be retained and repaired. See also the Camden leaflet *A Guide to Windows (2006)*, which is available on our website, for advice on secondary glazing and other ways to improve energy efficiency while retaining attractive original features.
- Where windows are replaced they should have the lowest 'U-value' feasible.
- Listed building consent will be required for replacement windows, secondary glazing and double-glazing in listed buildings.

- In conservation areas original single-glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where doubleglazing can be installed in a design that matches the original, for instance sash windows or casements with large individual pane sizes, or in secondary glazing. In such cases, the window frame and glazing bars of the replacement windows should match the existing.
- Further guidance on window alterations and the effect that this can have on energy efficiency and protecting heritage assets can be found on English Heritage's 'Climate Change and your Home' website: www.climatechangeandyourhome.org.uk

Doors

- Where you are looking to replace doors their design should match the dimensions, proportions, joinery details, panelling and glazing of the original. Where timber replacement doors are proposed the timber should be sustainably sourced.
- Characteristic doorway features, such as porches, such be retained where they make a positive contribution to the character of groups of buildings.

Materials

- Wherever possible you should use materials that complement the colour and texture of the materials in the existing building, see also CPG3 Sustainability (Sustainable use of materials chapter). In historic areas traditional materials such as brick, stone, timber and render will usually be the most appropriate complement to the existing historic fabric; modern materials such as steel and glass may be appropriate but should be used sensitively and not dominate the existing property.
- Materials for alterations should weather well, so their ageing process contributes positively to the character of the building, and the site's wider context.
- Original surface finishes should be retained or replicated wherever possible, as they are usually central to the architectural design / character treatment of a building. These may cover the entire building or façade (such as stucco facing), the roof elements (such as roof tiles and roof ridges), highlight specific features (such as windows or doors) or act as decorative elements (such as ironwork or terracotta panels).
- When repairing existing wall finishes, the composition of the original material (such as plaster, stucco or render) should be determined, the defective area cut out and a replacement material of identical chemical composition applied and properly bonded. Concrete repairs are generally non-original and unsympathetic to historic buildings, and can damage bricks, and should be replaced with a more traditional lime-based finish.
- The insulating quality of materials should be considered, along with their embodied energy (the energy used in manufacture) and the potential for re-use and recycling.

- Alterations or repairs to brickwork or stonework should match the original in all respects while satisfying the needs of durability and maintenance. This should include matching the original bond, mortar colour and texture. Retention of any existing pointing is encouraged wherever possible.
- Samples of brick type and mortar colour will normally be required to be submitted to the Council as part of any application.
- Painting, rendering or cladding of brickwork will normally be resisted, as it is often unsightly and can damage the appearance of a building by obscuring the texture and original colour of the façade. Painting, rendering or cladding may also trap moisture, which can cause major damp problems in the masonry.

External pipework

- Original external pipework and guttering should be repaired or reinstated in a like-for-like manner, where possible. In the case of historic buildings, cast iron replicas of original pipework are preferable to uPVC pipes. New pipework should be restricted to the side and rear elevations of buildings to avoid spoiling the appearance of the principal façade and should be grouped together and located in a discrete position.

Scale

4.8 Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach. More detailed guidance on design considerations is contained within CPG1 Design (Design excellence chapter).

Figure 2. Alterations to residential facades

Rear extensions

4.9 A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight.

General principles

4.10 Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
- respect and preserve the original design and proportions of the building, including its architectural period and style;
- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
- allow for the retention of a reasonable sized garden; and
- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

4.11 Materials should be chosen that are sympathetic to the existing building wherever possible (see also CPG3 Sustainability on Sustainable use of materials).

Height of rear extensions

4.12 In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height.

4.13 In most cases, extensions that are higher than one full storey below roof eaves/parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

Width of rear extensions

4.14 The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

4.15 In addition, the rear of some buildings may be architecturally distinguished, either forming a harmonious composition, or visually contributing to the townscape. The Council will seek to preserve these where appropriate. Some of the Borough's important rear elevations are identified in conservation area statements, appraisals and management plans.

Side extensions

4.16 Certain building forms may lend themselves to side extensions. Such extensions should be designed in accordance with the general considerations set out above in paragraph 4.10. Side extensions should also:

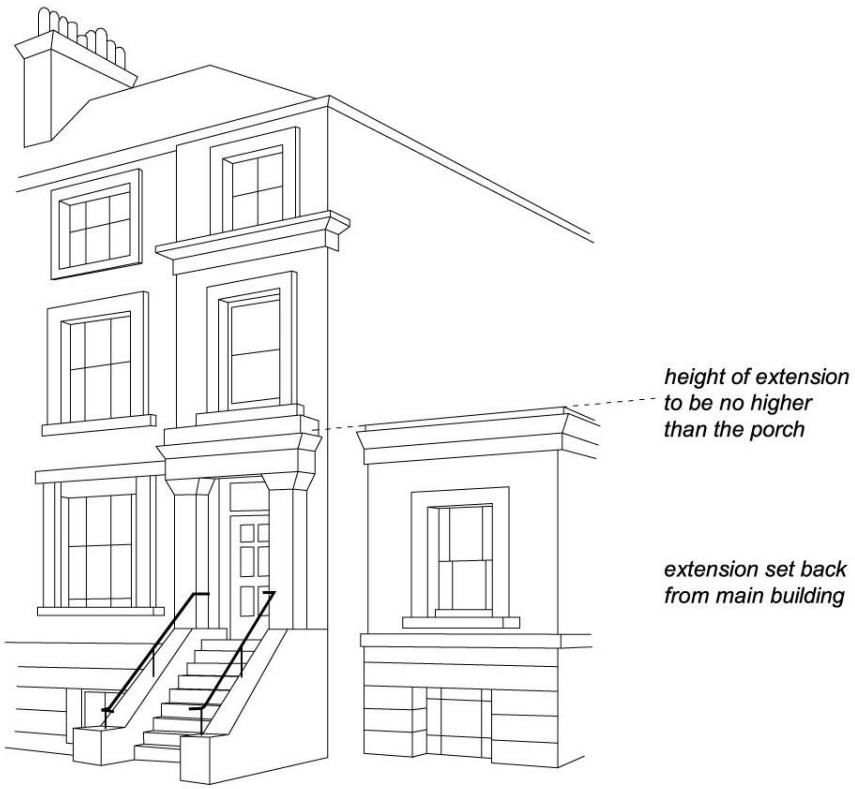
- be no taller than the porch; and • set back from the main building.

4.17 In many streets in the north of the Borough houses have mature rear gardens that can often be seen through gaps between buildings, softening the urban scene and providing visual interest. The infilling of gaps will not be considered acceptable where:

- significant views or gaps are compromised or blocked;
- the established front building line is compromised;
- the architectural symmetry or integrity of a composition is impaired;
- the original architectural features on a side wall are obscured; or
- access to the rear of a property is lost.

4.18 Where a property is located in a conservation area, reference should be made to the relevant conservation area statements, appraisals and management plans, which often identify important gaps and vistas where infilling would be inappropriate.

Figure 3. Side extensions



Conservatories

4.19 Conservatories should normally:

- be located adjacent to the side and rear elevations of the building;
- be subordinate to the building being extended in terms of height, mass, bulk, plan form and detailing;
- respect and preserve existing architectural features, e.g. brick arches, windows etc;
- be located at ground or basement level. Only in exceptional circumstances will conservatories be allowed on upper levels;
- not extend the full width of a building. If a conservatory fills a gap beside a solid extension, it must be set back from the building line of the solid extension; and
- be of a high quality in both materials and design.

4.20 Conservatories should not overlook or cause light pollution to neighbouring properties, including to those in flats above. In order to minimise overlooking, opaque lightweight materials such as obscured glass may be necessary on façades abutting neighbouring properties. Also, in order to minimise light pollution, solid lightweight materials, oneway glass or obscured glass may be required.

4.21 Further guidance is contained within CPG4 Protecting and improving quality of life (Light Pollution chapter).

Development in rear gardens and other open land

4.22 The construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens and other undeveloped areas, can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.

4.23 Large garden buildings may also affect the amenity value of neighbours' gardens, and if used for purposes other than storage or gardening, may intensify the use of garden spaces.

4.24 Development in rear gardens should:

- ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden
- not detract from the open character and garden amenity of the neighbouring gardens and the wider surrounding area
- use suitable soft landscaping to reduce the impact of the proposed development
- ensure building heights will retain visibility over garden walls and fences
- use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees (also see Landscape design and trees chapter in this CPG), or adjacent structures
- address any impacts of extensions and alterations upon water run-off and groundwater flows, both independently or cumulatively with other extensions, and demonstrate that the impact of the new development on water run-off and groundwater flows will be negated by the measures proposed. Reference should be made to CPG3 Sustainability (Flooding chapter).

4.25 Pockets of privately owned land make important contributions to the character of certain parts of the borough, both in established neighbourhoods and areas of new development, creating village greens, informal verges, set backs for established structures or settings for listed buildings. Building on such areas will generally be discouraged.

4.26 Where any type of development, either in a rear garden or on private land that forms part of a public space, may be appropriate in principle, a full assessment should be made prior to the commencement of the development to avoid any potential impact upon trees or other vegetation in the surrounding area. This assessment may be required as part of an application for planning permission.

Further information

4.27 The following professional bodies provide further guidance and advice on buildings and design matters:

- Royal Institute of Chartered Surveyors (RICS); and
- Royal Institute of British Architects (RIBA).

5 Roofs, terraces and balconies

KEY MESSAGES

Roof extensions fall into two categories:

- Alterations to the overall roof form; or
- Smaller alterations within the existing roof form, such as balconies

and terraces.

When proposing roof alterations and extensions, the main considerations should be: • The scale and visual prominence;

- The effect on the established townscape and architectural style;
- The effect on neighbouring properties

5.1 This guidance provides advice on roof alterations and extensions and on proposals for balconies and terraces. The Council will seek to ensure that roof alterations are sympathetic and do not harm the character and appearance of buildings or the wider townscape in the borough.

5.2 This guidance replates primarily to Development Policies DP24 Securing high quality design and DP25 Conserving Camden's Heritage.

When does this apply?

5.3 This guidance applies to all planning applications involving roof alterations, roof extensions, balconies and terraces, and is particularly relevant to residential properties.

5.4 For properties in conservation areas, reference should also be made to the relevant conservation area statements, appraisals and management plans. These describe the area and its special character and contain specific area-based advice.

5.5 Where buildings are listed, reference should also be made to planning guidance on Heritage.

Roof alterations and extensions – general principles

5.6 Proposals to alter and extend roofs fall into two categories: those that are accommodated within the existing roof form, such as dormer windows and roof lights, and those which alter the overall roof form, such as the construction of mansard roofs.

5.7 Additional storeys and roof alterations are likely to be **acceptable** where:

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;

- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

5.8 A roof alteration or addition is likely to be **unacceptable** in the following circumstances where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene:

- There is an unbroken run of valley roofs;
- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;
- Buildings or terraces which already have an additional storey or mansard;
- Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;
- Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;
- Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;
- The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;
- Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;
- Where the scale and proportions of the building would be overwhelmed by additional extension.

5.9 Materials, such as clay tiles, slate, lead or copper, that visually blend with existing materials, are preferred for roof alterations and repairs. Where roofs are being refurbished, original materials such as keyhole ridge tiles or decorative chimney stacks and chimney pots should be reused. Replacement by inappropriate substitutes erodes the character and appearance of buildings and areas.

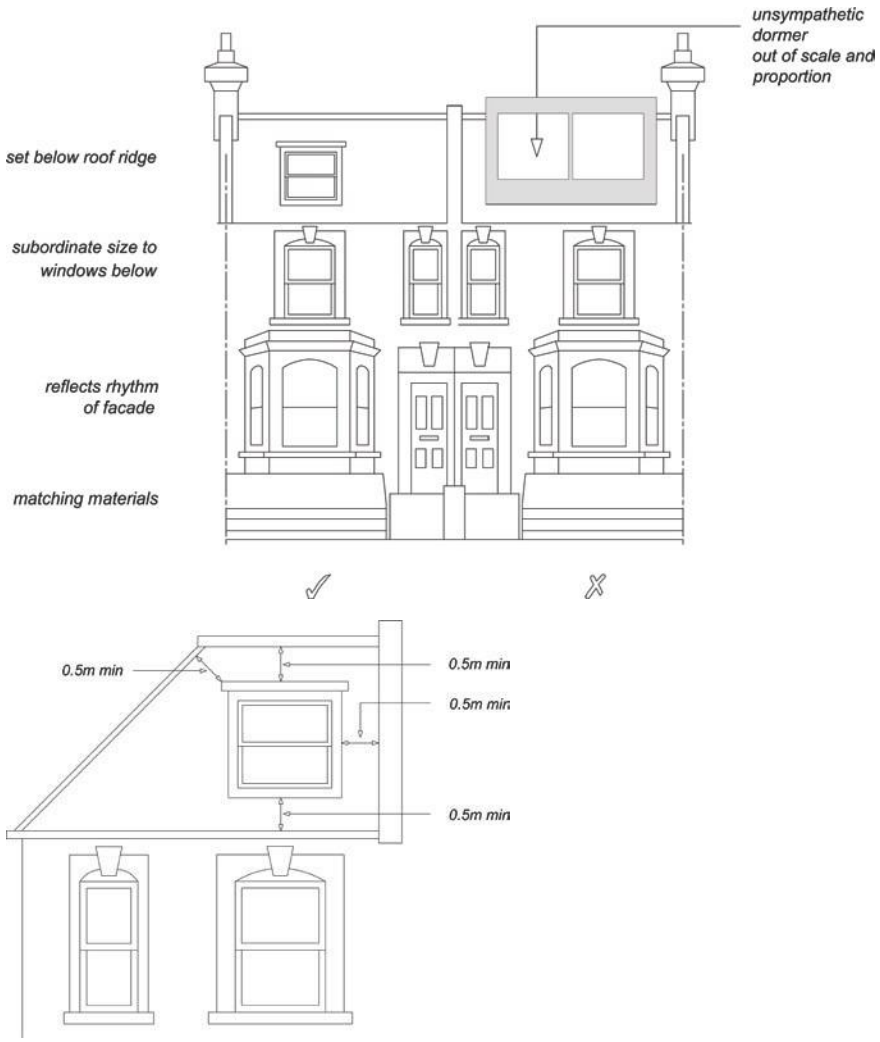
5.10 Where the principle of an additional storey is acceptable, the more specific guidance set out below will apply. This advice is supplemented by more specific area-based advice as set out in the Council's conservation area statements, appraisals and management plans which set out our approach to preserving and enhancing such areas. Many of these appraisals and management plans are available for download on our website, or are available as hard copies from our Planning reception.

Roof dormers

5.11 Alterations to, or the addition of, roof dormers should be sensitive changes which maintain the overall structure of the existing roof form. Proposals that achieve this will be generally considered acceptable, providing that the following circumstances are met:

a) The pitch of the existing roof is sufficient to allow adequate habitable space without the creation of disproportionately large dormers or raising the roof ridge. Dormers should not be introduced to shallow-pitched roofs.
b) Dormers should not be introduced where they cut through the roof ridge or the sloped edge of a hipped roof. They should also be sufficiently below the ridge of the roof in order to avoid projecting into the roofline when viewed from a distance. Usually a 500mm gap is required between the dormer and the ridge or hip to maintain this separation (see Figure 4). Full-length dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures.
c) Dormers should not be introduced where they interrupt an unbroken roofscape.
d) In number, form, scale and pane size, the dormer and window should relate to the façade below and the surface area of the roof. They should appear as separate small projections on the roof surface. They should generally be aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below. In some very narrow frontage houses, a single dormer placed centrally may be preferable (see Figure 4). It is important to ensure the dormer sides (“cheeks”) are no wider than the structure requires as this can give an overly dominant appearance. Deep fascias and eaves gutters should be avoided.
e) Where buildings have a parapet the lower edge of the dormer should be located below the parapet line (see Figure 4).
f) Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead and hanging tiles are preferred.

Figure 4. Dormer windows



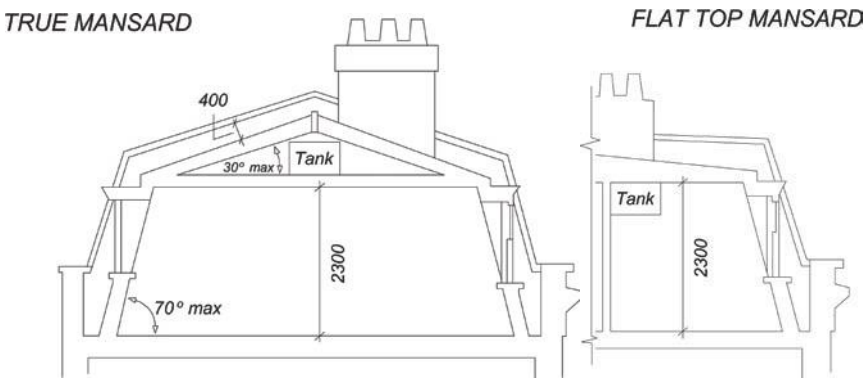
5.12 See CPG2 Housing (Residential development standards chapter) for further information, particularly the section on ceiling heights.

5.13 The presence of unsuitably designed new or altered dormers on neighbouring properties will not serve as a precedent for further development of the same kind.

Mansard Roofs

5.14 Mansard roofs are a traditional means of terminating a building without adding a highly visible roof. This form is acceptable where it is the established roof form in a group of buildings or townscape.

Figure 5. Mansard Roofs



True Mansard	Flat topped Mansard
Lower slope is at a steeper angle than the upper slope is visible	Upper slope of a pitch below the upper, and 5° or totally flat

5.15 Mansard roofs are often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind. Mansard roofs should not exceed the height stated in Figure 5 so as to avoid excessive additional height to the host building. They are often a historically appropriate solution for traditional townscapes. It should be noted that other forms of roof extensions may also be appropriate in situations where there is a strong continuous parapet and the extension is sufficiently set back or where they would match other existing sympathetic roof extension already in the terrace.

Parapet wall

A low wall or railing that is built along the edge of a roof, balcony or terrace for protection purposes.

Cornice

The topmost architectural element of a building, projecting forward from the main walls, originally used as a means of directing rainwater away from the building's walls.

5.16 The three main aspects to consider when designing a mansard roof extension are its:

- pitches and profile; • external covering; and
- windows.

5.17 The lower slope (usually 60-70°) should rise from behind and not on top of the parapet wall, separated from the wall by a substantial gutter. Original cornice, parapet and railing details should be retained and where deteriorated or lost, should be incorporated into the design of new roof extensions. Visible chimney stacks should be retained and increased in height, where necessary. Only party walls with their chimney stacks and windows should break the plane of the roof slope, and should be accommodated in a sensitive way and be hidden as far

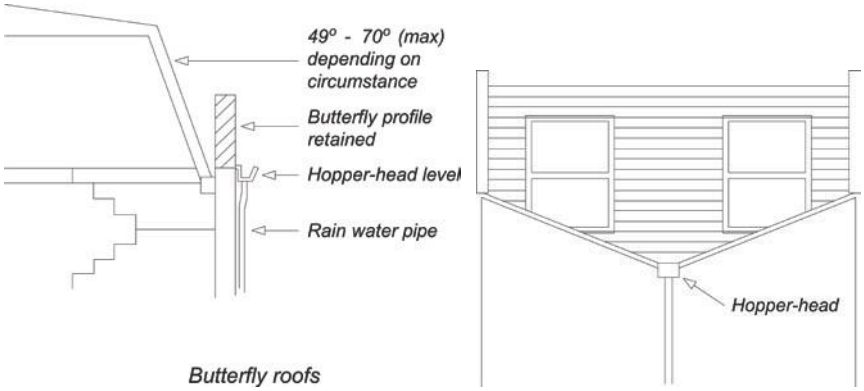
as is possible. (See also guidance on dormer windows and roof lights). Dormer windows or roof lights should be confined to the lower slope.

5.18 Roofing materials should be of the highest quality because of their significant visual impact on the appearance of a building and townscape and the need to be weather-tight. Natural slate is the most common covering and this should be laid with a traditional overlap pattern. Artificial slate or felt are not acceptable roof coverings in conservation areas. Where a roof in a conservation area is being re-covered, the choice of covering should replicate the original, usually natural slate or clay tile.

Valley or Butterfly roofs

5.19 On buildings with a 'valley' or 'butterfly' roof if a mansard extension is considered acceptable in terms of the guidance in paragraphs 5.7 and 5.8 of this chapter, then the parapet should be retained. The new roof should start from behind the parapet at existing hopper-head level, forming a continuous slope of up to a maximum of 70° (see Figure 6). In this context, it is usually more appropriate to introduce conservationstyle roof lights, which are flush with the roof slope, rather than dormers. Terraces and additional railings will not usually be acceptable.

Figure 6. Butterfly roofs



Hopper head level

The level at which the 'hopper head' (a square or funnel shaped receptacle to connect rainwater or waste pipes to a down-pipe) is positioned.

Other roof additions

5.20 On some contemporary buildings a less traditional form of roof addition may be more appropriate. In such cases, proposals should still have regard for the following general principles:

- The visual prominence, scale and bulk of the extension;
- Use of high quality materials and details;
- Impact on adjoining properties both in terms of bulk and design and amenity of neighbours, e.g. loss of light due to additional height;
- Sympathetic design and relationship to the main building. **Roof lights**

5.21 Roof lights can have an adverse impact upon the character and appearance of buildings and streetscapes. This occurs where they are raised above the roof slope rather than being flush with the roof profile, or where they are an incompatible introduction into an otherwise uncluttered roofscape, or where they conflict with other architectural roof elements, e.g. gables and turrets.

5.22 Roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface. Some properties, particularly listed buildings and those within conservation areas with prominent roof slopes may be so sensitive to changes that even the installation of roof lights may not be acceptable. **Balconies and terraces**

5.23 Balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. However, they can also cause nuisance to neighbours. Potential problems include overlooking and privacy, daylight, noise, light spillage and security.

5.24 Balconies and terraces should form an integral element in the design of elevations. The key to whether a design is acceptable is the degree to which the balcony or terrace complements the elevation upon which it is to be located. Consideration should therefore be given to the following:

- detailed design to reduce the impact on the existing elevation;
- careful choice of materials and colour to match the existing elevation;
- possible use of setbacks to minimise overlooking – a balcony need not necessarily cover the entire available roof space;
- possible use of screens or planting to prevent overlooking of habitable rooms or nearby gardens, without reducing daylight and sunlight or outlook; and
- need to avoid creating climbing opportunities for burglars. **Roof Level**

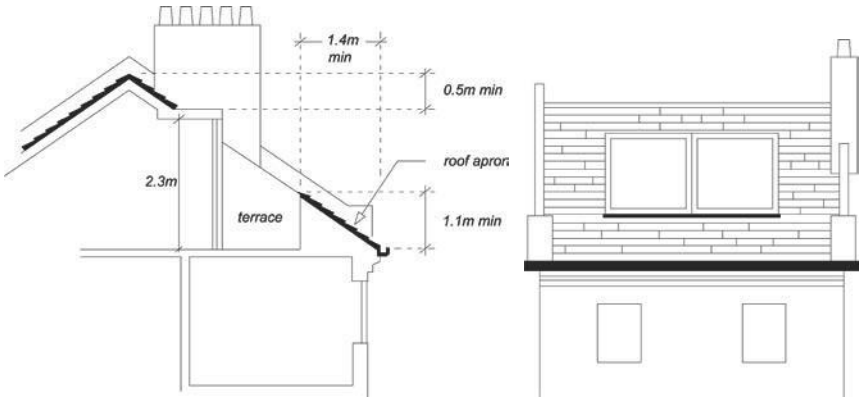
5.25 A terrace provided at roof level should be set back behind the slope of a pitched roof in accordance with Figure 7, or behind a parapet on a flat roof. A terrace should normally comply with the following criteria:

- The dimensions of the roof should be sufficient to accommodate a terrace without adversely affecting the appearance of the roof or the elevation of the property.
- A terrace will only normally be acceptable on the rear of properties. It is normally inappropriate to set back a mansard to provide a terrace.
- It should not result in the parapet height being altered, or, in the case of valley/butterfly roofs, the infilling of the rear valley parapet by brickwork or railings.
- Any handrails required should be well set back behind the line of the roof slope, and be invisible from the ground.
- It should not result in overlooking of habitable rooms of adjacent properties.

5.26 When a terrace is provided within the slope of a pitch as in Figure 7, the adjacent tiles or slates should be kept unbroken above the eaves. The width of the terrace should be no wider than a dormer opening. A terrace may be

acceptable behind an existing parapet. Where the height of the parapet is less than 1.1m, a railing will be required to fulfil Building Regulations.

Figure 7. Roof terraces



Building services equipment

5.27 New building services equipment and water tanks should be accommodated within the envelope of the building and its siting should be considered as part of the overall design (see chapter on Building services equipment in this CPG). Building services equipment includes, but is not limited to, heating and cooling systems, ventilation and extraction systems and associated ducting for electricity, communications and plumbing. **Green roofs**

5.28 We encourage the incorporation of green roofs into schemes where appropriate in design terms (see chapter on Green roofs and walls in CPG3 Sustainability). You should contact the Council to confirm whether planning permission is required for green roofs. Planning permission is not required on flat roofs which are concealed by a parapet.

Solar panels

5.29 We encourage the installation of solar panels into schemes and for some properties these will not need planning permission. You shocontact the Council and visit the Planning Portal website www.planningportal.gov.uk to confirm whether planning permission is required for solar panels. Solar panels should be sited so as to maximise efficiency but minimise their visual impact and glare, for example utilising valley roofs and concealed roof slopes. Reference should be made to CPG3 Sustainability (Energy Efficiency: existing buildings and Energy Efficiency: new buildings chapters).

6 Landscape design and trees

KEY MESSAGES

- Camden's trees and green spaces are integral to its character.
- Landscape design and green infrastructure should be fully integrated into the design of schemes from the outset.
- We require a survey of existing trees and vegetation to be carried out prior to the design of a scheme.

6.1 This guidance sets out how to protect trees and vegetation and design high quality landscapes in conjunction with development proposals to ensure an attractive, safe, accessible, sustainable and ecologically diverse environment.

6.2 This chapter sets out:

- how existing trees and landscape should be protected;
- what specific protection is given to some trees;
- how new landscaping should be incorporated into developments; and
- considerations for specific landscaped areas and types of landscaping.

6.3 The green landscape of the Borough is formed by parks and open spaces, railway and canal corridors, trees, gardens, green walls and roofs. These landscape components provide Camden's green infrastructure and play a key role in maintaining the local climate, reducing storm water run off, increasing biodiversity, providing space for urban food production and providing public enjoyment.

6.4 We expect landscape design and the provision of green infrastructure to be fully integrated into the design of development proposals from the beginning of the design process.

6.5 This section sets out further guidance on how we will apply Core Strategy Policy CS14 Promoting high quality places and conserving our heritage and Development Policy DP24 Securing high quality design. **Where does this guidance apply?**

6.6 This guidance applies to all proposals affecting or including landscape design on and around buildings and proposals relating to on and off site trees.

How should existing Trees and Landscape be protected?

Benefits of retaining vegetation and trees

6.7 Vegetation of all types is at a premium in Camden given the Borough's dense urban environment. Camden's tree canopy and other existing vegetation are integral to its character. If you maintain existing trees and vegetation on a development site it will help provide a sense of maturity to a development and integrate a development into its setting. Existing trees and vegetation are a key component in adapting to climate change and conserving biodiversity. See

CPG3 Sustainability chapters on Climate change adaptation and Biodiversity. Existing species can serve as an indicator of what might be successfully grown on the site when selecting additional plants. The retention of existing mature trees and vegetation also make an important contribution to the sustainability of a project. For example by reducing the impacts and energy demand associated with the provision of new plants such as in their transportation and the irrigation required.

How should existing trees and vegetation be protected?

6.8 We will require a survey of existing trees and vegetation to be carried out prior to the design of a scheme in order to identify what trees and vegetation should be retained and protected on site. We will expect developers to follow the principles and practices set out in BS 5837: 2005 Trees in relation to construction to integrate existing trees into new developments.

6.9 BS5837: 2005 Trees in relation to construction outlines the survey method for identifying which trees should be retained and protected. Once the survey has identified the important trees and vegetation a Tree Constraints Plan (TCP) needs to be prepared for the site. The TCP is essential to site planning as it provides the limitations for development including:

- site layout and building lines;
- changes in levels;
- foundation design; and
- service provision where the root zones and crown spread of trees are to be protected.

NEW UTILITIES

Useful guidance for the installation of new utilities in the vicinity of trees is also provided in National Joint Utilities Group (NJUG) Vol 4 - Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees

6.10 The TCP should also identify the provision of sufficient space, above and below ground for new planting to develop and mature and existing trees to continue to grow (see paragraph 6.42 below regarding soft landscape design).

6.11 Where trees are identified to be retained it is imperative that contracting and site supervision procedures are in place to ensure that there is no damage during and after construction. We will normally seek a Method Statement which sets out how trees that are to be retained, both on and adjacent to the site will be protected. The Method Statement should identify how the provision of site accommodation, storage areas, site access and the positioning, heights and arcs of cranes will not affect the trees and vegetation that are to be protected.

Root zone

The area and volume of soil around the tree in which roots are found. May extend to three or more times the branch spread of the tree, or several times the height of the tree.

Crown spread

The extent of the branches, twigs and leaves that form the top of the tree

Specific protection for trees

6.12 Where a planning application involves works that affect trees either within the application site or on adjacent land (including street trees) we will require the following information to determine the application:

1. A Tree Survey
   (see section 4.2 of BS5837:2005)
2. A Tree Constraints Plan
   (see sections 5.2 and 5.3 of BS5837:2005)
3. An Arboricultural Implications Assessment
   (see section 6 of BS5837:2005)
4. An Arboricultural Method Statement for the protection of trees to be retained including a Tree Protection Plan
   (see section 7 of BS5837:2005)

6.13 Failure to supply the documents outlined above may lead to a planning application not being validated.

6.14 To obtain a copy of BS5837:2005 please visit www.StandardsUK.com and for a list of arboricultural consultants visit www.trees.org.uk, www.charteredforesters.org and www.consultingarboristssociety.co.uk.

Tree preservation orders

6.15 Many trees in Camden are covered by a Tree Preservation Order (TPO). Please contact the Council to find out if a tree is protected by a TPO.

TREE PRESERVATION ORDER

A tree preservation order is made by the Council to legally protect specific trees or groups of trees that provide public amenity. Unauthorised works to a tree with a TPO is a criminal offence and may result in prosecution and, upon conviction, a fine.

6.16 Works (above or below ground) to trees with a TPO require our permission. Application forms for these works are available at www.camden.gov.uk.

6.17 Works to a tree with a TPO required to enable the implementation of a planning permission are dealt with as part of a planning application. A further TPO application is not required.

Trees in Conservation Areas

SECTION 211

Under Section 211 of the Town & Country Planning Act 1990, anyone proposing to cut down or carry out work on a tree in a Conservation Area must provide the Council 6 weeks notice of their intention to do so.

6.18 All trees in Conservation Areas with a trunk diameter of 75mm or greater measured at 1.5m above ground level are protected under section 211 of the Town and Country Planning Act 1990 (as amended). If you are proposing works to a tree in a Conservation Area, above or below ground, you are required to give Camden Planning Services six weeks notice of your proposals (See above link for forms). Works to a tree in a Conservation Area required to facilitate the implementation of a planning permission are dealt with as part of a planning application. A further section 211 Notification is not required. If you carry out unauthorised works to a tree in a Conservation Area is a criminal offence and may result in prosecution and, upon conviction, a fine.

How should new landscaping be included into a development?

General principles

6.19 Urban landscape design encompasses the following types of spaces:

- streets and associated public spaces,
- parks, public and private squares, gardens,
- amenity and servicing space around buildings; and
- buildings themselves.

6.20 The principle components of landscape design are soft landscape details (planting) and hard landscape details (the constructed aspects of design) for example surfaces, lighting, seating, water features and boundary treatments.

6.21 Urban spaces have particular character which results from a combination of factors including geology, ecology, topography and the history of their development and use. We will expect new landscape design to respond to, preserve and enhance local character, including through the:

- preservation of existing trees and hedges;
- planting of new trees and hedges; and
- detailed design of boundary treatments and spaces within the site particularly where they are visible to the public domain.

6.22 Planning applications will be assessed against

- the successful resolution of the above elements into the design of the site
- whether the site design has optimised opportunities to increase a site's sustainability and function in adapting to climate change (see CPG3 Sustainability for further details on Biodiversity and Climate change adaptation)
- the need to reduce opportunities for criminal behaviour (see the chapter in this guidance on Designing safer environments)
- the need to provide inclusive environments (see CPG6)

Specific areas that are landscaped and contain trees

6.23 Areas within a development site that are generally landscaped include:

- gardens;
- access and servicing routes;
- parking spaces and cycle stores;
- boundary walls, fences and railings; and
- building roofs and walls.

Gardens

6.24 Front, side and rear gardens make an important contribution to the townscape of the Borough and contribute to the distinctive character and appearance of individual buildings and their surroundings. Gardens are particularly prone to development pressure in the Borough with their loss resulting in the erosion of local character and amenity, biodiversity and their function in reducing local storm water run off.

Front Gardens

6.25 The design of front gardens and forecourt parking areas make a large impact on the character and attractiveness of and area and in particular the streetscene. The design of front gardens and other similar forecourt spaces should:

- consider a balance between hard and soft landscaping. Where changes take place no more than 50% of the frontage area should become hard landscape. Where parking areas form part of the forecourt enough of the front boundary enclosure should be retained to retain the spatial definition of the forecourt to the street and provide screening;
- retain trees and vegetation which contribute to the character of the site and surrounding area;
- retain or re-introduce original surface materials and boundary features, especially in Conservation Areas such as walls, railings and hedges where they have been removed. If new materials are too be introduced they should be complementary to the setting; and
- prevent the excavation of lightwells as a means of providing access to basements where this does not form past of the historical means of access to these areas.

Paving of front gardens

CHANGES TO PERMITTED DEVELOPMENT

The General Permitted Development Order no longer allows the creation of more than 5 square meters of impermeable surfaces at the front of dwelling houses that would allow uncontrolled runoff of rainwater from front gardens onto roads without first obtaining planning permission. Changes to frontages incorporating hard standings may also be affected by Article 4 Directions. Article 4 Directions are issued by the Council in circumstances where specific control over development is required, primarily where the character of an area of acknowledged importance would be threatened, such as conservation areas

6.26 Planning Permission will not be granted for hard standings greater than five square metres that do not incorporate sustainable urban drainage systems

(SUDS) into the design. SUDS incorporate permeable surfaces to allow water to soak into the subsoil, rather than being diverted into the stormwater system. SUDS are particularly appropriate in the parts of the borough north of Euston Road as this area has predominantly clay soils. Methods for choosing the appropriate design of a SUDS are provided in "Responsible rainwater management around the home" available from www.paving.org.uk. Planning applications which incorporate car parking areas into developments will be required to demonstrate that the chosen solution is appropriate to the underlying soil type.

Creating a cross over

6.27 For single family dwellings planning permission is not required for the creation of a cross over unless the property is affected by an Article 4 Direction or the cross over is to a classified road. However permission is required for the formation of a cross over from the Highways Authority. The Highways Authority will generally refuse permission where it would result in the loss of on street car parking spaces.

6.28 Planning permission is required for forecourt parking at the fronted of buildings divided into flats. Listed Building Consent is required to alterations to structures affecting listed buildings including structures within their curtilage.

Listed building consent

Legally required in order to carry out any works to a Listed Building which will affect its special value. This is necessary for any major works, but may also be necessary for minor alterations and even repairs and maintenance. Listed Building Consent may also be necessary for a change of use of the property.

Rear Gardens

6.29 Rear gardens are important as they:

- form part of the semi public domain where they are over looked by large numbers of properties and the occupants of surrounding buildings benefit from the outlook.

  form the character of an area in terms of the relationship between buildings and spaces and the resulting openness or sense of enclosure
- provide a sense of the greenery where they can be viewed through gaps between buildings
- provide a sense of visual separation and privacy
- soften the impact of buildings and integrate them into their setting
- play a significant role in maintaining the biodiversity of the borough (see CPG3 Sustainability for further details on Biodiversity). In particular groups of trees and vegetation along the rear boundaries of garden provide important wild life corridors within existing development patterns.

6.30 The potential detrimental affects of new structures in gardens can be reduced by:

- carefully siting structures away from vegetation and trees,
- designing foundation to minimises damage to the root protection zones of adjacent trees,
- including green roofs, green walls on new development and vegetation screens.

Root protection zone

The area around the base or roots of the tree that needs to be protected from development and compaction during construction to ensure the survival of the tree.

6.31 Planning permission is unlikely to be granted for development whether in the form of extensions, conservatories, garden studios, basements or new development which significantly erode the character of existing garden spaces and their function in providing wildlife habitat (See the chapters on Extensions, Alterations and Conservatories in this guidance document, and CPG4 on Basements).

Access and servicing areas

6.32 Where underground parking and/or servicing forms part of a larger development, access should be integral to the design of the development. Entrances and ramps should be discrete.

6.33 Entrances and adjoining areas of buildings are often spaces which require the integration of a number of competing needs such as the provision of bins, cycle storage, meters and inspection boxes and external lighting. These elements should be constructed with materials sympathetic to the site and surroundings. You can minimise the visual impact of storage areas by careful siting and incorporating planters to screen developments and incorporating green roofs as part of their structure.

6.34 Space and location requirements for the storage of waste and recycling can be found in this guidance in chapter on Waste and recycling

storage. Further guidance on how access to site and parking areas should be designed can be found in CPG6 Transport.

Boundary Walls, Fences and Railings

6.35 Boundary walls, fences and railings form the built elements of boundary treatments. They should be considered together with the potential for elements of soft landscaping. For example, we encourage the combination of low brick boundary walls and hedges as a boundary treatment. Boundary treatments should:

- delineate public and private areas;
- contribute to qualities of continuity and enclosure within the street scene; and
- provide site security and privacy.

6.36 Due to the prominence of the boundary treatments in the streetscene we will expect the design, detailing and materials used to provide a strong positive

contribution to the character and distinctiveness of the area and integrate the site into the streetscene.

6.37 With regards to boundary walls, fences and railings, we will expect that:

- you consider repairing boundary walls, fences and railings before they are replaced;
- they make a positive contribution to the appearance and character of the development site and to the streetscene;
- you consider designs to be effective for their function.
- the design and construction does not damage any on site or off site trees that are identified for retention (See paragraphs 6.15 to 6.18 above).

6.38 For boundary treatments around listed buildings or in a conservation area we will expect:

- the elements are repaired or replaced to replicate the original design and detailing and comprise the same materials as the original features
- the works preserve and enhance the existing qualities and context of the site and surrounding area

6.39 Planning Permission is not required for the erection of a boundary treatment no higher than 1m where it abuts the highway or 2m on any other boundary. These heights are measured from ground level and include any structure that may be attached for example a trellis attached to the top of boundary wall.

6.40 Listed Building consent may be required for any works to boundary treatments within the curtilage of a listed building.

Types of landscaping

6.41 Landscaping are divided into the following broad types:

- soft landscaping (planting);
- hard landscaping; and
- landscaping on building.

Soft Landscape Details (Planting)

6.42 Soft Landscape is a term to describe the organic, vegetative or natural elements of Landscape Design. There are three main objectives in planting design (1) Functional (2) Ecological and (3) Aesthetic. Each of these objectives is likely to be inter related however one may be prioritised over another for the purpose of a particular project.

6.43 Functional objectives include:

- integrating a site with its surroundings;
- providing spatial definition and enclosure;
- directing pedestrian and vehicular movement;
- providing shelter,
- providing micro climatic amelioration and

- providing SUDS.

Ecological Objectives include:

- maintaining and enhancing natural processes; and
- increasing the biodiversity value of a site.

Aesthetic Objectives include:

- creating or contributing to the character of a place; and • adding to people's sensory enjoyment in the use of a space.

Crown canopy
The uppermost layer in a forest or group of trees.

6.44 Landscaping schemes need to maintain and plant large canopy trees as a means of countering the negative effects of increasing urban temperatures due to climate change. Existing large canopy trees are part of the character of several areas in the Borough. In these areas in particular and other areas where the opportunity arises space should be made for the growth and development of large canopy trees. Large canopy trees are usually considered to be trees which reach a mature height of 15-20m+. Site design should make provision for the expansion of the crown canopy of these trees and sufficient soil volume to support a trees growth to maturity. As a general rule the soil volume required to support a healthy large canopy tree is 6m x 6m x 1m depth. The detailed requirements for the growth and development of large canopy urban trees can be found in “Up by the Roots” by James Urban (International Society for Arboriculture, 2008).

6.45 The long term success of planting schemes will determine species selection suitable for local growing conditions (soil conditions, temperature ranges, rainfall, sun light and shade) and provision for on

going maintenance. Generally native species are considered to be most adapted to local conditions however there are a range of exotic plants which are at least equally adaptable to the unique ecology of urban areas and which provide an important contribution to a site’s biodiversity.

6.46 Maintenance requirements should be considered at the design stage in terms of ensuring there is access for maintenance, whether maintenance materials need to be stored on site and that there are available sources of water. Water conservation should be intrinsic to the design of a planting scheme whether it is by selecting drought tolerant plants, maintaining soil conditions conducive to water retention with, for example, mulching or providing for on site water harvesting and grey water recycling.

6.47 Planning applications will be assessed against the degree to which planting schemes meet their objectives and that the chosen objectives are appropriate for the site. Planning applications should be accompanied by:

1. a statement of the design objectives of planting plans;
2. planting plans indicating species, planting patterns, planting size and density; and

3. where appropriate managements plans.

Hard Landscape Details

6.48 Hard landscape is a term used to describe the hard materials used in landscape design such as paving, seating, water features, lighting, fences, walls and railings (see paragraphs 6.35 to 6.38 above for guidance on boundary walls, fences and railings and the chapter on Design excellence regarding the design of public space).

6.49 Hard landscape makes a significant contribution to the character of the Borough. The scale, type, pattern and mix of materials help define different uses and effects the perception of the surrounding buildings and soft landscape and overall quality of an area. To help integrate the development with its surroundings and contribute to the sustainability of the project we will expect:

- the selection of materials, patterning and methods of workmanship to consider those already at use in the area;
- traditional and natural materials to be used, especially in Conservation Areas (Guidance can be found in Conservation Area Statements, Appraisals and Management Plans);
- the use of salvaged and re used materials, where appropriate; and
- all paving to be level and accessible where used by pedestrians, this needs careful consideration where the use of historic materials is proposed.

6.50 The Council will discourage the replacement of soft landscaping with hard landscaping in order to preserve the environmental benefits of vegetation identified above. However where hard landscape iunavoidable we will seek sustainable drainage solution to any drainage (see CPG3 Sustainability chapter on Flooding).

Lighting

6.51 Lighting can make an important contribution to the attractiveness of an area. It is also important for the security and safety of an area. The design and siting of columns and lights can provide a significant role in the creation of the character of a place. Other lighting techniques include wall mounting, bollards with integral lights and ground level up lighters. While adequate lighting is required, the intensity of lighting should be appropriate to its function. Care should be taken not to over light which can lead to unnecessary light pollution and energy consumption and in some cases become a nuisance to neighbouring residential properties. Lightning can also become a disturbance to local wildlife, particularly bats, and can affect the wildlife that uses and lives on the canal.

Landscaping on buildings

6.52 Landscaping on buildings includes both soft and hard landscaping and occurs in the forms of green and brown roofs and green walls. Green roofs, brown roofs and green walls can provide important landscape detail, biodiversity improvements, prevent local flooding and keep a building insulated. See CPG3 Sustainability (Green roofs and walls chapter).

7 Shopfronts

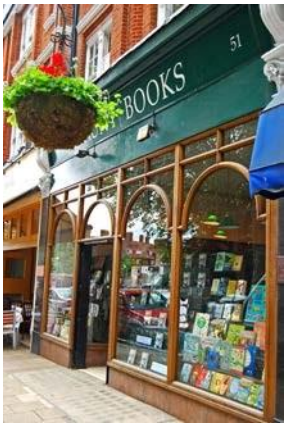
KEY MESSAGES

Shopfront alterations should respect the detailed design, materials, colour and architectural features of the shopfront and building itself. This section provides information on how to deal with the five key shopfront features: • Shopfront components,

- Signs and lighting,
- Blinds and canopies,
- Security shutters, • Cash machines.

7.1 Well designed shopfronts increase the attractiveness of a building and the local area and can have an impact on commercial success by increasing the attraction of shops and shopping centres to customers. This is particularly important in town centres and the character and appearance of where conservation area and listed buildings. On the other hand, insensitive shopfront design can harm the appearance and character of buildings and shopping areas

7.2 This guidance relates to Core Strategy Policy – CS14 – Promoting High Quality places and Conserving Our Heritage and Development Plan Policies – DP30 – Shopfronts – and to planning applications for new shopfronts and alterations for existing.



When does this guidance apply?

General

7.3 This guidance applies to all applications which may materially alter the external appearance of a building or any element of the historic environment and therefore may require planning permission, or conservation area or listed building consent.

7.4 You will generally need planning permission for:

- a new shopfront;

- alterations to an existing shopfront including awnings and canopies, external security shutters, blinds, grilles and security measures; and
- change of use will generally require planning permission.

7.5 Planning permission is not normally required for routine maintenance works, such as redecoration or straightforward repairs. For further detailed guidance check with the Council.

7.6 Any alterations (or replacement) of shopfronts that form part of a listed building will require Listed Building Consent and will need to be consistent with the age and style of the building. For further information see the chapter 3 Heritage of this CPG. More stringent controls will apply for the following works:

- re-painting a shopfront in a different colour,
- installing a security alarm or extractor fan,
- altering the shop interior, • installing blinds or shutters, and • advertisements.

7.7 Conservation Area Consent is required for the proposed complete or substantial demolition of any building in a conservation area. This includes the removal of a shopfront or of any feature that gives character to a building. In assessing applications to alter shopfronts within conservation areas special attention will be given to the desirability of preserving and enhancing the character and appearance of the Conservation Areas (for further information see chapter 3 Heritage of this CPG).

7.8 For shops in conservation areas, reference should also be made to the relevant Conservation Area Statement/Conservation Area Appraisal & Management Strategy (there are 39 in total). These describe the area and its special character and include guidelines that provide the framework for development proposals in the area and the appraisals contain audits of shopfronts of merit.

7.9 Advertisement consent is a separate procedure that applies to the display of advertisements on shopfronts. You can find further guidance in the document Outdoor advertisements and signs: A guide for advertisers (CLG, 2007) and chapter 8 ‘Advertisements, signs and hoardings’ of this CPG).

BUILDING REGULATIONS APPROVAL

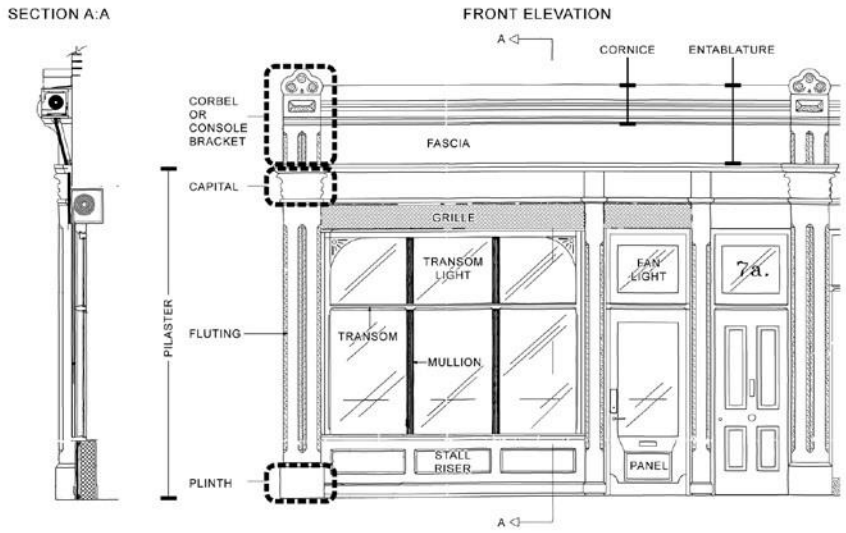
You need building regulations approval for all work which alters the shop’s structure, entrance arrangement, changes its fire escape, or affects the level of access currently provided.

Guidance for Shopfronts

Design and appearance of shopfronts

7.10 The basic architectural features that make up shopfronts are illustrated in Figure 8.

Figure 8. Shopfront elements



General principles

7.11 Shopfront alterations should respect the detailed design, materials, colour and architectural features of the shopfront and building itself, the following will need to be considered:

- Historic, locally distinctive or characteristic shopfronts which contribute to the townscape should be retained. In some cases the reinstatement of missing features will be encouraged.
- New shopfronts should be designed as part of the whole building and should sensitively relate to the scale, proportions and architectural style of the building and surrounding facades.
- Shopfronts forming part of a larger new development should be considered as an integral part of the overall design.
- Standardised “house-style” frontages may have to be amended in order to harmonise with the surrounding context and respect the building, particularly in conservation areas and for listed buildings.
- All shopfronts should be designed to provide access into the premises for all.

Key shopfront components

7.12 The following are key shopfront design components you need to consider when making alterations to an existing shopfront:

Window Displays

- The window display is the main visual element of a shopfront. Shop frontages should be largely glazed to maintain a window display rather than creating a solid frontage (including obscured glass) which will be discouraged.

- On traditional shopfronts large expanse of undivided glass should be avoided. Vertical glazing bars (mullions) should be used to subdivide large windows to help visually relate the shopfront with the upper elevations of the building.

Entrances

- The design of the door should be in keeping with the other elements of the shopfront. The solid bottom panel should align with the stallriser. The top of the door should align with the transom.
- Decorative tiling should be retained.
- All new build shop units and shopfronts should be designed to be fully accessible to everyone.
- In the case of existing buildings, particularly where a new shop front is proposed, the following guidance should be followed:
  - Shops that have a change in level from pavement to shop floor surface can usually incorporate ramped access into or within the shop. Exceptions preventing a ramped area to be created may include the presence of structural beams or floor slabs..
  - Entrance doors should be accessible to all, particularly wheelchair users and people with limited manual dexterity. 1000mm minimum clear door width in new buildings and 775mm door width in existing buildings where a new shop front or alterations to a shop front are proposed.
- to ensure that services are reasonably accessible to disabled people refer to Camden Planning Guidance on Access for all.

Shopfront recess

- Where there is an existing shopfront recess - often found in older traditional shopfronts e.g. listed buildings and conservation areas - they should be retained.
- Traditional horizontally-operated lattice security gates can in some cases be employed to protect recessed shop entrances, but they should not extend across windows. On traditional shopfronts, removable timber or metal lattice style shutters is often more appropriate.
- New recesses in shopfronts will be strongly discouraged due to their potential for attracting anti-social behaviour.

Fascias

- The fascia should be of a suitable size and proportion in relation to the building and should not normally extend above the cornice or below the capital as it would upset the overall balance and proportions of a shopfront or parade (see Figure 9 and Figure 10).
- Fascia signs should not obscure or damage existing architectural features. Deep box fascias which project beyond the shopfront frame should be avoided.
- Lettering on fascia signs should be proportionate to the scale of the shopfront. To aid identification, fascia signs should include the street number of the premises.
- Where a shopfront and fascia extend across two or more shop unit bays, the removal of intervening pilasters are not acceptable as it would:
  - weaken the frame’s visual support to the upper floors; and

  - disrupt the character and rhythm of a shopping frontage created by the widths of individual shopfronts.
- Lettering on fascia signs should be proportionate to the scale of the shopfront. Main fascias should also be of a suitable size and proportion in relation to the building and should sit between cornice and shopfront itself and should not project above or below the cornice level obscuring upper floor or shop windows.
- Fascia and box signs should not obscure or damage existing architectural features.

Figure 9. Good shopfront section and elevation

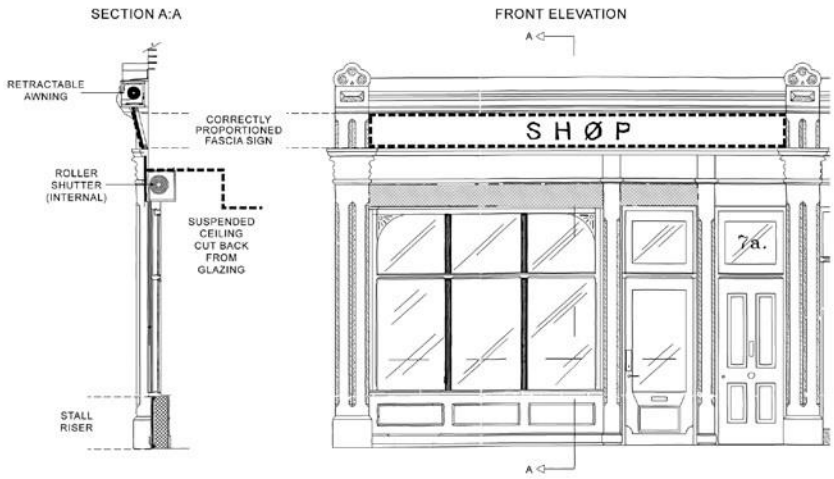
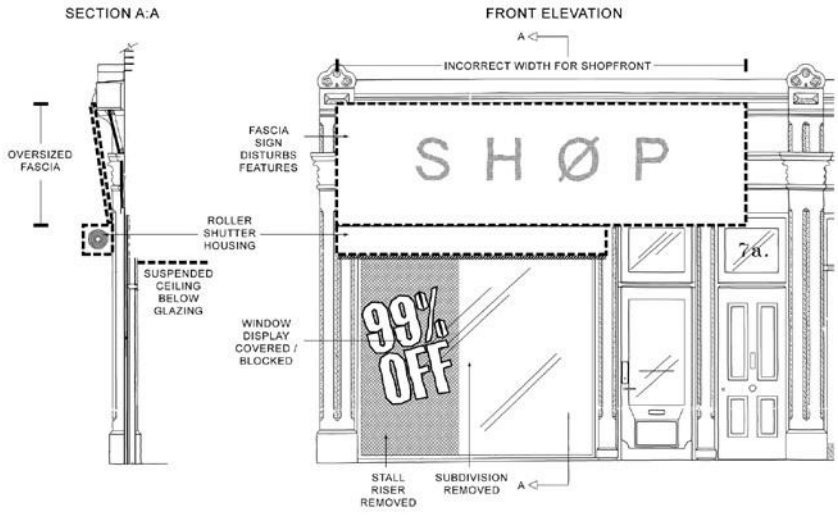


Figure 10. Inappropriate shopfront section and elevation



Pilasters

• New pilasters are preferably placed in line with solid wall, not windows above, to emphasise their function. This is particularly important in the case of shopping frontages on sloping sites where existing stepped profiles of fascias and stallrisers should be preserved or reintroduced wherever possible.

Stallrisers

- Stallrisers consist of solid elements below shop windows. They form a base to the shopfront display, and prevent the glazing from being damaged or soiled.
- Stallrisers should be retained and generally incorporated to any new shopfront on a period buildings.
- Where stallrisers are provided, they should be at least 300mm high or to the top of the pilaster base or door panel and faced in appropriate materials for the context. They

should not provide ledges that can be sat upon. Glazing should be brought to the front of a stallriser.

Colour and materials

- Materials should be chosen for their durability and appropriateness to their location. Traditional materials such as timber, stone and render are the most appropriate for new shopfronts, particularly for listed buildings and in conservation areas.
- More contemporary materials such as colour-coated steel, aluminium and bronze instead of timber may be appropriate in some circumstances.
- Existing glazed brickwork or tiling should be retained.
- Colour schemes for shopfronts and in particular the projecting framework should be carefully considered, particularly in conservation areas and for listed buildings.
- Proposals should be accompanied by full details of materials, finishes and colours (or sample and specification cards).

Folding shopfronts

- Folding shopfronts are not generally acceptable, particularly those on historic buildings such as listed buildings and those in Conservation Areas. When open, they erode the appearance of the shopfront, creating a visual void, and can increase disturbance to neighbouring properties, particularly in the case of food and drink premises. When closed they appear as a row of doors rather than a shopfront. This creates a heavier appearance than a shopfront mullion and reduces the area of glass in the shopfront.

Lightwells / grilles

- Pavement lights or small lightwells covered with metal grilles are typically found in front of shopfronts. These provide light into the areas beneath whilst allowing shoppers close inspection of the window display.
- Creating open lightwells with railings in front of a shopfront is not generally acceptable as in prevents window shopping and disrupts the buildings relationship to the rhythm of the street. This is also the case if the shopfront has been converted into residential

accommodation.

Advertisements and signs

7.13 Shops and businesses need to ensure that their name and other details are clearly displayed on their premises and, as a result, signs are among the most prominent forms of advertising on buildings. However, signs that are unsympathetically designed can cause significant harm to the building and the local townscape. Signs should relate well to the

character, scale and architectural features of the building and respect their local context.

7.14 Properties should only have one main fascia sign and one ancillary projecting or hanging sign per street frontage, although two projecting signs may be appropriate in cases of large shopfronts stretching across two or more shop units. Too many adverts/signs on a property contribute to visual clutter and can detract from the appearance of the street scene.

Projecting and hanging signs

7.15 Projecting and hanging signs should normally be level with the fascia rather than below or above it. They should be positioned to the side of the shopfront at fascia level.

7.16 Signs at upper floor levels will be discouraged. Advertising for upper floor premises by lettering on windows or by suspended banners on large frontages will only be considered acceptable where advertising a specific event for a temporary period.

7.17 Advert signs - including those on canopies/blinds, should:

- be considered as an integral part of a shopfront or building, designed in from the outset with new structures;
- be in harmony with the existing building, and neighbouring ones, in terms of their proportions, design and materials;
- See Camden Planning Guidance on Advertisements, signs and hoardings.

Canopies, awnings and blinds

7.18 Blinds can add colour and interest to the street scene. However, it is important to ensure that they do not dominate a shopfront or shop

parade.

Canopy

A decorative structure providing a sheltered walk to the entrance of a building.

Awning

A sheet of canvas or synthetic fabric hung above a shopfront as protection against rain or sun

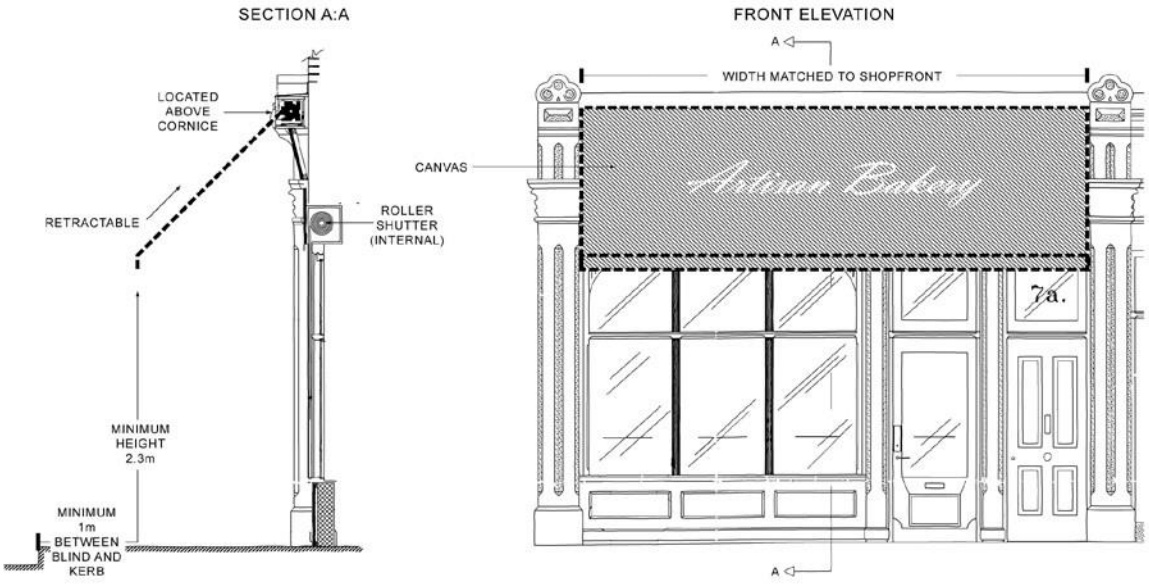
Blind

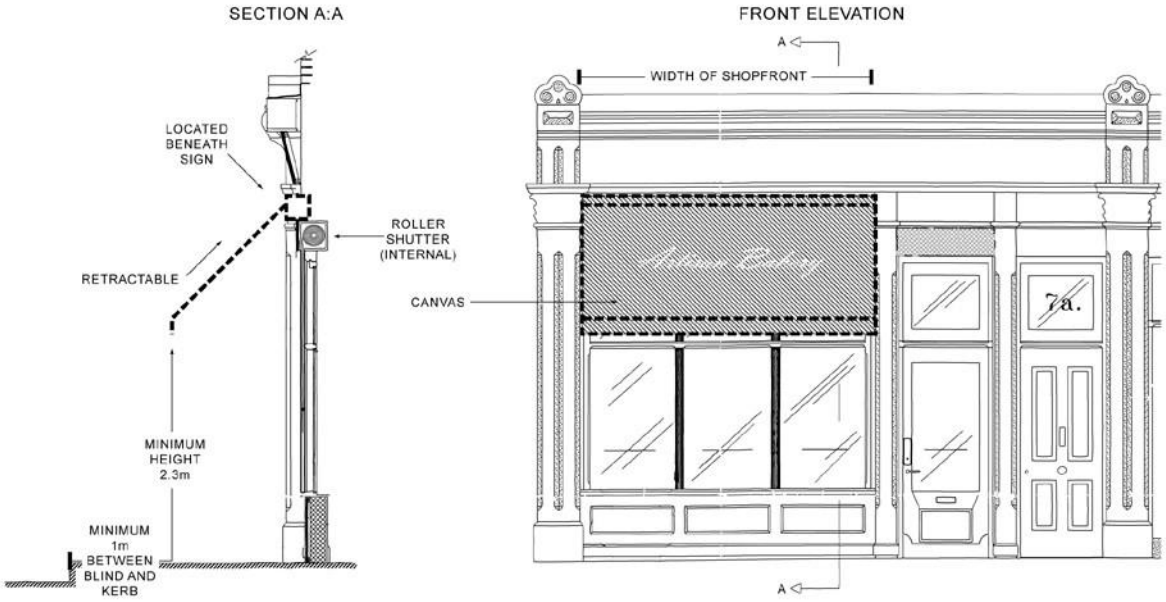
A structure of canvas or other material stretched used to keep sun or rain off a shop window.

7.19 Shopfront canopies and blinds are only likely to be acceptable where they are:

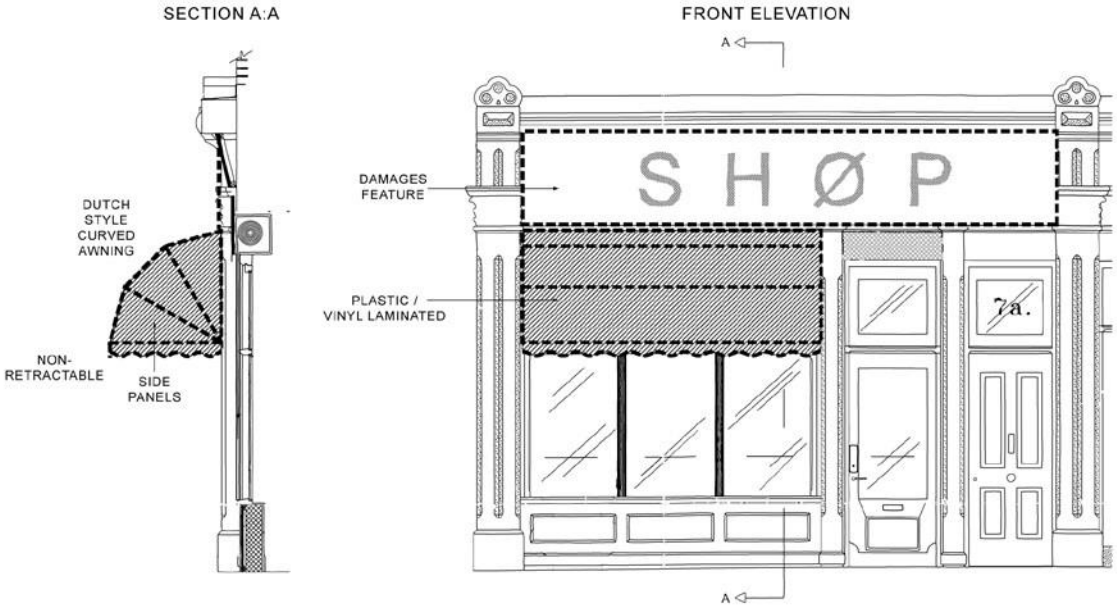
- retractable;
- traditional canvas;
- blind box integrated with the overall design; • attached between the fascia and shopfront; and
- be flush with the fascia level.

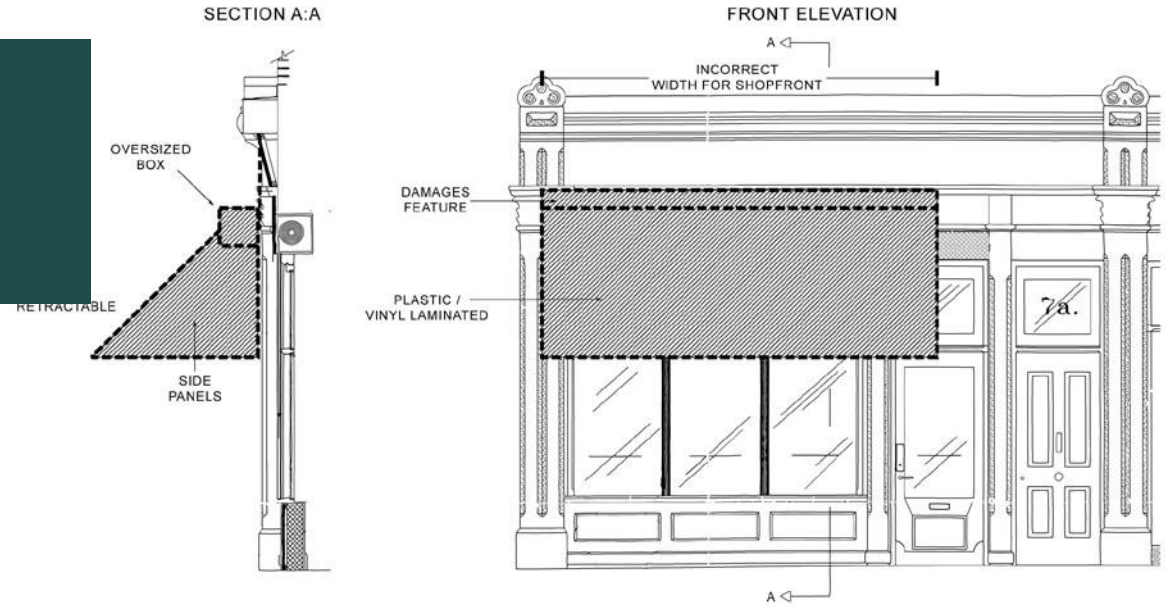
Figure 11. Appropriate ways to install shopfront awnings





Inappropriate ways to install shopfront awnings





Retractable

7.20 Retracting awnings and blinds do not normally require planning permission, although they may require advertisement consent in certain cases. They should not:

- obscure or damage the fascia and other important features of the shopfront and buildings;
- have discordant and over-dominant shapes, but be appropriate in position, design and materials to the character and scale of both the shopfront, building and locality.

Fixed

7.21 Fixed canopies, require planning permission. Acrylic / plastic “Dutch blinds”, or similarly reflective materials will be strongly discouraged, due to their bulk and materials and the resulting visual clutter.

Materials

7.22 Canvas blinds are often characteristic features of historic shopfronts and should therefore be retained or replaced using a similar design – acrylic or plastic blinds are not normally suitable.

Signage

7.23 Canopies or blinds with signage (a letter or words for advertising purposes or not), they are treated as advertisements and therefore advertisement consent will be required rather than planning permission (See chapter 8 ‘Advertisements, signs and hoardings’ in this CPG).

7.24 In general all blinds should be designed and installed to:

- ensure public safety;

- incorporate a minimum of 2.3 metres between the bottom of the blind and the pavement; and
- incorporate a minimum of 1 metre between the blind and the kerb edge.

Shopfront security

7.25 Security shutters can be visually unattractive and create a 'dead', hostile appearance (especially out of opening hours), which can affect the commercial viability of an area and harm the pedestrian experience.

7.26 These guidelines offer suggest the most appropriate means of providing security protection while minimising impacts on the appearance of the shopfront, the building and the character of the area.

Shutters

7.27 The Council strongly encourages internal rather than external shopfront security measures. Other forms of enhanced shopfront security should

be considered instead of external shutters. For example, improved internal lighting, alarm systems, the use of toughened or laminated glass, etc. In cases where external measures (shutters, grilles or alarm boxes, etc) are proposed they would only be permitted where they do not harm the character of shopfronts, such as internal brick bond grilles or collapsible gates.

7.28 External security shutters will normally require planning permission, whilst internal shutters normally do not. Where internal shutters are installed they should be set back to leave a window display. In the case of listed buildings, the installation of any shopfront security measures, external or internal, will require listed building consent. On listed buildings, there will be a presumption against the use of external security shutters and grilles in favour of internal.

7.29 Where an external shutter is proposed it may only be considered acceptable provided it is integrated into the shopfront in terms of design, materials and colour. External measures should avoid using solid roller shutters. This includes the ‘pin-hole’ versions that rely upon internal illumination for any transparent effect. These designs have negative environmental impacts including:

- obscuring the shopfront and hiding window displays;
- attracting graffiti;
- preventing natural surveillance;
- creating a hostile and unsafe appearance in streets and shopping centres; and
- being visually unattractive.

Shutter boxes

7.30 Shutter boxes should be discrete and should not project forward of the fascia or obscure any architectural features. They should be concealed wherever possible, for example set behind or within the fascia panel, the guide rails concealed within the frame of the shopfront and shutter should be close onto the stallriser.

Grilles

7.31 Roller grilles are preferable to solid or pin-hole shutters as they provide security without obscuring window displays and allow views of the shop interior, which enhances surveillance and security.

Removable grilles

7.32 Removable or collapsible grilles can be used internally or externally and in both cases allow a certain degree of visibility. These only require planning permission if installed externally. However, listed building consent will also be required for internal grilles in listed buildings.

7.33 Removable grilles are expected to remain in place only outside trading hours and should be stored inside at all other times. Any fixings should

be discretely placed and must not harm architectural features or mouldings.

7.34 Where there is a recessed entrance it is preferable to install 'Concertina style gate between the openings.

Finishes

7.35 All grilles and shutters should have an acceptable finish. They should be coloured (painted, powder coated or stove enamelled) to match the rest of the shopfront, including signs. Uncoated shutters, galvanised steel, a milled finish or anodised aluminium are not considered acceptable finishes. In the exceptional cases where solid shutters are acceptable, original designs by artists will be encouraged provided they respect their location, particularly in Conservation Areas.

Burglar Alarms

7.36 Burglar alarm devices must be sited so that they are both adequately visible as a deterrent but do not detract form the visual character of the shopfront.

Cash machines

7.37 Cash machines require planning permission and, in the case of listed buildings, listed building consent. Illuminated advertising for cash machines should be discreet and is subject to advertisement consent.

7.38 Cash machines (also known as cash points and ATMs) are only likely to be acceptable provided they are:

- treated as an integral part of a building's design wherever possible;
- not dominant in the shop display frontage in terms of size or materials;
- positioned sensitively and not be located where queuing could cause problems;
- with minimal amount of display material;
- located on the busiest elevation of a building to reduce the risk of robbery;
- fully accessible to disabled people in both location and detailed arrangement; and

- in existing bank buildings of traditional design they are most successfully inserted into existing stone recesses or beneath window bays.

Further information

7.39 English Heritage has also prepared guidance on heritage assets within:

- English Heritage – 'Easy Access to Historic Buildings' 2012 - www.english-heritage.org.uk
- English Heritage – 'Easy Access to Historic Landscapes 2013 - www.english-heritage.org.uk

7.40 For further guidance on how to make shopfronts more accessible to all users as well as disabled users, see:

- The Disability Rights Commission publication "Making access to goods and services easier for disabled customers: A practical guide for businesses and other small service providers
- BS 8300:2009+A1:2010 'Design of buildings and their approaches to meet the needs of disabled people' – Code of Practice' (BSI)
- Inclusive Mobility – A guide to best practice on Access to Pedestrian and Transport Infrastructure, 2005 (Dept for Transport).

8 ~~Advertisements, signs and hoardings~~ This section has been superseded by CPG Advertisements, adopted March 2018.

~~KEY MESSAGES~~

~~In general, the most satisfactory advertisements are those which take into account:~~

- ~~the character and design of the property; • the appearance of the surroundings; and~~
- ~~the external fabric of the building.~~

8.1 ~~The purpose of this guidance is to provide advice on the design and siting of advertisements so that they contribute positively to the appearance and character of an area. All advertisements affect the appearance of the building, structure or place where they are displayed, to the extent that they can sometimes be the most dominant feature in an urban setting.~~

8.2 ~~This guidance relates to Core Strategy Policy CS14 Promoting high quality places and conserving our heritage and Development Policies DP24 Securing high quality design and DP30 Shopfronts.~~

8.3 ~~This guidance applies to all advertisements requiring advertisement consent, i.e. those which do not have "deemed consent" under the regulations.~~

~~DEEMED CONSENT~~

~~This allows the display of certain "specified classes" of advertisement without first having to make an application to the local planning authority~~

8.4 ~~Guidance on advertisements is also contained within Outdoor advertisements and signs: A guide for advertisers (CLG, 2007, www.communities.gov.uk/publications/planningandbuilding/outdooradver tisements). Where advertisements have deemed consent and do not require formal advertisement consent the guidance in this document should still be applied as a matter of good practice. Reference should also be made to chapter 7 Shopfronts, in this guidance, and the Fact Sheet on Estate agent boards.~~

~~What advertisements and signs are acceptable?~~

8.5 ~~Good quality advertisements respect the architectural features of the host building and the character and appearance of the surrounding area. As a general guide, the most satisfactory advertisements are those which take into account the character and design of the property, its surroundings and alter the external fabric of the building as little as possible.~~

~~All advertisements~~

8.6 ~~Advertisements and signs should respect the form, fabric, design and scale of the host building and setting. All signs should serve as an~~

~~integral part of the immediate surroundings and be constructed of materials that are sympathetic to the host building and the surrounding area. Interesting and unique styles of advertisements and signs will be considered acceptable where they are compatible with the host buildings and surrounding environment.~~

8.7 ~~Generally advertisements will only be acceptable at fascia level or below. Advertisements above fascia level can appear visually obtrusive and unattractive and, where illuminated, they can cause light pollution to neighbouring residential properties. If an advertisement~~

is required at high level for a specific business use then this will usually be restricted to non illuminated images on windows.

Fascia

Runs horizontally across the ends of the roof rafters, below the lower edge of the roof.

8.8 Advertisements will not be considered acceptable where they impact upon public safety, such as being hazardous to vehicular traffic (e.g. block sight lines, emit glare) or pedestrian traffic (e.g. disrupt the free flow of pedestrian movement).

8.9 Advertisements in conservation areas and on or near listed buildings require 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.

Advertising on street furniture

Street furniture

A collective term for objects on streets and roads, including benches, bollards, post boxes, phone boxes, streetlamps, traffic lights, traffic signs, bus stops etc

8.10 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

8.11 The illumination levels of advertisements should be in accordance with the standards set by the Institute of Lighting Engineers Technical Report Number 5 (Second Edition).

8.12 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 should not be flashing or intermittent, whether internal or external.

8.13 Externally illuminated signs should be unobtrusively sized and sited. Spotlights and trough lights should be fixed and sized as discreetly as possible. Corporate designs involving internally illuminated signs may need to be modified where they are considered unsuitable, especially in residential areas, or conservation areas, or on listed buildings.

Trough lighting

An enclosed sign lighting unit using high powered fluorescent tubes.

8.14 To ensure that an advertisement does not become unduly dominant in the streetscene, disturb adjoining residents at night, or cause safety hazards to drivers, consideration should be given to the:

- intensity of illumination;
- surface area to be illuminated; and • positioning and colours.

8.15 Internally illuminated box signs are discouraged. Generally, the internal illumination of individual letters, rather than the whole fascia or projecting sign on a shopfront, will be more appropriate.

Hoardings

Hoarding

A billboard or large outdoor signboard.

8.16 Where advertisement consent is required for the display of hoardings, the following guidance will be applicable:

8.17 Advertisement hoardings or posters will not usually be acceptable in predominantly residential areas and will be carefully controlled in conservation areas and on or near listed buildings to ensure that they do not detract from the area's and building's character and appearance. However, if an area has a mix of uses or is predominantly in commercial use some poster or hoarding advertising may be acceptable where they satisfactorily relate to the scale of the host building or feature and its surroundings. They should be designed and positioned as an integral feature of the building. Some guidelines on when hoardings will not be considered acceptable include:

- in locations where they may prevent or significantly damage views or obscure light;
- where they are forward of the face of adjoining buildings;
- where they project above roof ridge/eaves level;
- where they obscure architectural features or landmarks (including windows or window recesses); and
- on side walls where they would be unduly dominant.

8.18 Temporary poster hoardings used to screen buildings or construction sites while work is being carried out have deemed consent under the 2007 Regulations (please refer to Class 8 in the regulations for specific

details) for commercial, industrial or business uses only. This deemed consent is not available for any residential development and is also not available in conservation areas.

8.19 The impact of illumination will be taken into consideration and where it is considered to be a nuisance or out of character with the area then it will not be considered acceptable.

Shroud / banner advertisements

Shroud advertisement

Large scale advert, covering an entire building elevation, often used to shield construction work.

8.20 Shroud advertisements come in a range of forms but are generally large-scale and can cover the entire elevation of a building. As a result of the scale and size of shroud advertisements their appearance can create a conflict with the surrounding environment and the streetscene and, where the advertisement partially obscures a building, the visual appearance of the building itself. However, they can help to shield unsightly construction work.

8.21 Conservation areas and listed buildings are particularly sensitive to these types of advertisements as they can appear overwhelming, and disrupt the appearance of a high quality built environment. Therefore, given the scale and size of shroud advertisements these types of

advertisement proposals will only be considered acceptable primarily in commercial areas and only where they screen buildings under construction, alteration or refurbishment. If considered acceptable they will be allowed for a temporary period and should be removed on completion of the works should they be sooner than the approved period. Longer consents will require additional advertisement consent.

8.22 Shroud on scaffolding will only be permitted where:

- The scaffolding covers the entire elevation of the building and the netting on the scaffolding contains a 1:1 image of the completed building which is undergoing construction work (scaffolding is only to be erected for the purposes of carrying out building works and will be removed upon completion of the works); and
- The advertisement covers no more than 20% of each elevation and is not fragmented. The advertisement must also respect the architectural form and scale of the host building. Where shroud and banner advertisements are considered acceptable on listed buildings or in conservation areas the advertisement should not cover more than 10% of each elevation and should not be fragmented. The location of the advertisement on the shroud will depend on the character of the local built form and the nature of views within it.
- In some highly sensitive locations or where the building plays a particularly important role in the appearance of the area, a visual representation of the building that is shrouded may be considered necessary to mitigate any harm to the appearance of the area.

8.23 Banner advertisements on buildings will only be permitted where:

- They relate to landmark or unique buildings, such as festival venues, museums, and do not detract from the appearance and form of the host building or the surrounding environment.
- In some commercial areas flags or banners may be considered a suitable form of display. Within residential areas, conservation areas, and on or near listed buildings we will be primarily concerned with safeguarding the amenity, character and appearance of these areas and buildings and therefore it is unlikely that such advertisements will be supported.

8.24 NB: The erection of a banner or shroud advertisement may require a specific licence from our Highways Management Team. If advertisement consent is granted for a banner or shroud, this does not indicate that a licence will also be granted. The Highways Management Team should be contacted for more information. For information on licences please contact the Camden Highways Management Team.

9 Designing safer environments

KEY MESSAGES

- You should demonstrate that all impacts of your proposal on crime and safety have been considered;
- Security features should be considered early in the design process.
- Designing out crime features should complement other design considerations.

9.1 Good design, where due consideration is given to community safety, can create safe and attractive places to live and work and also prevent the need for security measures which can be expensive, unattractive and reactive in nature.

9.2 The aim of this guidance is to ensure that development contributes towards breaking down the link between the built environment and crime and anti-social behaviour (ASB), wherever possible, by ensuring that all developments consider and address any impact on crime and the perceptions of crime that may arise.

9.3 This guidance relates to Core Strategy policy CS17 Making Camden a safer place, and Development Policy DP24 Securing high quality design.

9.4 This guidance applies to all planning applications that will result in a physical alteration to the built environment that may have an impact on crime, anti-social behaviour or community safety.

How can I design safer environments?

General principles

9.5 In accordance with Core Strategy policy CS17 Making Camden a safer place, we will require applicants to demonstrate that all impacts of their proposal on crime and community safety have been considered and addressed. Applicants should be able to demonstrate that they have consulted the Police Crime Prevention Design Adviser (details of which can be found at www.securedbydesign.com and that proposals take into account the advice given, where appropriate.

Police Crime Prevention Design Officer

Can provide professional risk management advice, at the design stage, on all aspects of security of a development.

Urban design

Urban design is concerned with improving the quality, appearance and functionality of places, particularly the public realm. It works on a scale larger then architecture and smaller then town planning.

Designing out crime

A method of minimising crime by designing or organising the environment in such a way that the opportunity for crime is reduced and potential offenders feel exposed and uncomfortable.

9.6 Good urban design will significantly reduce opportunities for crime and anti social behaviour. Security features should be considered early in the design process as it can be more difficult to incorporate features in a sensitive way at a later stage. It is important to take a proactive approach at an early stage to reduce risks and opportunities for crime and ASB to occur, rather than relying on reactive measures such as CCTV, which should be used as part of a package of measures to reduce crime. Incorporating designing out crime features into a development should complement other key design considerations. High quality architecture and design should still be achieved.

9.7 You should consider:

- good urban design principles, including active frontages to buildings and interesting and innovative design treatments that can reduce the need for physical barriers;
- using a local assessment of design to ensure that places are both well connected and secure;
- the effect of designing against crime on properties adjacent to and in the vicinity of a development, and the personal safety of people who will use the locality; and
- avoiding a 'fortress approach' as it tends to be unattractive and can result in an oppressive environment for both residents and passing pedestrians.

Active frontage

Building frontages which add interest and life to public spaces, through the use of doors and windows or shopfronts and lively uses.

9.8 We expect developments to reflect the considerations contained within the publication Safer Places – The Planning System and Crime Prevention (ODPM April 2004). This identifies seven attributes of sustainable communities that are particularly relevant to crime prevention. Therefore, we expect the following elements to be considered in planning proposals:

Access and movement	to, from and within any development
Structure	layout, type and design of buildings, and of public space
Surveillance	maximisation of overlooking, lighting, the promotion of active frontages and through the introduction of crime prevention measures

Ownership	clear delineation between public, communal, semi-private and private space
Physical protection	strengthening of the security of building in order to reduce or minimising the risk of attack or theft
Activity	compatible mix of uses and attractiveness and sustainability of any public realm components
Management and maintenance	inclusion of details of management and maintenance systems where appropriate

9.9 We require a crime impact assessment as part of the Design Statement to be included with all applications of 10 residential units or more or for sites of 1000 sq m or more. This should demonstrate that any impact on crime and antisocial behaviour has been considered, addressed and where appropriate designed out. For smaller schemes it will be expected that designing against crime principles will be incorporated into the scheme. These designing against crime principles are set out in Safer Places: The Planning System and Crime Prevention, ODPM, 2004.

Design Statement:

Documents that explain the design thinking behind a planning application. They should show that you have thought carefully about how everyone will be able to use the places you want to build.

Addressing Community Safety Concerns

9.10 To enhance community safety, we would like to see developments consider:

- maximising accessibility by encouraging usage of safe routes to, from and through developments;
- the design and layout of pedestrian, cycle and vehicular routes into and within the site, including how these integrate with existing patterns; and
- lighting and the use of CCTV where appropriate, accessibility and ease of movement through a development scheme, which can enhance overlooking, thereby reducing the opportunity for crime and anti-social behaviour and increasing perceptions of personal safety.

Movement and Gating

9.11 Gating can be seen as a solution to problems of crime and anti social behaviour. Gating and other ways of restricting access to developments

can have a divisive effect on communities, creating separate residential areas and often necessitating long alternative routes. It can create and reinforce negative perceptions of an area and for these reasons gating should be seen as a last resort.

9.12 We expect that developments will demonstrate the accepted principles of good urban design as laid out by the Commission for Architecture and the Built Environment (CABE) in 'By Design', a companion guide to Planning Policy Statement 1, which sets out the 7 objectives of urban design. One of these that is particularly relevant to movement and gating is "Ease of movement – a place that is easy to get to and move through. To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land use and transport."

9.13 We will not support applications for restricting access to, from or gating of, the public highway or designated open spaces that are currently accessible to the public. All applications which seek to reduce access to, from or through the public spaces will need to:

- explain clearly the rationale for the reduction in access and be able to demonstrate that it is an appropriate solution, which minimises negative impacts in, adjacent to and in the vicinity of the development;
- provide evidence of anti-social behaviour and crime to support the proposed restricted access; and
- demonstrate the alternative steps they have taken to address the problems.

9.14 We will consider whether the proposed restriction will:

- have an adverse impact on accessibility in the local area by reducing the opportunity for local people to use established routes. For further information refer to CPG4 Protecting and improving the quality of life (Access for all chapter);
- result in the loss of natural surveillance by neighbours and passers-by thereby increasing the opportunity for crime and ant-social behaviour;
- necessitate long alternative routes to take account of the proposed restriction;
- have an adverse impact on the community cohesion and security of the local environment by creating separate residential areas;
- have an unacceptable adverse impact on the safety or perception of safety adjacent to and in the vicinity of the development;
- prevent the type of anti-social behaviour crime evidenced by the applicant; and
- prevent unauthorised entry into the development.

9.15 In all cases we will consider time limiting permissions for gating, thereby allowing flexibility should any incidents of crime and anti-social behaviour decrease.

9.16 Rather than gating we wish to see developments enhance community safety by maximising accessibility through encouraging the usage of routes to, from and through development. Good design, lighting, the

use of CCTV where appropriate and public accessibility can reduce the opportunity for crime and anti-social behaviour.

Licensed premises and alcohol related violence

9.17 Licensed premises, because of their nature can be the location of alcohol related violence. This can be limited by good design, employing open layouts and maximising natural surveillance where possible. Where an application is received for alterations to new or existing licensed premises, we will seek to:

- maximise visibility into the premises by ensuring, where possible, clear glass is used on all street elevations; and
- reduce the number of entry points to a minimum.

Recesses

Recesses
Set-backs in the line of building frontages.

9.18 Recesses, including recessed doorways, can provide the opportunity for anti-social behaviour and can have an impact on crime and the perception of crime.

9.19 In consultation with our Building Control Service and the Fire Authority, opportunities can be taken to reduce the number of emergency exit doors within recesses or minimise their impact. Bringing the doors forward should be investigated when schemes are being designed, by:

- allowing the doors to open inwards, where there are 60 users or less of emergency exit doors and it is not a licensed premises;
- allowing the door to continue to open outwards if there is a private forecourt which it can open onto. Measures must be put in place to divert pedestrians away from the opening arc of the doors; and
- allowing for the outward opening of the door where there are 60 or more users and the footway is very wide.

9.20 Where bringing the doors forward is deemed unacceptable, it should be ensured that:

- the recess is no deeper than 600mm or no greater than required for the opening of the door within the recess;
- the edges of the recess are angled to improve visibility;
- transparent elements are incorporated into the door;
- the recess is widened so that it does not create hidden spaces; and
- where appropriate and if the building is unoccupied for periods of time, open-weave grille shutters or collapsible gates are installed, to be opened when the building is occupied.

9.21 In all circumstances, overlooking of the recess should be maximised where possible by considering replacing the emergency exit door with an all glazed or top half glazed door with thick laminated glass. An open

weave grille can be installed internally for additional security. Further guidance is contained within chapter 7 Shopfronts, in this guidance.

Walls and fences

9.22 Careful consideration should be given to walls and fences, or other boundary treatments. If boundary walls are used in certain locations, where anti-social behaviour is identified as a problem, they should not have a flat horizontal top, which is inviting to sit on. Angled tops could be used to avoid the wall being used as an informal seat. Further guidance is contained within chapter 6 Landscape design and trees, in this guidance.

Public realm and street furniture

Street furniture

A collective term for objects and pieces of equipment installed on streets and roads, including benches, bollards, post boxes, phone boxes, streetlamps, traffic lights, traffic signs, bus stops etc

9.23 Well designed street furniture and public art in streets and public places can contribute to a safe and distinctive urban environment. Street furniture should not obstruct pedestrian views or movement or be positioned to encourage anti social behaviour.

9.24 All features within public space and elements of street furniture should be designed to make a positive contribution to community safety and discourage anti-social behaviour. Careful consideration should therefore be given to their location and detailed design.

Cash machine boxes

9.25 Cash Machine boxes are stand-alone structures located on the footway, which house Automatic Teller Machines (ATMs). We will refuse the siting of these in areas of high crime. Permission will only be granted where the police designing out crime advisors believe that it would not act encourage crime or interrupt important sightlines. Where they are allowed, the design should ensure maximum visibility into and through the proposed structure. Please see chapter 7 Shopfronts, in this guidance for further information.

Telephone boxes

9.26 Although we have only limited and discretionary control over the siting and appearance of public call boxes, we are consulted on the siting of new telephone boxes on the public highway. In all cases we will request that the provider demonstrates the need for the siting of the new facility. In certain areas of the Borough, public call boxes can be seen as crime generators and in these areas we will consider whether the proposed location will have an impact on crime levels.

9.27 All new phone boxes should have a limited impact on the sightlines of the footway. The size of the box or other supporting structure that the phone box is in should be minimised to limit its impact on the streetscene and to decrease the opportunities for crime and anti-social behaviour. There should be a minimum footway width of 2m adjacent to the phone box. Designs which are dominated by advertising space are not acceptable. Any advertising should not be placed where it significantly reduces natural surveillance or CCTV coverage of, or into, the call box. Designs should seek to maximise views into and through the phone box and along the footway.

Lighting

9.28 Good lighting can have a number of benefits, including:

- enhancing the built environment by increasing the potential for natural surveillance;
- reducing the opportunity for criminal activity to take place;
- where crime does occur, increasing the likelihood of it being challenged and/or reported; and
- ensuring that CCTV footage is of sufficient quality to assist in the detection of crime.

9.29 Where used inappropriately, however, it can result in light pollution which is intrusive and can have an impact on residential amenity. It can also result in pooling of light which means that pedestrians walk from areas well lit to those with little light. This impacts on their perceptions of their own safety and can influence the way in which they use their environment.

9.30 We will seek to encourage good quality lighting provision in all developments to use metal halide lamps or the equivalent and high quality refractors where appropriate to maximise the perception of colour and increase the controllability of where light falls. This will encourage uniformity of light provision. Uniformity of light is very important in people's perception of how well an environment is lit and has a greater impact than absolute lighting levels. It is also necessary for people with sight impairments, whose eyes adjust to different light levels more slowly than fully sighted people. Lighting should be designed so as to minimise glare and reflection problems.

Metal halide lamp

A type of light source used in a variety of applications which produces a large amount of quality light without being a huge, bulky light bulb.

9.31 Where lighting is provided to increase on-site security, this should not have an adverse effect on the perception of lighting levels in areas adjacent to the site and where possible should enhance this provision.

9.32 Mounting of lighting should be considered to ensure that it is resistant to vandalism and does not act as a climbing aid.

Landscaping

9.33 Where landscaping is created it can be important to consider sightlines as the landscaping matures. There may be a requirement for a maintenance agreement to ensure that planting as it matures does not impact on sightlines or CCTV coverage.

Maintenance

9.34 How an area is maintained can have a major impact on people's perceptions of crime and anti-social behaviour. Where a development creates public space we may seek to agree a management and maintenance plan with the applicant.

Car parks

9.35 Applications for car parks should demonstrate that they are well lit and secured in order to discourage anti-social behaviour. Underground car parks in particular should be securely designed and access limited to users.

Anti-terrorism

9.36 Terrorism can pose a very real threat in some areas of the borough. It is beyond the scope of this document to deal with these threats in detail but we will work with counter terrorism security advisors (CTSAs) on a case by case basis. Where appropriate the principles of the Government guidance, Crowded Places: The Planning System and CounterTerrorism should be applied.

Conservation Areas and Listed Buildings

9.37 Incorporating designing out crime features into a development should complement other key design considerations such as the character and appearance of conservation areas and listed buildings. Measures for designing our crime will require careful consideration in these often more sensitive settings and some may not be considered appropriate within conservation areas or within the setting of a listed building. In these cases imagination should be used to come to a sensitive alternative solution.

Design and access statements

9.38 In situations where crime and anti-social behaviour is a concern, applicants should demonstrate within Design and Access Statements their understanding of the local issues relating to crime, and how the design will address them. In these situations, Design and Access statements should outline:

- Current levels of crime and anti-social behaviour in the immediate area;

- Activity levels in the streets and public spaces at all times of the day and night;
- The extent of natural surveillance of neighbouring properties, streets and public spaces; and
- Any other relevant local characteristics. **Further information**

9.39 For further guidance on designing against crime:

- Safer Places: The Planning System and Crime Prevention, ODPM, 2004.

10 Recycling and Waste Storage

KEY MESSAGES

Planning for waste recycling and storage should ensure that developments accommodate:

- adequate space (designed) for the storage of recyclables and waste; • safe location - accessible for all users and collectors and minimise nuisance to occupiers and neighbours (and their amenity space) e.g. noise, obstruction, odours, pests, etc.;
- recycling and refuse collection for any waste contractor (and allow for reasonable changes to collection services in the future);
- containers should have designated storage areas; and
- sensitively designed/located, especially in conservation areas/or listed buildings.

10.1 This section seeks to ensure that appropriate storage for recyclables and waste is provided in all developments in Camden. Its key aim is to assist those involved in the design and management of buildings to best provide for the storage of waste and maximise the amount that can be sent for recycling.

10.2 This guidance relates to Core Strategy Policy – CS18 - Dealing with our waste and encouraging recycling and Development Plan Policies - DP26 – Managing the impact of development on occupiers and neighbours and DP22 – promoting sustainable design and construction.

10.3 This guidance also relates to the British Standard BS5906-2005 – Waste management in buildings – Code of practice.

10.4 The following section provides detailed guidance on the space requirements for both internal and external storage features. It covers residential developments of 6 or fewer dwellings, residential developments of more than 6 dwellings, and non-residential or commercial dwellings.

10.5 This guidance applies to:

- all new build developments;
- developments that significantly increases amount of floor space and on-site waste; and
- other activities that significantly increase the amount of waste generated on-site.

10.6 This guidance does not cover construction and demolition waste, or hazardous waste. For further information on these topics please refer to CPG4 Sustainability, particularly the chapter Sustainable use of Materials and Hazardous substances and Construction Management Plans.

Guidance on standards for waste storage

10.7 This section provides detailed guidance on the requirements for both internal and external recycling and waste facilities to ensure designs allow sufficient space for the storage of recyclable material and waste in developments. To encourage occupants to recycle, internal storage areas should be designed into each unit of a new development. This will enable occupants to segregate their waste into refuse and recyclables, and store it temporarily, until it can be transferred to external bins. **Residential development of 6 dwellings or fewer**

Space requirements

10.8 Residential development of 6 dwellings or fewer are usually serviced by a kerbside recyclables and waste collection. The designs for recycling and waste facilities need to provide sufficient internal and external storage areas for each unit, ensuring:

- that internal space is provided for recycling and refuse storage, comprising adequate space for a recycling receptacle (typically a green reusable box or bag), food waste caddy, and waste bin for nonrecyclables. Kitchens and utility rooms are generally the most appropriate locations;
- there is external storage for mixed (commingled) recyclables, organic kitchen waste and non-recyclable waste, providing space for the following:
- a free-standing 140l or 240l wheelie bin for the storage of commingled recycling;
- a free-standing kitchen waste caddy;
- seasonal storage of garden waste i.e. in large hessian sacks;
- a free-standing receptacle for the storage of refuse (should the developer or resident wish to purchase one, as the Council does not currently provide containers for refuse);
- for details of container dimensions please see Figure 13, below.

Residential development of 7 dwellings or more

10.9 Collection services for developments with 7 or more residential dwellings vary depending on the individual circumstances of the premises. For this type of development a kerbside collection is preferred, where possible. For external storage requirements, the guidance for residential development of 6 or fewer units should be used.

10.10 Where communal facilities are required (i.e. the dwellings will share central recycling and refuse bins), the following steps should be followed:

10.11 The table below can be used to calculate the total volume of all waste and recycling generated in a week:

Size of household	Number in development	Projected Weekly Waste per household	Waste produced from all households

Studio / one bedroom	A	100 litres	A x 100 = W litres
Two bedroom	B	170 litres	B x 170 = X litres
Three bedroom	C	240 litres	C x 240 = Y litres
Total Weekly Waste Arising			W+X+Y = Z litres

10.12 If there are more than six households in a block of flats we recommend the use of bulk bins. The standard Eurobins we use have a capacity of 1,100 or 1,280 litres. The minimum required can be calculated as below:

$$\text{Number of bulk bins required} = \frac{\text{(Z) litres (from Table 1)}}{\text{1,100 litres (volume of bulk bin)}}$$

10.13 Provision of bins should at least be split equally between refuse and recycling including provision for food waste – e.g. if a building requires 4.5 x 1,100l bins, 2 should be for refuse and 2 for dry recycling, plus a 660l bin for food waste.

Space requirements

10.14 Internal storage: Bulk bins must be placed on smooth impervious material that is 100 mm thick to withstand the weight. If multiple bins are needed they are better kept in an enclosure. This discourages nonresidents from using the bins and also improves the aesthetics of the development. The dimensions of bulk bins are given in the table below.

Figure 13. Storage containers and dimensions

Container Type	**Use**	**External dimensions mm (H x W x D)**
55l green box	Storage of mixed dry recycling by households without space for a wheelie bin. Can be stored internally or externally, collected from the kerbside.	350 x 390 x 585
45l reusable green bag	Storage of mixed dry recycling by households without space for a wheelie bin. Can be stored internally or externally, collected from the kerbside	350 x 300 x 450
7l kitchen caddy	Internal storage of food waste. Contents are then transferred to a larger outdoor caddy or communal food waste bin.	252 x 252 x 229

23l kitchen caddy	External storage and collection of food waste by households with a kerbside collection	405 x 320 x 400
90l white sack	Seasonal external storage of compostable garden waste	450 x 450 x 450
140l wheelie bin	External storage and collection of mixed dry recycling by households with a kerbside collection.	1070 x 580 x 550
240l wheelie bin	External storage and collection of mixed dry recycling by households with a kerbside collection	1070 x 580 x 740
500l Eurobin	Communal external storage and collection of food recycling for households with communal collections	1145 x 1305 x 745
1100l Eurobin	Communal external storage and collection of mixed dry recycling and refuse for households with communal collections	1370 x 1260 x 990

(NB: This list, including the bin dimensions, is subject to change. It is only to be used for preliminary design purposes)

10.15 Residents should not be expected to carry their waste more than 30 metres in the horizontal distance from their front door to the bin store.

10.16 The enclosure or chamber should be large enough to allow clearance of 150 mm between each bin and the walls.

10.17 There should be space in front of the bins to allow residents to easily access the bins when depositing waste.

10.18 If multiple bins are used then there should be sufficient space to rotate the bins in between collections.

10.19 The walls should be made from an impervious, non-combustible material that ideally has a fire resistance of one hour when tested to BS 476-21.

10.20 If a gate or door is added to the enclosure or chamber it should be metal, hardwood or softwood clad with metal. Ideally it should have a fire resistance of 30 minutes when tested to BS 476-22. The door frame should allow clearance of 150 mm either side of the bin, when it is being pulled out for collection. The door frame should be rebated into the reveals of the opening. There should be a latch or clasp to hold the door open while the collection process takes place.

10.21 Arrangements should be made for the cleansing of the bin stores with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

10.22 If the chambers are inside the building they should have a light. The lighting should be a sealed bulkhead fitting (housings rated to IP65 in BS EN 60529:1992).

10.23 Internal bin chambers should have appropriate passive ventilators to allow air flow and prevent unpleasant odours. The ventilation must be fly and vermin proofed and near to either the roof or floor, but away from the windows of dwellings.

Access for collections

10.24 Collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle.

10.25 The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres, and the surface should be smooth.

10.26 If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

10.27 The roadway the vehicle parks on should be able to accommodate the weight and size of a 26 tonne vehicle.

Non-residential and commercial buildings

10.28 Occupiers of commercial premises are legally obliged to make an arrangement with either the Council or a licensed waste carrier for the collection of the waste produced from the premises.

10.29 The volume of waste generated and thus the number and type of containers that a commercial development requires is ultimately dependent on the use of the building. Further information can be found on the Council's website: http://camden.gov.uk/ccm/content/environment/waste-andrecycling/commercial-waste/duty-of-care.en

10.30 Where an extension or change of use to an existing property is proposed, this may result in the removal of existing container storage areas, typically, to the rear of a property. This may be acceptable provided that an alternative storage area is designated as part of the proposed development, in line with this guidance. For external storage requirements, Figure 14: External Storage Requirements should be used.

Space requirements

- Internal collection and storage points should always be considered for all types of waste to maximise the amount of recyclable material.
- External storage must be provided in most cases. As a guide, approximately one cubic metre storage space is required for every 300-500sq m of commercial space (includes both recyclable and nonrecyclable waste). Storage space must be designed to accommodate bins to hold this amount of waste, separated, and should be designed in consultation with the waste collection contractor.

- Waste and recyclables from residential and commercial components of a development must be stored separately, but they should be stored using the same container type to facilitate ease of collection.
- For a summary of external waste storage requirements see Figure 14

RESTAURANTS AND FOOD WASTE

Special consideration must be given to the location and nature of external storage areas. The volume of waste generated is generally high and has a high biodegradable content, therefore can potentially cause nuisance from odour, visual blight, and through attraction of vermin and scavengers. Storage of such waste should be in solid receptacles which ameliorate negative environmental impacts

Since 1st January 2006 developments that generate food waste have had to comply with the requirements of the Animal By-Products Regulations 2005. The Regulations place controls on the collection, handling, transport, storage and disposal of animal by-products, which includes catering waste. This may have implications for the design of the building and the waste containers required. Further information on The Animal By-Products Regulations 2005 should be sought from DEFRA – www.defra.gov.uk/animalh/by-prods/default.htm

Location Requirements

10.31 The table below summarises the key external storage requirements. In particular, the first six features apply to all developments regardless of size and type of units.

Figure 14. External storage requirements

	External storage area features:	**Less than 6 residential units**	**7 or more residential units**	**Nonresidential (commercial) Development**
1	Should not be located near ground storey windows. They should be located within 10 metres of an external access.	✓	✓	✓
2	External storage areas and collection points must be as close as possible to, and preferably within 10 metres of, a place suitable for a collection vehicle to stop.	✓	✓	✓
3	Storage facilities must be at or near street level, and should be accessible via appropriately sized and graded ramps to allow bins to be wheeled to and from the collection point easily.	✓	✓	✓
4	Must be safe for users by being well lit and visible from public vantage points and nearby dwellings / tenancies.	✓	✓	✓

5	Should be unroofed, unless they are fully enclosed and secured (ideally inaccessible to animals).	✓	✓	✓
6	Should be accessible for collection purposes and not impede pedestrian or vehicular access on public thoroughfares or to and from buildings.	✓	✓	✓
7	Should be located as close to the front property boundary as possible, preferably behind the front boundary wall, without detracting from the street scene.		✓	
8	Consideration should be given to the: • allocation of additional external storage space in the future, e.g. additional bins, • composting facilities - in residential development with a garden or landscaping, • provision of onsite storage for bulky waste (i.e. furniture) items and potential opportunities for re-use of these items.		✓	
9	Should be in an enclosed chamber that can be accessed from outside the building.			✓
10	Large developments in areas that are deficient in recycling banks ("bring") facilities will be expected to incorporate these facilities onsite for use by the general public - must be located in secure and easily accessible communal areas,		✓	✓

Additional Requirements

10.32 Applicants must provide details of storage for waste and recyclables in a proposed development as part of their application. These should be shown on the plans or in the application documents, where possible, and will form part of the approval

10.33 For schemes that create 7 or more dwellings, or includes a nonresidential component, the applicant must consult Camden's Planning Department prior to making an application to determine the best means of storage and collection for the development. A statement describing the proposed waste storage and collection arrangements should be provided with the application.

10.34 For large proposals, or for proposals with complex waste separation or collection arrangements, a management plan might be required as a condition of approval.

10.35 Consideration should also be given to materials and finishes, and lighting of waste enclosures, to ensure that they are safe and secure, and do not present a fire hazard. These are dealt with in the Building Regulations.

Further information

Camden Street Environment Services	Applicants are advised to contact Camden Street Environment Services in the first instant prior to making an application to determine the appropriate means of storage and collection required for a proposal Address: Roy Shaw Centre 3-5 Cressy Road London NW3 2ND 020 7974 6914/5 www.camden.gov.uk/waste
Waste storage requirements	Waste Storage : A Guide for Developers of Commercial and Residential Premises in the London Borough of Camden, Camden Street Environment Services BS 5906 2005 Waste management in buildings – Code of practice, British Standards
Assistance with the identification of an appropriate company to deal with recyclable waste from the proposed development	Waste recycling www.wasterecycling.org.uk For free environmental guidance for small and medium-sized enterprises, see Environment Agency (NetRegs) www.environment-agency.gov.uk/netregs/default.aspx

11 Building services equipment

KEY MESSAGES

Building services equipment should:

- be incorporated into development;
- have a minimal impact on the environment; and
- Should not harm occupant or neighbour amenity.

11.1 Building services equipment, whether it is used for heating and cooling, communications, power, plumbing, ventilation, access or security, if not considered appropriately, can cause significant visual blight and nuisance for neighbours.

11.2 The purpose of this guidance is to ensure that necessary building services equipment can be incorporated into development, while having minimal impacts on their environment. Impacts that are likely to require minimisation or mitigation include visual blight, light nuisance, noise nuisance and vibration, odour, and other environmental pollutants or nuisance.

11.3 This guidance relates to Camden Development Policy DP24 Securing high quality design, DP26 Managing the impact of development on occupiers and neighbours and DP28 Noise and vibration.

11.4 This guidance does not specifically apply to renewable energy installations, or telecommunications as they are considered in other guidance but principles may be the same. For further information see CPG3 Sustainability (Energy efficiency: existing buildings, Energy efficiency: new buildings and Renewable energy chapters) and PPG8: Telecommunications.

How should building services equipment be treated?

Design considerations

11.5 In new development, all building services equipment:

- must be integrated within the building or development structure;
- must be incorporated into the external building design where, because of its nature, it cannot be integrated within the building; and
- should not be a dominant feature of the building.

11.6 In refurbished development, plant and machinery should be accommodated within the building structure, or incorporated into the design of external modifications.

11.7 Other design considerations for building services equipment include:

- screening or other techniques to minimise the impacts of plant, machinery and ducting must, in themselves, not cause visual blight;

- plant and machinery on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings;
- the design and materials used for plant, machinery and ducting, as well as for ancillary structures such as screening, where located on the exterior of the building, must be consistent with those of the building; and
- where possible, plant and machinery should be designed in such a way that does not lead to issues of safety and security.

Amenity

11.8 Where ducting, plant or machinery are required on the outside of a building they must not obscure access to daylight and sunlight, or provide any nuisance for occupants of the development or adjacent buildings.

11.9 Plant and machinery with moving parts must be separated or insulated from occupants and neighbours who are likely to sensitive to noise disturbance. Techniques to achieve this separation include the use of flexible ducting, or resilient mountings for structure-borne plant and machinery.

11.10 Where mechanical or passive ventilation is required to remove odour emissions, the release point for odours must be located above the roofline of the building and, where possible, adjacent buildings.

Sustainability

11.11 Plant and machinery, particularly where located on roofs, must not preclude the installation of required onsite renewable energy facilities in the proposal. Consideration must also be given to the possibility of future renewable energy installations.

Conservation areas and listed buildings

11.12 Special consideration should be given to the installation of plant, machinery and ducting on listed buildings and in conservation areas. Fewer external solutions are likely to be appropriate in these locations. Installations must be in keeping with the design and materials of the building. Listed building consent is likely to be required for works to a listed building.

Other considerations

- Access to plant and machinery must be provided to allow for convenient and safe servicing and replacement of installations;
- Machinery must be properly installed and maintained to ensure that impacts are properly mitigated and the situation does not deteriorate over time with continued operation.
- Plant and machinery should be located as close as possible to their end use, e.g. boilers should be located near to the hot water or heating users, to minimise use of ducting materials, loss of resource and visual blight.
- Disused plant, machinery and ducting must be removed from the exterior of buildings before replacements can be installed. Only in exceptional circumstances will these be allowed to remain.

12 Artworks, statues and memorials

KEY MESSAGES

Applications for artworks, statues or memorials are only likely to be acceptable if they:

- meet the requirements of Camden's corporate guidance 'New statues, memorials and artworks in parks, open spaces and the public highway in Camden' and
- protect and enhance the local character and historic environment and contribute to a harmonious and balanced landscape design.

It may be inappropriate to site any artworks and memorials in some locations for contextual or historic reasons.

Background

12.1 Camden is receiving an increasing number of applications for artworks, statues and memorials and there is a limited and reducing supply of suitable locations in the public realm and parks and gardens to accommodate new works. This guidance is sets out the minimum requirements that Camden expects for applications for public art and all commemorative works including statues and memorials. **Prior to submitting a planning application**

12.2 Before applying for planning permission you should ensure your proposal meets the requirements of the corporate guidance, you should secure all the relevant permissions, and arrange sufficient funding including for ongoing maintenance. Details of this should be provided as part of your planning application.

Corporate guidance

12.3 LB Camden has prepared corporate guidance entitled 'New statues, memorials and artworks in parks, open spaces and the public highway in Camden'. The guidance sets out what the council expects for artworks and memorials in the borough. The corporate guidance includes the following principles:

- Site specificity and context: The subject of an artwork, statue or memorial must have a clear historical or conceptual connection to the proposed location.
- 20 year principle: At least 20 years after the death of an individual or the date of the event should elapse before an artwork, statue or memorial is erected in commemoration.
- Protected areas: Artworks, statues and memorials should not be sited in spaces which already have a high concentration of other artworks, statues or memorials. LB Camden Parks and Open Spaces have surveyed key artworks, statues and memorials across the borough and identified areas where any further development of artworks, statues and memorials is unlikely to be appropriate. These have been identified in site survey documents for Council owned or managed land and also through mapping of the density (saturation) of artworks, statues and memorials across the entire borough. We are unlikely to grant permission for new artworks, status or memorials where identified as inappropriate in site surveys or in areas mapped as having a high saturated or existing works.

• Quality: Statues and memorials must be of the highest quality, from an artist who has been selected through a robust and transparent selection process.

12.4 The Council will not grant planning permission for artworks, statues and memorials which are not generally in line with the corporate guidance.

Permissions and other legislation

12.5 Prior to applying for planning permission you should you have all relevant permissions includes permission from the land owner and from leaseholders and managers of the land.

12.6 You should have regard to other legislation including:

- The Highways Act 1980: works affecting the public highway will require consent of the highway authority.
- Public Statues (Metropolis) Act 1854: Section 5 requires consent of the Secretary of State for Culture, Media and Sport, although this is generally provided as a matter of course if the scheme receives planning permission.
- The London Squares Preservation Act 1931 and Public Statues Act 1884 may be relevant to your proposal.

Funding

12.7 You should ensure you have made arrangements for the ongoing maintenance of an artwork, statue or memorial. If the artwork, statue or memorial is on Council owned or managed land you are likely to be required to arrange funding to provide to the Council for maintenance of the work in perpetuity. If the work is on private land you are likely to have to be required to provide a maintenance plan as part of planning permission. You may be required to enter a legal agreement (such as s106 Agreement) to secure these measures.

Planning Permission

When is planning permission required?

12.8 Depending on the size and location, construction or installation of an artwork or memorial may be constitute development under the Town and Country Planning Act 1990 and therefore require planning permission. Artworks or memorials which are outside or will materially alter the appearance of an area or building will generally require planning permission. Any artworks or memorials on the interior of a building and which do not materially alter the outside appearance of the building are unlikely to require planning permission. If an artwork or memorial forms part of a larger development it should form part of the planning application for the entire scheme. Listed building consent will be required for any work to which affects the special architectural or historic character of a listed building or structure including internal or external alterations.

Assessment of applications for artworks and memorials

12.9 Applications for planning permission for memorials and artworks will be assessed against the National Planning Policy Framework, Council's Local Development Framework (LDF) Core Strategy and Development
Policies planning policy documents, the relevant Conservation Area Appraisal and Management Plan (if in a Conservation Area), and Camden Planning Guidance.

High quality design

12.10 Core Strategy CS14 'Promoting high quality places and conserving our heritage' requires development to be of a high standard of design and respect local character. CS14 promotes high quality landscaping and works to streets and public spaces.

12.11 Core Strategy CS15 'Protecting and improving our parks and open spaces and encouraging biodiversity' states that Camden will protect and improve its parks and open spaces.

12.12 Development Policy DP24 'Securing high quality design' requires all development to be of the highest standard of design, and expects developments to consider the character, setting, context, form and scale of neighbouring buildings, the quality of materials used, natural features and landscaping. The policy encourages outstanding design in contemporary or traditional styles. The policy requires development to consider existing rhythms, symmetries and uniformities in the townscape, the compatibility of materials and their texture, tone and colour, the contribution of a design to views and vistas, and the wider historic environment and features.

12.13 This Camden Planning Guidance document sets out further design considerations, refer to page 7 for general guidance on design and refer to page 43 for guidance on landscape design and trees.

Conservation of heritage

12.14 Core Strategy CS14 'Promoting high quality places and conserving our heritage' requires development to respect local character and requires development to preserve and enhance heritage assets including historic parks and gardens.

12.15 Development Policy DP25 'Conserving Camden's heritage' requires development take account of conservation area statements, appraisals and management plans. Development will only be permitted within conservation areas which preserves and enhances the character and appearance of that area. The policy requires the preservation of trees and garden spaces which contribute to the character of the conservation area and protects parks and gardens of Special Historic Interest and London Squares.

12.16 If the artwork of memorial is in a Conservation Area you must refer to the relevant Conservation Area Appraisal and Management Plan which are available on www.camden.gov.uk.

12.17 This Camden Planning Guidance document sets out further heritage considerations, refer to page 13.

Crime prevention through design

12.18 Core Strategy CS17 'Making Camden a safer place' requires developments to demonstrate that they have incorporated design principles which contribute to community safety and security and promotes safer streets and public areas. This may include through design, lighting and management.

12.19 This Camden Planning Guidance document sets out further heritage considerations, refer to page 77.

Further considerations for artworks and memorials

12.20 In line with the LDF Core Strategy and Development Policies as summarised above new artworks and memorials will only be permitted where they preserve and enhance the character of the local area, historic environment and heritage assets. Further planning considerations of particular relevant to artworks, statues and memorials are set out below.

Landscape design and over-saturation

12.21 New artworks or memorials should only be sited where they contribute to a harmonious and balanced landscape design. Many of the public spaces in Camden particularly open spaces in Central London have limited opportunities for siting of new artworks or memorials. The existing and historic design of spaces must be respected and new structures should not be imposed where they would not complement or improve this existing landscape design. New artworks or memorials are unlikely to be acceptable in locations where there are a number of existing artworks or memorials. Siting of artworks and memorials should also take consideration of the corporate priority to keep the spaces free of clutter to allow unimpeded pedestrian access and for aesthetic considerations.

Historic and thematic context

12.22 Artworks and memorials will only permitted where appropriate in terms of the history, context and purpose of a site. The history or context of space may make siting of artworks or memorials inappropriate even when it may be acceptable from design or aesthetic considerations. If a location (for example a garden or square) has been traditionally free from artworks or memorials the introduction of a piece can shift the emphasis and meaning of that space from being an open space in its own right to that of a landscaped setting for an artwork, statue or memorial. Due to the impact they have in changing the character of a space artworks, statues or memorials which form the centrepiece or focus to a space, particularly higher profile spaces such as Central London Squares are unlikely to be acceptable in all but exceptional circumstances (for example where there is overwhelming public support for a person or event of national importance). In line with the National Planning Policy Framework great weight will be given to the conservation of heritage assets and development leading to substantial harm to the significance of a designated heritage asset will be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Temporary artworks and memorials

12.23 Temporary memorials provide a focus for community commemoration while being significantly less costly and time consuming to establish. Planning permission may still be required for temporary structures and you should contact to the Council at an early stage for advice.

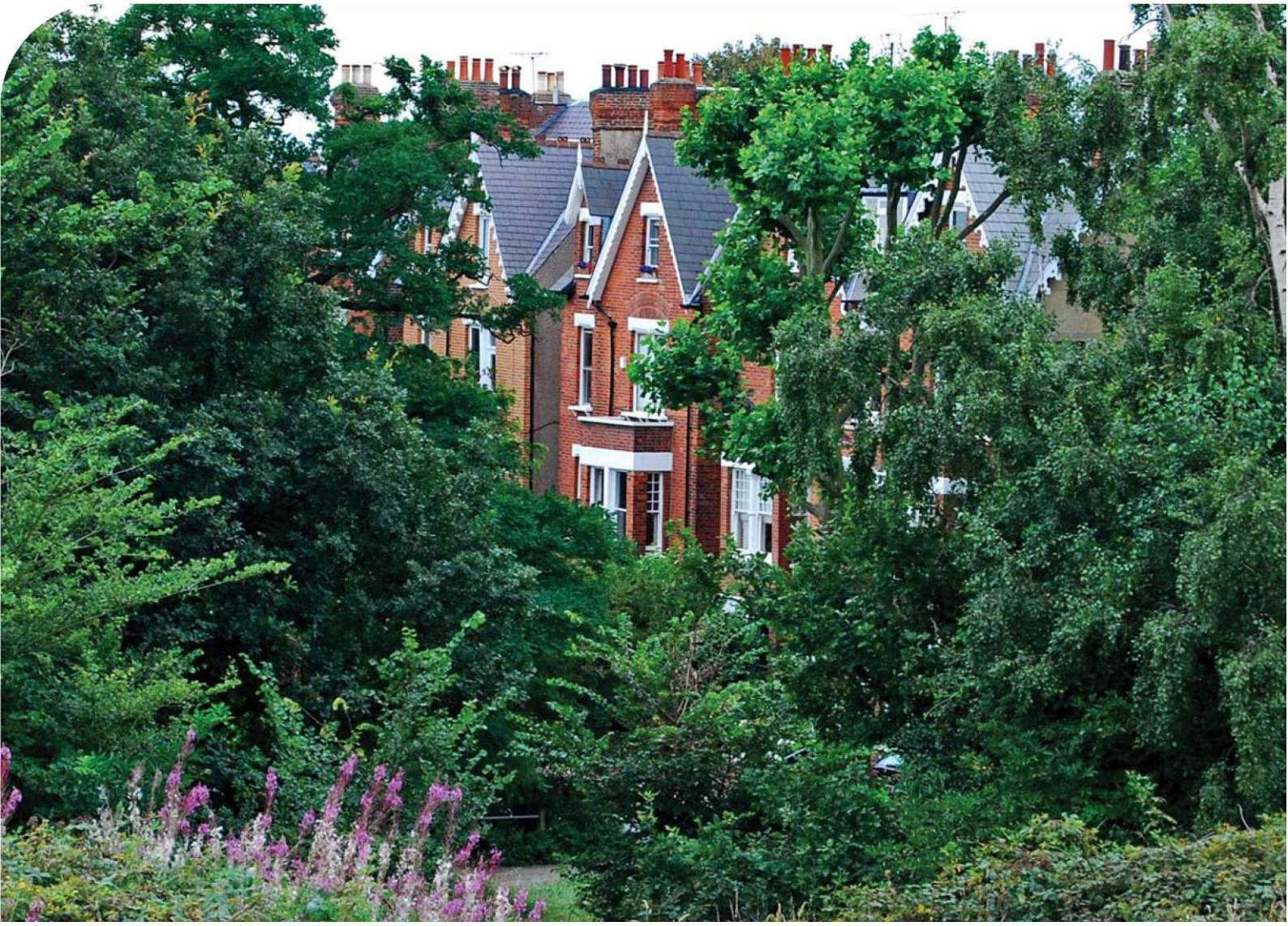
Index

Camden Planning Guidance

Amenity

CPG 6

London Borough of Camden



September 2011 – updated March 2018

Camden

CPG6 Amenity

1 Introduction

What is Camden Planning Guidance?

1.1 We have prepared this guidance to support the policies in our Local Plan and is a formal Supplementary Planning Document (SPD) which is an additional "material consideration" in planning decisions.

1.2 Camden Planning Guidance covers a range of topics (such as design, housing, sustainability and planning obligations) and all of sections should be read in conjunction with, and within the context of, Camden's other documents.

1.3 The Council adopted CPG6 Amenity on 7 September 2011 following statutory consultation. This document was updated on 26 March 2018 to indicate where guidance has been relocated into new topic CPG documents. The text shown as struck through has been superseded by the relevant CPG document indicated in each section.

What does this guidance cover?

1.4 Sections 2 – Air Quality and 9 – Access for All remain the only sections of this document not updated.

1.5 Updated versions of the remaining sections can be found in the documents below:

Section	**Updated CPG document**
3. Contaminated Land	CPG Amenity
4. Noise and Vibration	
5. Artificial Light	
6. Daylight and Sunlight	
7. Overlooking, Privacy and Outlook	
8. Construction Management Plans	
10. Wind and Micro-climate	CPG Amenity
11. Open Space, Outdoor and Recreation Facilities	CPG Public Open Space
12. Planning for healthy communities	CPG planning for health and wellbeing

2. Air quality

KEY MESSAGES:

- All of Camden is a designated Air Quality Management Area due to the high concentrations of nitrogen dioxide (NO_2) and particulate matter (PM_{10}).
- All developments are to limit their impact on local air quality.

2.1 Poor air quality can harm health and the environment. The Council aims to make sure that new development does not harm air quality. This guidance provides advice on how to address air quality issues in planning applications.

2.2 Camden Core Strategy policy *CS16 - Improving Camden's health and wellbeing* and policy *DP32 – Air quality and Camden's Clear Zone* of the Camden Development Policies sets out our approach to air quality in the borough.

2.3 *Planning Policy Statement PPS23: Planning and Pollution Control* contains the Government's core policies and principles on air quality and air pollution. The London Plan outlines regional policies related to protecting local air quality during the planning process.

Air quality in Camden

2.4 An Air Quality Management Area (AQMA) must be declared by the local authority for an area that is unlikely to meet the national air quality targets for specific air pollutants. The authority then produces a Local Air Quality Action Plan. See Camden's website for our air quality plan.

2.5 The whole of Camden is an Air Quality Management Area (AQMA) as it does not meet national air quality targets for nitrogen dioxide (NO_2) and particulate matter (PM_{10}). The main sources of air pollution in Camden are road transport and gas boilers. The Council's Air Quality Action Plan outlines measures to reduce emissions from the key sources of air pollution in the borough. Included in the plan are measures to minimise and control NO_x and PM_{10} emissions associated with new developments both during the construction of a building and its future use.

2.6 Air quality is particularly poor in the south of borough which is characterised by high levels of traffic. We will only grant planning permission for development that significantly increases travel demand in

the south of the borough where it includes appropriate measures to minimise the transport impact of development.

2.7 Where appropriate we will seek developments to include monitoring equipment to allow us to better understand local air quality.

WHAT DOES THE COUNCIL REQUIRE?

The Council's overarching aim is for new development is to be 'air quality neutral' and not lead to further deterioration of existing poor air quality.

You will be required to include mitigation and offsetting measures to deal with any negative air quality impacts associated with your development proposals. At the same time your development should be designed to minimise exposure of occupants to existing poor air quality.

To manage and prevent further deterioration of air quality in Camden, we will require an air quality assessment with planning applications for development that could have a significant negative impact in air quality. This impact can arise during both the construction and operational stages of a development as a result of increased NO_x and PM_{10} emissions.

2.8 An air quality assessment will also be required for a proposal if it introduces uses that are susceptible to poor air quality, such as housing or a school, into areas of particularly poor air quality.

2.9 The Council will not grant planning permission for developments that could significantly harm air quality or introduce people into areas of elevated pollution concentrations, unless mitigation measures are adopted to reduce the impact to acceptable levels and protect public exposure (see paragraph 32.4 of policy DP32 of the Camden Development Policies).

2.10 Although all of Camden is covered by an AQMA we will only require an air quality assessments where development could potentially cause significant harm to air quality as set out in the table below.

An Air Quality Assessment is required in developments:

- with potential to significantly change road traffic on any road exceeding 10,000 vehicles per day. Significant changes include:
  - increase in traffic volumes > 5% (Annual Average Daily Traffic (AADT) – or peak);
  - lower average vehicle speed or significant increase in congestion;
  - significant increase in the percentage of HGVs;
- that introduce, or increase car parking facilities by, 100 spaces or more;
- with commercial floorspace of more than 1,000sq m;
- with more than 75 homes;
- where people will be exposed to poor air quality for significant periods of the day, in particular developments located on busy roads;
- involving the following - biomass boilers, biomass or gas combined heat and power (CHP);
- involving industrial or commercial floorspace regulation under the Environmental Permitting (England and Wales) Regulations (EPR) which will be subject to Environmental Assessment under the Town and Country Planning (Environmental Impact Assessment) Regulations 1999.

What should an air quality assessment cover?

2.11 Air quality assessments for developments potentially contributing to poor air quality are to include the following:

a) An inventory of the PM_{10} and NO_x emissions associated with the proposed development, including the type and quantity of emission concentrations, during the construction and operational phase. This shall cover transport, stationary and mobile emission sources.

b) The application of atmospheric dispersion modelling to predicted existing and future NO_2 and PM_{10} concentrations, both with and without the proposed development. Dispersion modelling shall be the carried out in accordance with Air Quality and Planning Guidance, London Councils (2007) and Technical Guidance Note (TG09). (Specific guidance for modelling combustion plant emissions can be obtained from the Council's Sustainability Team – see Useful Contacts at the end of this section).

c) An assessment of the significance of air quality impacts during both the construction and operational phases. Reference shall be made to the Environmental Protection UK Guidance Note: Development Control: Planning for Air Quality (2010 Update).

d) Consideration of the potential cumulative impacts on air quality which may arise during the construction or operational phases as a result of emissions arising from other developments within a 100m radius of the development.

e) Where a biomass boiler or combined heat and power (CHP)/combined cooling, heating and power (CCHP) will be used for

on site energy generation, you are to complete the Council's Air Quality Information Request Form. This requires specific technical details related to the appliance, fuel type, emission concentrations, maintenance and exhaust stack. The forms can be obtained from Camden's Air Quality Officer or the Council's air quality webpage under Environment.

f) Applications which include biomass boilers or biomass CHP, the air quality assessment shall compare the impact of emissions from the intended biomass boiler/CHP and a gas boiler/CHP of identical thermal rating.

g) An indication of the number of new occupiers and users of the site who will be exposed to poor air quality as a result of the development (the occupiers/users should also be shown on a map). For further information please refer to the Environmental Protection UK Guidance Note: Development Control: Planning For Air Quality (2010 Update).

h) An assessment of the impacts on air quality of the demolition and construction phase and details of mitigation methods for controlling dust and emissions from plant and machinery. Reference should be made to the Best Practice Guidance: The control of dust and emissions at construction and demolition, London Councils (2006).

i) An outline of, and justification for, mitigation measures associated with the design, location and operation of the development in order to reduce air pollution and exposure to poor air quality.

Developments containing sensitive uses

2.12 Developments which will not result in additional NO_x and/or PM_{10} emissions and present no risk in worsening air quality, but introduce new sensitive uses to an area which breaches the air quality standards for NO_2 or PM_{10} need to submit an assessment of the local air quality but can omit requirements B, D and E above.

What measures can reduce air pollution emissions and protect public exposure?

2.13 Various actions can be taken to mitigate air pollution emissions arising from the construction and operational phases of a new development. Additional actions can be adopted to curtail public exposure in areas where air pollution levels are particularly high. These should be taken into account during the design stage of an application. The key measures are detailed below:

Demolition and construction

2.14 The impact of the construction and demolition phases of a development on air quality must be taken into account as part of your planning application. Exhaust emissions from construction vehicles and machinery such as generators, piling and grinding equipment can result in:

- dust emissions;
- gases (NO_x); and • fine particles.

2.15 Controlling dust emissions is important to:

- prevent disturbance to local residents due to soiling;
- minimise damage to vegetation; and
- reduce impacts on local PM_{10} concentrations, thereby protecting public health.

2.16 We may require PM_{10} monitoring, before and during the construction and demolition phase, dependant upon the scale of the proposed development.

2.17 We will encourage best practice measures to be adopted during construction and demolition work to reduce and mitigate air pollution emissions. You will be encouraged to adopt the procedures outlined in the London Council's best practice guidance *The control of dust and emissions from construction and demolition*. These focus around three principles to control emissions – prevention, suppression and containment. We will expect you to include the following items in construction management plans:

- Identification of whether demolition/construction represents a low, medium or high risk site in the context of air quality.
- Identification of the best practice measure required to control and mitigate plant and vehicles exhaust emissions.
  (See section 8 of this Guidance on Construction management plans for further details).

Distance of impacts
Depending of the size, location and characteristics of your development, impacts from demolition and construction phases can occur at distance of 10 to 500m.

Building location and design

2.18 The location of a development has a direct influence on exposure to elevated air pollution levels. This is particular relevant where developments include sensitive uses such as hospitals, schools and children's playgrounds. Suitable building design, layout and orientation can avoid increasing exposure whilst minimising energy demand and energy loss. The Council requires the impact of outdoor air pollution on indoor air quality in new developments to be taken into account at the earliest stages of building design.

2.19 The location of outside space is also an important consideration and any exposure of gardens and roof terraces should be screened and, where practicable, minimised through appropriate positioning and orientation. You should take care not to locate flues and exhaust vents in close proximity to recreational areas such as roof terraces or gardens. An energy efficient building design can minimise air pollution resulting from the use of gas boilers. Adopting sustainable building design (e.g. the Code for Sustainable Homes and the Building Research Establishment Environmental Assessment Method (BREEAM)), will reduce thermal heat losses and result in less gas use leading to lower NO_x emissions. See Camden Planning Guidance 3 – Sustainability for further details on the Code and BREEAM.

Gas boilers

2.20 Gas boilers are a large source of NO_x emissions in Camden. In order to minimise NO_x emissions arising from heating and hot water systems the Council requires boilers fitted in new development to achieve a NO_x emissions of <40 mg/m^3 and an energy efficiency rating >90%.

Renewable Energy and Combined Heat and Power

2.21 Core Strategy policy CS13 promotes the use of renewable energy technologies to reduce carbon emissions and tackle climate change. The adoption of renewable energy and energy efficiency technologies in major developments can minimise air pollution emissions through reductions in gas consumption required for heating and hot water. These include solar thermal collectors and ground source heat pumps in addition to gas and hydrogen fuel cell combined heat and power (CHP) or combined cooling heat and power (CCHP).

Hydrogen fuel cell
A fuel cell is an electrochemical cell that converts energy from a fuel (hydrogen) into electricity.

2.22 Biomass boilers however can give rise to higher emissions of NO_x and PM_{10} emissions than conventional gas boilers. Permission to operate these appliances will only be granted if the air quality impacts are demonstrated to be equivalent or lower than those associated with a conventional gas boiler of similar thermal rating. Where an assessment demonstrates adverse effects on air quality, this type of biomass boiler should not be used in the development.

2.23 You are advised to refer to the national guidance note B*iomass and Air Quality Guidance Note for Local Authorities*, published by Environmental Protection UK. In cases where emissions released from a biomass boiler do not lead to negative impacts on air quality, the appliance will be required to meet high standards of air pollution control with particular emphasis given to:

- boiler design and operation;
- pollution abatement equipment;
- servicing and maintenance; • fuel quality, storage and delivery; and
- exhaust stack height.

2.24 We will require evidence that the exhaust stack height of gas CHP/CCHP has been appropriately calculated to guarantee that NO_x emissions are effectively dispersed, and do not risk increasing ground level NO_2 concentrations. An air quality assessment will be required for developments including CHP/CCHP. Where the assessment reveals a negative impact on air quality, mitigation measures will be required entailing the best available techniques to reduce emissions. This includes the installation of NO_x abatement technology such as:

- use of low NO_x burners; or
- increasing stack height.

2.25 A programme of on-going maintenance and servicing will be necessary to minimise gas emissions released from CHP/CCHP.

2.26 The Council will use Section 106 obligations to set requirements for controlling emissions from biomass boilers and CHP/CCHP.

Traffic Reduction

2.27 Reducing car usage caused by new developments is the principle way to minimise vehicle emissions and protect local air quality. Please refer to transport policy *CS11 - Promoting sustainable and efficient travel* in the Camden Core Strategy for more on our approach to improving air quality through transport measures. This requires:

- the adoption of car free and car capped developments;
- provision cycling facilities to encourage sustainable transport;
- green travel plans;
- provision of car club bays; and
- infrastructure for low emissions vehicles such as electric vehicle recharging points.

Further information

Planning Guidance	• Planning Policy Statement 23: Planning and Pollution Control (2004) • Planning Policy Statement 23 Annex 1: Pollution Control, Air and Water Quality These documents outline the government's advice on methods of planning for pollution control.
Air Quality Guidance	• Technical Guidance Note: Assessment of Air Quality Issues of Planning Applications, Association of London Government (ALG), 2006 This provides technical advice on how to deal with planning applications that could have an impact on air quality. • Development Control: Planning for Air Quality. Environmental Protection UK, 2010 This advises of the significance of air quality assessments within the planning process. • Best Practice Guidance - The control of dust and emissions from construction and demolition (London Councils) 2006 The aim of this guidance is to protect the health of on-site workers and the public and to provide London-wide consistency for developers. • Biomass and Air Quality Guidance for Local Authorities (Environmental Protection UK) 2009 This guidance details procedures for assessing and managing the effects of biomass on air quality and provides background material. • Low Emission Strategies (Beacon Low Emission Group) 2009 This provides advice on how to reduce emissions of air pollutants and greenhouse gases from transport.
Useful Contacts	Camden Council Corporate Sustainability Team www.camden.gov.uk/smallsteps (020 7974 4444) provides guidance on air quality in Camden

3 ~~Contaminated land~~ This section has been superseded by CPG Amenity, adopted March 2018.

~~KEY MESSAGES~~:

- ~~Contaminated land can pose a serious risk to health.~~
- ~~The Council will expect developers to identify and assess potentially contaminated land at an early stage.~~
- ~~Developers will be expected to follow the Council's Contaminated Land Strategy.~~

3.1 ~~This guidance provides advice on how to approach the development of potentially contaminated sites. This guidance should be read in conjunction with Core Strategy policy *CS16 – Improving Camden's health and well-being*.~~

3.2 ~~To protect the local environment and the health and well-being of residents, workers and visitors, we will carefully assess any proposals for the redevelopment of sites that:~~

- ~~are known to be contaminated;~~
- ~~have the potential to be contaminated, through previous or current uses; or~~
- ~~are located in close proximity to these sites.~~

~~What is contaminated land?~~

~~3.3 Contaminated land is land that has been polluted with harmful substances to the point where it now poses a serious risk to health and the environment.~~

~~Causes of land contamination~~

- ~~improper chemical handling or disposal practices,~~
- ~~accidental spillages, or leakages of chemicals during manufacturing or storage.~~
- ~~polluted groundwater migrating under a site~~
- ~~particles settling from factory emissions.~~

3.4 ~~The most common pollutants of land are metals and organic compounds. Typical land uses that can cause land contamination include petrol stations and gas works.~~

3.5 ~~Contamination can also come from historical activities dating back many hundreds of years, such as spoil heaps from some Roman lead mines, and even from naturally occurring substances.~~

3.6 ~~Contaminants may still be present above acceptable levels even though the polluting use stopped many years ago. 'Contaminated land' has a specific legal definition which is used in relation to an 'unacceptable risk'~~

of harm to health. For more information please see Department for Environment, Food and Rural Affairs (DEFRA) web pages.

3.7 In principle we will support the redevelopment of contaminated sites where the contamination issue can be successfully addressed and where future uses can be carried out safely. Remediation is particularly important where people have access to ground for gardening, play or planting food for consumption within redeveloped sites.

What should you do if your site is contaminated or potentially contaminated?

3.8 In accordance with Planning Policy Statement (PPS) 23: Planning and Pollution Control, if you propose a development on contaminated or potentially contaminated land, it is your responsibility to ensure that contaminated land issues are considered at the planning application stage.

3.9 Where contamination is known or suspected on a site or the proposed use would be vulnerable to contamination, we will expect you to provide, as a part of your planning application, the necessary information as outlined in this chapter to determine whether the proposed development is acceptable.

3.10 The information required will need to be sufficient for us to determine:

- the existence or otherwise of contamination;
- the nature of the contamination and the risks it may pose; and • whether these can be satisfactorily reduced to an acceptable level.

Please refer to Annex 2 of PPS23 for further details.

3.11 The identification and assessment of land contamination issues is to be carried out by a qualified and experienced consultant, in consultation with the Council's Environmental Health Service. The contamination report is to be submitted with your planning application so that contamination issues can be assessed at the planning application stage and any necessary remediation measures secured through conditions or a Section 106 legal agreement.

3.12 The Council's Contaminated Land Strategy sets out how we will:

- deal with contaminated land;
- make information available to the public; and
- implement the requirements of the Part IIa of the Environmental Protection Act 1990 and Environment Act 1995. This and other documents are available on the Council's website (www.camden.gov.uk/contaminatedland) and should be referred to where contamination is a potential issue.

3.13 If there is any existing contamination (or potential risk of contamination) to ground or surface water or to land with statutory nature conservation designation, either from the existing state of land or from proposed

works, the Environment Agency must be informed and their consent obtained to any works. The English Heritage Archaeological Section should be contacted where contaminated land is included within an Archaeological Priority Area.

Archaeological Priority Area
As specified in the Camden Proposals Map, and Map 4 of the Camden Development Policies, to help protect archaeological remains that might be affected by development. See policy DP25 Conserving Camden's Heritage of the Camden Development Policies for further guidance on the borough's Archaeological Priority Areas.

3.14 Your report should comply with the policies and advice given in PPS23 and its annexes. There are also various best practice documents and British Standards that should be followed. The London Boroughs have produced a local guidance document titled *Contaminated Land: A Guide to Help Developers Meet Planning Requirements*. This document provides guidance on what information should be contained within a contamination report and is available on Camden's website.

Supporting documents

PPS23	Planning Policy Statement 23: Planning and Pollution Control. Office of the Deputy Prime Minister, November 2004. www.odpm.gov.uk In particular Annex 2 should be referred to as this section deals specifically with contaminated land issues. The policies and advice contained in PPS23 is not repeated in this guidance and therefore should be consulted for detailed guidance.
Camden Council Website	Information on the Council approach to management of land contamination, information on historical land uses in the Borough and a copy of the London Borough's 'Guide for Developers on Contaminated Land'. http://www.camden.gov.uk/contaminatedland
Department of Food, Environment and Rural Affairs	has published a number of documents on land contamination. These can be found at: www.defra.gov.uk/environment/land/contaminated/index.htm
Environment Act 1995	Available from Stationary Office: www.opsi.gov.uk/acts/acts1995/Ukpga_19950025_en_1.htm

Useful Contacts

Camden Environmental Health Service (Contaminated Land) web page www.camden.gov.uk/contaminatedland has more information on the Council's approach to contaminated land.

English Heritage www.english-heritage.org.uk can provide advice on the approach to contaminated land within Archaeological Priority Areas.

4 Noise and vibration This section has been superseded by CPG Amenity, adopted March 2018.

KEY MESSAGES:

We will ensure that noise and vibration is controlled and managed to:

- Limit the impact of existing noise and vibration sources on new development; and
- Limit noise and vibration emissions from new development.

4.1 The impact of noise and vibration can have a major affect on amenity and health and can severely affect people's quality of life.

4.2 Policy *DP28 – Noise and Vibration* of the Camden Development Policies aims to ensure that noise and vibration is controlled and managed. It sets out the Council's thresholds for noise and vibration and goes beyond the thresholds set out in Planning Policy Guidance 24: Planning and noise (see below). DP28 contains noise/vibration thresholds for the day, evening and night.

How can the impact of noise and vibration be minimised?

4.3 The main sources of noise and vibration in Camden are generated from:

- Road traffic;
- Railways;
- Industrial uses;
- Plant and mechanical equipment;
- Entertainment uses (such as bars and nightclubs); and
- Building sites.

4.4 For details on how to manage noise and vibration from building sites see section 8 on Construction management plans.

Ways to minimise the impact of noise on your development

Design

- Locating noise sensitive areas/rooms away from the parts of the site most exposed to noises;
- Creating set backs;
- Designing the building so its shape and orientation reflect noise and protect the most sensitive uses;
- Stacking similar rooms (such as kitchens and living rooms) above each other; and
- Positioning non-residential uses closer to the noise source in mixed use developments.

Built fabric

- Insulating and soundproofing doors, walls, windows, floors and ceilings;
- Sealing air gaps around windows;
- Double glazing;
- Including architectural fins (where appropriate); and
- Laminated glass.

Landscaping and amenity areas

- Incorporating planting, landscaping, fencing/barriers and solid balconies to reflect sound.

4.5 Our preference for controlling noise:

- Begins with attempting to reduce noise at its source;
- Then to separate the development (or at least the sensitive parts e.g. habitable rooms) from the source or to use noise barriers; and
- Finally construction materials such as acoustic glazing should be used.

4.6 When you consider measures to minimise noise and vibration you also need to take into account our policies on design and crime prevention. You should consider the implications of noise and vibration at the beginning of the design process to enable prevention or mitigation measures to be designed into the scheme. Poorly designed schemes will not be acceptable.

4.7 Proposals will be expected to include appropriate attenuation to alleviate or mitigate the impact of noise and vibrations to an acceptable level, as set out in policy *DP28 – Noise and vibration* of the Camden Development Policies. Where appropriate, the Council will consider the cumulative impact of noise sources (for example, air conditioning units).

4.8 Everyday domestic activities can also generate noise, e.g. communal entrances and roof terraces. Sufficient sound insulation must be provided between dwellings to prevent the transmission of noise between them, particularly in conversions where new partition walls are often deficient in terms of insulation.

Ways to mitigate noise emitted by your development

Engineering

- Reducing the noise emitted at its point of generation (e.g. by using quiet machines and/or quiet methods of working);
- Containing the noise generating equipment (e.g. by insulating buildings which house machinery and/or providing purpose-built barriers around the site); and
- Protecting any surrounding noise-sensitive buildings (e.g. by improving sound insulation in these buildings and/or screening them by purpose-built barriers).

Layout

- Ensuring an adequate distance between source and noise-sensitive buildings or areas; and
- Screening by natural barriers, buildings, or non-critical rooms in the development.

Administrative

- Limiting the operating time of the source; • Restricting activities allowed on the site; and
- Specifying an acceptable noise limit.

4.9 If your proposal could result in noise and vibration that would cause an unacceptable impact to nearby uses or occupiers, or proposes sensitive uses near a source of noise or vibration and cannot be adequately attenuated then planning permission is likely to be refused.

Developments will be assessed against the thresholds set out in policy DP28.

How will the Council manage the impact of noise and vibration?

4.10 Detailed acoustic/noise and vibration information in the form of a report will be required if your development proposes:

- The installation of plant, ventilation or air conditioning equipment;
- A use that will create significant noise (e.g. new industry, nightclub)
- A noise-sensitive development in an area where existing noise sources are present (e.g. an existing industrial site, busy road, railway line);
- A use that will generate a significant amount of traffic.

Noise sensitive developments
Those developments located near sources of noise, including housing, schools and hospitals as well as offices, workshops and open spaces.

4.11 The list above is a guide only and you may need to provide noise and vibration information for other developments depending on the circumstances of the site or proposal.

4.12 The appropriate amount and detail of information required will depend on the specific circumstances of your proposal. At a minimum you will be expected to provide the following information to support your application:

- Description of the proposal;
- Description of the site and surroundings, a site map showing noise and vibration sources, measurement locations and noise receivers;
- Background noise levels;
- Details of instruments and methodology used for noise measurements (including reasons for settings and descriptors used, calibration details);
- Details of the plant or other source of noise and vibration both on plan and elevations and manufacturers specifications;
- Noise or vibration output from proposed plant or other source of noise and vibration, including: – Noise or vibration levels;

  – Frequency of the output;

  – Length of time of the output;

  – Features of the noise or vibration e.g. impulses, distinguishable continuous tone, irregular bursts;
- Manufacturers' specification of the plant, supporting structure, fixtures and finishes;
- Location of neighbouring windows (and use if applicable);
- Details of measures to mitigate noise or fume emissions and vibration;
- Details of any associated work including acoustic enclosures and/or screening;
- Cumulative noise levels of all the proposed and existing units;
- Hours/days of operation.

4.13 Where appropriate the Council will seek a legal agreement to control or reduce noise levels where this is unlikely to be met through the use of a condition attached to a planning permission.

Further information

PPG24	Planning Policy Guidance Note 24: Planning and Noise provide Government guidance on noise. This guidance defines four Noise Exposure Categories (A-D) and outlines what should be done if your proposal falls into one of these categories. Advice is also provided on how to address noise issues and secure amelioration methods through the planning system. www.communities.gov.uk/publications/planningandbuilding/ppg24
DEFRA	The Department of Food, Environment and Rural Affairs provide a number of publications on noise and noise related issues. www.defra.gov.uk

Camden Council website	Camden's Environmental Health web pages provide strategic information on noise in Camden including the results of monitoring that has taken place www.camden.gov.uk/noise Also see *Camden's Guide for Contractors working in Camden* on the Camden website.
The Mayor's Ambient Noise Strategy	This provides details on the Mayor of London's approach to reducing noise in London. http://legacy.london.gov.uk/mayor/strategies/noise/docs/noise_strategy_all.pdf

5 Artificial light

This section has been superseded by CPG Amenity, adopted March 2018.

KEY MESSAGES:

When considering proposals for artificial lighting the Council will consider the:

- need for planning permission;
- need for the lighting; • design of the lighting; and
- impacts on biodiversity.

5.1 This section provides guidance on the Council's approach to artificial lighting. This guidance should be read in conjunction with policy *DP26 Managing the impact of development on occupiers and neighbours* of the Camden Development Policies.

5.2 Artificial lighting has many benefits, however excessive or poorly designed lighting can be damaging to the environment and result in visual nuisance including by:

- Having a detrimental impact on the quality of life of neighbouring residents;
- Significantly changing the character of the locality; • Altering wildlife and ecological patterns; and • Wasting energy.

5.3 Nuisance often occurs due to glare and 'light spillage' because the lighting has been poorly designed.

5.4 *Planning Policy Statement 23 (PPS23): Planning and Pollution Control* enables the Council to take account of the possible obtrusive impact of

~~lighting and paragraph 3.25 of PPS23 permits us to use conditions or planning obligations to protect the environment.~~

~~WHAT IS LIGHT POLLUTION?~~

~~Light pollution is the term used to describe any adverse effect of artificial lighting. Light pollution includes:~~

- ~~Glare - the uncomfortable brightness of a light source when viewed against a dark sky;~~
- ~~'Light trespass' – the spread of light spillage the boundary of the property on which a light is located; and~~
- ~~'Sky glow' - the orange glow we see around urban areas caused by a scattering of artificial light by dust particles and water droplets in the sky.~~

Will planning permission be required for lighting?

5.5 Structures supporting, and the installation of lighting equipment may require planning permission, especially if they are substantial or affect the external appearance of a building. Planning permission is not required for the carrying out of maintenance which affects only the interior of the building or does not materially affect the external appearance of the building. Temporary lighting schemes generally do not require planning permission.

5.6 Planning permission is normally required for:

- the erection of columns to support lighting or other similar structures;
- the erection of substantial structures or installations that affect the external appearance of a property;
- external lighting as part of an industrial or commercial scheme;
- new lighting structures or works which are integral to other development requiring planning permission; and
- illuminated advertisements, although there are some exceptions such as those indicating medical services and some commercial advertisements on the front of business premises (See Camden Planning Guidance 1 – Design).

5.7 You are advised to check with the Planning Service before installing any lighting scheme. You will need to provide the following details:

- Number of lights;
- Likely lux output;
- The height of the lighting columns (if applicable); and
- The area to be lit.

In accordance with policy DP26 in Camden Development Policies, schemes that would cause harm to amenity will not be permitted.

What information should accompany a planning application?

5.8 Where planning permission for lighting schemes is required you will need to submit the information required by paragraph 5.7. We will also expect the submission of the following additional information:

- The design of lights and infrastructure;
- A plan or plans showing layout of the lights, including orientation of the beams of light;
- Lighting levels, lumen details, lamp type, wattage;
- Control systems including types and location of sensors, times lighting will be on; and
- The need for the lighting, that is, an explanation of what activity the lighting is supporting.

5.9 All light installations must be energy efficient and 'Dark Sky' compliant, thereby not causing obtrusive light pollution, glare or spillage (by

reference to the British Astronomical Association Campaign for Dark Skies).

Lumen
This is a measurement of the light output from a light source.
Lux
This is a measurement of the light intensity falling on a surface.
Dark sky compliance
To design lighting schemes in order to avoid lighting that extends beyond its intended target and would be inefficient and waste energy. It also avoids glare and light in unwanted areas.

What should you consider when designing lighting?

General lighting requirements

5.10 To minimise obtrusive light you should follow the general principles taken from the Institution of Lighting Engineers, Guidance Notes for the Reduction of Obtrusive Light (2005):

a) Lighting is to be directed downwards wherever possible to illuminate its target. If there is no alternative to up lighting, then the use of shields will help reduce the spill of light to a minimum. Up lighting is a particularly bad form of obtrusive light and contributes to sky glow.
b) Lighting is to be designed to minimise the spread of light near to, or above, the horizontal. Again, any light that shines above the horizontal line of the light adds to the sky glow effect.
c) Lighting should be designed to the correct standard for the task. Over-lighting is a cause of obtrusive light and also represents a waste of money and energy.
d) The main beam angle of all lights proposed directed towards any potential observer is to be kept below 70°. It should be noted that the higher the mounting height, the lower the main beam angle could be. This will help reduce the effect of glare and light spill on neighbouring dwellings, passing motorists, pedestrians, etc.
e) Lighting should be directed to minimise and preferably avoid light spillage onto neighbouring properties. Wherever possible use floodlights with asymmetric beams that permit the front glazing to be kept at, or near parallel to, the surface being lit.
f) The lights used should be the most efficient taking into account cost, energy use, and the purpose of the lighting scheme required. All lighting schemes should meet British Standards.

5.11 We will seek to ensure that artificial lighting is sited in the most appropriate locations to cause minimal disturbance to occupiers and wildlife, while still illuminating the intended area. This includes considering any occupiers located above the lighting source.

5.12 Consideration should be given to lighting associated with buildings of special historic and architectural interest in order to protect their special interest and that of the wider area. This applies both to the lighting of such buildings and the impact of the lighting installation when seen by day.

Lighting Infrastructure

5.13 The visual effect of lighting infrastructure when viewed in the daytime needs to be considered. These elements can include junction boxes, poles, brackets and cabling. The design, size and colours of the physical infrastructure needs to be carefully considered and should relate to the building it is located on.

Use

5.14 The design of lighting should be specific to the use it supports (e.g. for recreation facilities). Hours of lighting should be limited to the times needed to support the use (both in summer and winter) and be restricted through the use of timers and sensors where relevant (e.g. for security lighting).

5.15 The Council may seek to secure conditions to any planning permission in order to control the hours of operation of any approved lighting scheme.

Why do impacts on biodiversity need to be considered?

5.16 Artificial lighting can often impact on wildlife habitats, particularly where lighting is proposed in open spaces, for example to provide lighting for sports courts and pitches or to improve security (such as along Regents Canal). Artificial lighting can have particularly severe implications for the natural daily rhythms of a range of animals and plants, and therefore sites and habitats identified for their nature conservation value should not be adversely affected by lighting. (See the Local Development Framework Proposals Map for a list of nature conservation sites).

5.17 If your proposed lighting is located within or adjacent to areas of open space we will expect that any biodiversity impacts arising from the installation or operation of the lighting is mitigated. This may require a survey to identify if there are any nesting birds in the immediate vicinity or if it is close to an area where bats may hibernate or emerge at feeding time. This is particularly important if the operation of the lighting extends beyond dusk, which is roughly the time bats will come out to forage. See Camden Planning Guidance 3 – Sustainability for further information on our approach to protecting biodiversity.

5.18 You should contact Camden's Biodiversity Officer at an early stage to discuss measures to mitigate the impact of lighting schemes on biodiversity.

Further information

PPS23	Planning Policy Statement 23: Planning and Pollution Control. Office of the Deputy Prime Minister, November 2004. www.odpm.gov.uk
DEFRA	The Department of Food, Environment and Rural Affairs has published a number of documents on light pollution. These can be found at: http://www.defra.gov.uk/environment
Environment Act 1995	Available at the Stationary Office: www.opsi.gov.uk/acts/acts1995/Ukpga_19950025_en_1.htm

Useful Contacts

Camden Planning Service www.camden.gov.uk/planning

The Institution of Lighting Professionals www.theilp.org.uk promotes good practice and excellence in lighting schemes.

The Chartered Institute of Building Services Engineers www.cibse.org provides information on appropriate lighting designs and mechanisms.

6 Daylight and sunlight This section has been superseded by CPG Amenity, adopted March 2018.

KEY MESSAGES:

- We expect all buildings to receive adequate daylight and sunlight.
- Daylight and sunlight reports will be required where there is potential to reduce existing levels of daylight and sunlight.
- We will base our considerations on the Average Daylight Factor and Vertical Sky Component.

6.1 Access to daylight and sunlight is important for general amenity, health and well-being, for bringing warmth into a property and to save energy from reducing the need for artificial lighting and heating. The Council will carefully assess proposals that have the potential to reduce daylight and sunlight levels for existing and future occupiers.

6.2 This guidance relates to:

- Camden Core Strategy policy CS5 - *Managing the Impact of Growth and Development*;
- Core Strategy policy CS14 - *Promoting high quality places and conserving our heritage*; and
- Policy DP26 – *Managing the impact of development on occupiers and neighbours* of the Camden Development Policies.

DP26 sets out how the Council will protect the quality of life of building occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

When will a daylight/sunlight report be required?

6.3 The Council expects that all developments receive adequate daylight and sunlight to support the activities taking place in that building.

6.4 A daylight and sunlight report should assess the impact of the development following the methodology set out in the most recent version of Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice". Reports may be required for both minor and major applications depending on whether a proposal has the potential to reduce daylight and sunlight levels. The impact will be affected by the location of the proposed development and its proximity to, and position in relation to, nearby windows.

WHAT DOES THE COUNCIL REQUIRE?

The Council will require a daylight and sunlight report to accompany planning applications for development that has the potential to reduce

levels of daylight and sunlight on existing and future occupiers, near to and within the proposal site.

Daylight and sunlight reports should also demonstrate how you have taken into consideration the guidance contained in the BRE document on passive solar design; and have optimised solar gain. Please refer to the BRE guidance on daylight and sunlight.

6.5 While we strongly support the aims of the BRE methodology for assessing sunlight and daylight we will view the results flexibly and where appropriate we may accept alternative targets to address any special circumstances of a site. For example, to enable new development to respect the existing layout and form in some historic areas. This flexible approach is at the Council's discretion and any exception from the targets will assessed on a case by case basis.

Daylight

6.6 We will aim to minimise the impact of the loss of daylight caused by a development on the amenity of existing occupiers and ensure sufficient daylight to occupiers of new dwellings taking in account overall planning and site considerations. If your proposal will have an unreasonable impact on amenity the planning application will be refused. When assessing daylight issues, we will use the guidelines and methods contained in the BRE's *Site layout planning for daylight and sunlight: A guide to good practice*.

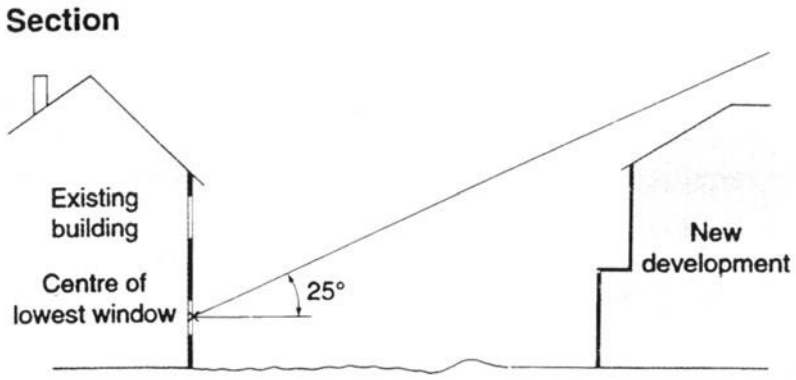
6.7 There are two quick methods that can be used to assess access to daylight:

Daylight to new development

- project a 25 degree line, starting 2m above ground level from a wall of your proposed development;
- if none of the existing surrounding buildings extend above this line, then there is potential for good daylighting to be achieved in the interior of your new development.

Daylight to existing development

- project a 25 degree line from the centre of the lowest window on the existing building;
- if the whole of your new development is lower than this line then it is unlikely to have a substantial effect on the daylight enjoyed by occupants in the existing building.



Source: BRE, Site layout planning for daylight and sunlight: A guide to good practice.

6.8 For either test, if buildings extend above the 25 degree line a more detailed test needs to be carried out to fully assess either the loss of daylight in existing buildings or the level of daylight achievable in the new development. The two most common measurements of daylight of the more detailed test are the Vertical Sky Component (VSC) and the Average Daylight Factor (ADF).

Vertical Sky Component
The amount of light striking the face of a window

6.9 The Vertical Sky Component is expressed as a ratio of the maximum value of daylight achievable for a completely unobstructed vertical wall. The maximum value is almost 40%. This is because daylight hitting a window can only come from one direction immediately halving the available light. The value is limited further by the angle of the sun. This is why if the VSC is greater than 27% enough sunlight should be reaching the existing window. Any reduction below this level should be kept to minimum.

6.10 Windows to some existing rooms may already fail to achieve this target under existing conditions. In these circumstances it is possible to accept a reduction to the existing level of daylight to no less than 80% of its former value. Any greater reduction than this is likely to have a noticeable affect on amenity. If this occurs then applications may be refused.

Average Daylight Factor
Average Daylight Factor is a measure of the level daylight in a room. It can be used to establish whether a room will have a predominantly daylit appearance. It provides light levels below which a room should not fall even if electric lighting is provided.

6.11 The Average Daylight Factor can be used as a measure to determine whether a room will receive adequate daylight (expressed as a percentage). The ADV takes into account the:

- net glazed area of windows;
- the total area of the room surfaces (ceiling, floor, walls, and windows); • the average reflectance; and
- the angle of visible sky.

6.12 If a predominately daylit appearance is required, then the daylight factor should be 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary electric lighting is provided. This figure should be as high as possible to enable occupiers to rely on as much natural light and not use artificial lighting, but as a minimum for dwellings the figures should be 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

6.13 These minimum figures may not be applicable when measuring the impact of new buildings on existing dwellings as the simple preservation of minimum ADFs will not necessarily be seen as an indication of acceptability, especially if the VSC demonstrates a significant worsening in daylight levels. For existing dwellings the Council will consider the overall loss of daylight as opposed to the minimum acceptable levels of daylight. As the BRE guidance suggests, the readings will be interpreted flexibly as their aim is to support rather than constrain natural lighting. However, daylight is only one of the many factors in site layout design. Therefore, when applying these standards in Camden, we will take into consideration other site factors and constraints.

6.14 The calculation of the VSC and the ADF is complex. For full details on how these calculations are carried out you should refer to the most up to date version the BRE's "Site layout planning for daylight and sunlight: A guide to good practice". For more complex and larger developments we will expect a daylight study to be submitted with the planning application showing the windows that will be affected and provide before development and post development figures for VSC and ADF.

6.15 Other methods can be used to measure daylight and these can be incorporated in daylight and sunlight reports, where necessary, as a supplement to VSC and ADF measurements, such as the No Sky Line (NSL) test contained within BRE guidance.

Sunlight

6.16 The design of your development should aim to maximise the amount of sunlight into rooms without overheating the space and to minimise overshadowing.

WHAT DOES THE COUNCIL EXPECT?

New developments should be designed to provide at least one window to a habitable space facing within 90 degrees of south, where practical.

This window should receive at least 25% of Annual Probable Sunlight Hours, including at least 5% of Annual Probable Sunlight Hours between 21 September and 21 March, where possible.

Annual Probable Sunlight Hours
The annual amount of sunlight a window receives in an average year.

6.17 The BRE's "Site layout planning for daylight and sunlight: A guide to good practice" provides guidance on access to sunlight in relation to:

- site layout, building orientation and overshadowing for new buildings;
- protecting sunlight to existing buildings, and
- new and existing gardens and open spaces.

6.18 Design for access to sunlight will be specific to the orientation of your site, and the specific design and uses within your proposed development. You should follow the detailed design requirements recommended in the "Sunlighting" section of the BRE document. The Council recognises that not all of the guidance contained within the BRE document, particularly orientation, can be adhered to in all developments due to the dense and constrained urban nature of Camden.

Other considerations

Right to Light

6.19 The right to light is a legal right which one property may acquire over the land of another. If a structure is erected which reduces the light to an unobstructed property to below sufficient levels this right is infringed. A right to light can come into existence if it has been enjoyed uninterrupted for 20 years or more, granted by deed, or registered under the Rights of Light Act 1959. Planning permission does not override a legal right to light, however where a right to light is claimed, this is a matter of property law, rather than planning law. The Council will have no role or interest in any private dispute arising and it will be for the owner or occupier affected to seek a legal remedy.

Supporting documents

6.20 For further information on daylight and sunlight please refer to:

Building Research Establishment (BRE). Site layout planning for daylight and sunlight: A guide to good practice.

Copies of this are available directly from BRE.

BRE Bookshop, 151 Roseberry Avenue, London, EC1R 4GB
020 7505 6622 brebookshop@emap.com
www.constructionplus.co.uk

7 Overlooking, privacy and outlook This section has been superseded by CPG Amenity, adopted March 2018.

KEY MESSAGES:

- Development are to be designed to protect the privacy of existing dwellings;
- Mitigation measures are to be included when overlooking is unavoidable;
- Outlook from new developments should be designed to be pleasant;
- Public spaces benefit from overlooking as natural surveillance.

7.1 This section aims to ensure that when designing your development you successfully consider the potential impact on the privacy and outlook of neighbouring properties.

7.2 This guidance relates to Core Strategy policy CS5 Managing the Impact of Growth and Development and Core Strategy policy CS14 Promoting high quality places and conserving our heritage.

7.3 Policy *DP26 – Managing the impact of development on occupiers and neighbours* of the Camden Development Policies outlines how the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

Overlooking and privacy

7.4 Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. Spaces that are overlooked lack privacy. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:

- Living rooms;
- Bedrooms;
- Kitchens; and
- The part of a garden nearest to the house.

WHAT IS GOOD PRACTICE?

To ensure privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other. This minimum requirement will be the distance between the two closest points on each building (including balconies).

7.5 Where this standard cannot be met we may require you to incorporate some of the following design measures into your scheme to ensure

overlooking is reduced to an acceptable level. Design measures to reduce the potential for overlooking and the loss of privacy include:

- Careful consideration of the location of your development, including the position of rooms;
- Careful consideration of the location, orientation and size of windows depending on the uses of the rooms;
- Use of obscure glazing;
- Screening by walls or fencing; and
- Screening by other structures or landscaping.

7.6 Where landscaping is used as a method of screening, arrangements for ongoing maintenance should be put in place and this may be secured by a planning condition.

7.7 Public spaces and communal areas will benefit from a degree of overlooking due to the increased level of surveillance it can provide.

Outlook

7.8 Outlook is the visual amenity enjoyed by occupants when looking out of their windows or from their garden. How pleasant an outlook is depends on what is being viewed. For example, an outlook onto amenity space is more pleasant than an outlook across a servicing yard. You should design developments so that the occupiers have a pleasant outlook. You should screen any unpleasant features with permanent landscaping.

7.9 When designing your development you should also ensure the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers. You should carefully consider the location of bin or cycle stores if they are in close proximity to windows or spaces used by occupiers.

7.10 You should take particular care if your development adjoins properties with a single aspect over your development.

7.11 You should note that the specific view from a property is not protected as this is not a material planning consideration.

Further information

Better Places to Live: By Design - A companion guide to PPG3 (ODPM) makes number of design recommendations which recognise the importance of privacy in the home.

Perceptions of Privacy and Density in Housing report available from Design for Homes; 0870 416 3378 or www.designforhomes.org. This report highlights some

~~of the issues facing households living at higher densities, and the implications for future design of buildings.~~

8 Construction management plans This section has been superseded by CPG Amenity, adopted March 2018.

KEY MESSAGES:

- Construction management plans are required for developments that are on constrained sites or are near vulnerable buildings or structures;
- They are essential to ensure developments do not damage nearby properties or the amenity of neighbours.

8.1 The purpose of this guidance is to give details on how construction management plans can be used to manage and mitigate the potential impacts of the construction phase of a development.

8.2 All construction and demolition work will cause at least some noise and disturbance. Where construction impact is particularly significant Camden will ensure it is managed through a legally binding construction management plan.

8.3 This guidance relates to Core Strategy Policy CS5 Managing the impact of growth and development and policies DP20 Movement of goods and materials, and DP26 Managing the impact of development on occupiers and neighbours of the Camden Development Policies.

When does this guidance apply?

8.4 This guidance applies to all development proposals which, having regard to the nature of the surrounding area, are likely to give rise to significant noise and other disturbance during construction. Details on the circumstances in which the Council will expect construction management plans are set out within this guidance.

How should construction management plans be prepared?

8.5 Camden's planning policies make it clear that the effect on local amenity and the highway network from construction and demolition is a material planning consideration. Construction management plans are used to set out the measures a developer should take (both on-site and off-site) in order to reasonably minimise and manage the detrimental effects of construction on local amenity and/or highway safety. Usually Camden will secure construction management plans through a Section 106 Agreement, although sometimes for less complicated schemes they may be secured by using a condition attached to planning permission.

8.6 Whilst construction management plans are a 'planning led' document they will incorporate mechanisms controlling planning considerations that overlap with other regulatory regimes (particularly highways and environmental protection). Hence, most construction management plans will be an umbrella document managing all impacts of the demolition, excavation and construction process.

8.7 Besides ensuring measures under these different regimes are coordinated in one document, construction management plans represent a proactive way of dealing with construction issues. They encourage developers to work with the Council and local people in managing the construction process with a view to ensuring that problems do not arise in the first place.

Circumstances Camden will expect a construction management plan

8.8 Whether a construction management plan is required for a particular scheme will be assessed on a case by case basis, although the Council will usually require a construction management plan for larger schemes (i.e. over 10 residential units or 1,000sq m of new commercial floorspace). However, occasionally a relatively large development will have comparatively little impact on its neighbourhood.

8.9 Conversely, small schemes on confined or inaccessible sites can have very significant impacts, particularly where the construction process will take place over a number of months (or even years) or outside normal working hours. When assessing smaller developments, special regard should be had to on-site factors that would seriously exacerbate the impact of the development works on the surrounding area. These could include development in residential areas, in close proximity to a school or a care home or very narrow or restricted site access (e.g. development in a mews with no footways). Regard will also be had to the nature and layout of a site. It will be much more difficult to fully absorb or contain the effects of demolition and construction in terms of noise, dust vibration etc within the boundaries of a small constrained site. Furthermore, lack of on-site space for plant, storage of materials and loading and unloading of construction may mean that construction effects will inevitably take place close to the boundary and spill out on to the highway network – a particular issue in much of Camden.

8.10 The types of schemes where a CMP will usually be appropriate include:

- Major developments (and some larger scale non major developments);
- Development where the construction process has a significant impact on adjoining properties particularly on sensitive uses;
- Developments which give rise to particular 'on-site' issues arising from the construction process (e.g. large scale demolition or complicated or intrusive remediation measures);
- Basement developments;
- Significant developments involving listed buildings or adjacent to listed buildings;
- Developments that could seriously affect wildlife;
- Developments that could cause significant disturbance due to their location or the anticipated length of the demolition, excavation or construction period;
- Development where site specific issues have arisen in the light of external consultation (where these are supported by objective evidence); and
- Development on sites where constraints arising from the layout or size of the site impact on the surrounding road network.

Contents of a construction management plan

8.11 Any construction management plan will manage on-site impact arising from demolition and construction. It will also seek to establish control over construction traffic and how this integrates with other construction traffic in the area having regard to t cumulative effect.

8.12 A Section 106 or planning permission securing a construction management plan will contain provisions setting out in detail the measures the final version of the construction management plan should contain. Most construction management plans will be umbrella documents managing all impacts of the demolition, excavation and construction processes. This would include (but is not limited to) issues such as:

- Dust, noise and vibration on site and off site;
- Traffic management highways safety and highways congestion;
- Protection of listed buildings (if relevant);
- Stability of adjacent properties;
- Protection of any off-site features that may be damaged due to works;
- Protection of biodiversity and trees; and
- Preserve the amenity of surrounding residential and other sensitive uses.

8.13 A construction management plan is often split into two elements. The first element will be focussed on controlling environmental impacts, pollution and other non-highway related impacts arising from the scheme, having regard to the requirements of the Council's Considerate Contractor Manual and best practice guides from the GLA. In particular this will seek to control hours of operation and monitor and manage air quality, noise, dust and other emissions of other pollutants and location of equipment. The second element will be focussed on traffic control with a view to minimising disruption, setting out how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips), with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users.

8.14 Sometimes the Section 106 will link the construction management plan with a requirement to convene a working group to act as a forum for the developer to meet with local residents and businesses to deal with construction issues as they arise.

8.15 Construction management plans will also have to be consistent with any other plans required for the development. For example, a Site Waste Management Plan, which is a legal requirement for works over a certain size which may require the re-use or recycling of materials on-site and therefore the construction management plan will have to reflect that space will be required to sort, store and perhaps crush or recycle materials.

8.16 The construction management plan should include the following statement: "The agreed contents of the construction management plan must be complied with unless otherwise agreed with the Council. The project manager shall work

with the Council to review this construction management plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter."

Transport considerations

8.17 The details contained within a construction management plan will relate to the nature and scale of the development, however, in terms of assessing the impact on transport the plan should demonstrate that the following has been considered and where necessary the impacts mitigated:

a) Start and end dates for each phase of construction;
b) The proposed working hours;
c) The access arrangements for vehicles;
d) Proposed routes for vehicles between the site and the Transport for London Road Network (TLRN). Consideration should also be given to weight restrictions, low bridges and cumulative effects of construction on the highway;
e) Sizes of all vehicles and the frequency and times of day when they will need access to the site, for each phase of construction;
f) Swept path drawings for any tight manoeuvres on vehicle routes to the site;
g) Details (including accurate scaled drawings) of any highway works necessary to enable construction to take place;
h) Parking and loading arrangements of vehicles and delivery of materials and plant to the site;
i) Details of proposed parking bays suspensions and temporary traffic management orders;
j) Proposed overhang (if any) of the public highway (scaffolding, cranes etc);
k) Details of any temporary buildings outside the site boundary, or overhanging the highway;
l) Details of hoardings required or any other occupation of the public highway;
m) Details of how pedestrian and cyclist safety will be maintained, including any proposed alternative routes (if necessary), and any banksman arrangements;
n) Details of how traffic associated with the development will be managed in order to reduce congestion;
o) Arrangements for controlling the movements of large/heavy goods vehicles on and in the immediate vicinity of the site, including arrangements for waiting, turning and reversing and the provision of banksmen, and measures to avoid obstruction of adjoining premises.
p) Details of any other measures designed to reduce the impact of associated traffic (such as the use of construction material consolidation centres);
q) Details of how any significant amounts of dirt or dust that may be spread onto the public highway will be cleaned or prevented;
r) Details of any Construction Working Group that may be required, addressing the concerns of surrounding residents, as well as contact details for the

person responsible for community liaison on behalf of the developer, and how these contact details will be advertised to the community;

s) A statement confirming registration of the site with the Considerate Constructors Scheme;

t) How the servicing approach takes into consideration the cumulative effects of other local developments with regard to traffic and transport;

u) Provision for monitoring of the implementation of the CMP and review by the council during the course of construction works;

v) Any other relevant information with regard to traffic and transport; and

Air quality and climate change considerations

8.18 A method statement should be prepared and adopted as part of the construction management plan to minimise gaseous and particulate matter emissions generated during the Construction Phase. The following best practice measures shall be included in the method statement:

- Techniques to control PM_{10} and NO_x emissions from vehicles and plant;
- Techniques to control dust emissions from construction and demolition;
- Air quality monitoring; and
- Techniques to reduce CO_2 emissions from construction vehicles.

How will we secure construction management plans?

8.19 Generally a Section 106 agreement (rather than a condition) is the most appropriate mechanism for securing a construction management plan. For larger schemes or developments on constrained sites within heavily

built-up areas where building activities could materially affect the highway construction management plans will always be secured through Section 106s. While the use of conditions is normally preferred to Section 106 Agreements, conditions can only be used to control matters on land within the developer's control. The range of matters typically covered by a CMP, particularly in relation to highways, mean that a Section 106 Agreement will be necessary in most cases.

8.20 The level of detail contained in a typical Section 106 also lends itself to the tailored, site-specific approach Camden uses for construction management plans. However, the use of a condition to secure a construction management plan may be sufficient for sites where the building activities associated with the build out can be totally accommodated within the site itself, particularly where these are smaller schemes.

9 Access for all

KEY MESSAGES:

- Well designed, accessible buildings and spaces ensure that local services and facilities are accessible to everyone and increase equality of opportunity and social inclusion. We will seek to ensure the highest standards of access and inclusion in Camden's built environment and public realm.
- We expect all development of buildings and places, including changes of use and alterations to or refurbishment of existing buildings where practical and reasonable, to be designed to be accessible and useable by all to promote equality of opportunity.
- Access should be considered at the beginning of the design process.

9.1 A successfully accessible and inclusive environment is one that everyone can benefit from by being able to move freely, independently and uninhibited within the built environment regardless of age or disability.

9.2 This guidance applies to all development in Camden that may affect the accessibility of buildings and spaces.

9.3 All new developments should incorporate a suitable level of access for everyone and be inclusively designed.

9.4 Changes of use, alterations and extensions to existing buildings and spaces should, where practicable and reasonable, be designed to improve access for all.

9.5 The planning system is not able to require existing buildings or areas to retrospectively improve access where alterations are not being made.

9.6 For developments involving housing, reference should also be made to Camden Development Policies policy DP6 – *Lifetime homes & wheelchair housing* and Camden Planning Guidance on Lifetime homes and wheelchair housing. The accessibility needs are lower for certain sectors of the population, such as students, and so the Council will assess each development proposal on its own merits to determine a suitable level of accessible accommodation to be provided.

9.7 Guidance on the provision of parking spaces for drivers with disabilities is contained in Camden Planning Guidance on Vehicle access.

9.8 This guidance provides general advice on accessibility and advises on further sources of more detailed information. In particular this guidance relates to Core Strategy policy CS14 - *Promoting High Quality Places and conserving our heritage*; CS6 - *Providing quality homes* and policy DP29 - *Improving access* of the Camden Development Policies.

9.9 It is more effective to consider access arrangements from the beginning of the design process as they are an integral aspect of building design.

Overcoming access barriers at a later stage in the project can result in a building or space that is not inclusive and may be inaccessible to many people.

9.10 Applicants are advised to consult the Council's Building Control Service at an early stage in the formulation of development proposals to ensure conformity with the relevant requirements relating to access. Satisfying some of the requirements of Part M of the building regulations can affect the size and design of the building and needs to be taken into account at the early design stage.

9.11 The following table sets out four key principles which, if put together successfully, should help create an accessible environment:

Principles of access

Key

Principle	Features to be considered
1. Approach	• Level or adequately ramped • Sufficient width and obstacle free • Firm, durable, slip resistant surfaces • Well lit and clearly identified • Dropped kerbs with tactile surfaces • Contrasting colour on bollards and street furniture
Parking	• Suitably designed and marked spaces • Spaces as close as possible to all accessible entrances • Dropped kerbs onto a level obstruction free route to the accessible entrance • Appropriately located and signed dropping off point
2. Entrances	• Level or adequately ramped and stepped if necessary with appropriately designed handrails • Ramped gradients as shallow as possible • Level area in front of the door • Level threshold • Canopy over manual doors • Easy to open doors • Provision of electronic entrance doors • Sufficiently wide doors • Doors to have contrast.
Lobbies	• Need to be of a size and shape to allow a wheelchair user to move clear of one door before opening the second door • Floor surface that does not impede movement, avoid • dips or changing surfaces, including mats
Receptions	• Provide hearing enhancement systems and lowered wheelchair accessible counters. • Should be easily identifiable
3. Levels	• Provide a lifting device and suitable stairs to all storeys above and below ground • Ramps for internal changes within a storey • Any raised areas to be accessible to everyone

Circulation	• Adequately wide corridors. • Sufficiently wide doors • Clear, well lit signs • Colour contrast within the building • Corridors free of obstructions
4. Facilities	• Adequate provision of wheelchair accessible unisex toilets • Provision of an enlarged cubicle in separate sex toilets • Where shower and changing facilities are included provide wheelchair accessible facilities • Provision of wheelchair accessible hotel bedrooms • Appropriately designed sockets and switches

Additional information

9.12 Level access should be provided to the principal entrance in all developments, and is a requirement for all new dwellings. Any new works must not make access any worse than what may have previously existed, in line with Approved Document M of the Building Regulations.

9.13 The design of routes around buildings should be clear and free from obstruction, especially to the entrance. Any obstructions should be made clear and avoidable, for example by changes in surface texture.

9.14 The above access principles apply mainly to non-residential developments – although the first two will also be applicable to residential developments. In the case of residential development, proposals must meet Lifetime Home Standards as set out in policy *DP6 – Lifetime Homes and wheelchair homes* of the Camden Development Policies. Reference should also be made to Camden Planning Guidance 2 and the section on Lifetime Homes and wheelchair housing.

Design and Access Statements

9.15 A Design and Access Statement is a short written and illustrated report which accompanies and supports a planning application. It explains the thinking behind a design and its context in a proposal in a structured way. A Design and Access Statement should:

- Show how the applicant has analysed the site, its setting, and as a result of this assessment, formulated and applied design principles to achieve a good, inclusive design for buildings and public spaces;
- Include the specific needs of disabled people, by showing how they have been integrated into the proposed development, and how inclusion will be maintained and managed; and
- Be flexible, adaptable and be able to change with the design of the proposal should any amendments or changes occur.

9.16 The level of detail appropriate in an access statement will depend on the size, nature and complexity of the proposal, as a minimum, all should include:

- A short illustrated statement setting out the site and context appraisal, the purpose of the proposed development, a list of design principles and a description of the proposal explaining how the design responds to the appraisal and design principles;
- A plan of the site, surrounding area or natural form and key features as identified in the appraisal;
- Annotated sketches and photographs;
- Important elements of the context that inform the design principles;
- Plans and elevations of the proposal;

9.17 The following points should be taken into account when preparing a Design and Access statement:

- A brief explanation of the applicant's approach to access, with particular reference to the inclusion of disabled people;
- A description of how the sources of advice on accessibility and technical issues will be, or have been, followed;
- Details of any consultations undertaken or planned, including the number of users, particular user need groups (for example, visually impaired, deaf or hard of hearing, ethnic groups, people with learning disabilities and mental health) and the degree to which the process has been influenced by it;
- Details of any professional advice that has been followed, or will be sought, including recommendations from access audits or appraisals;
- An explanation of any specific issues affecting accessibility to, or within, the particular environment being considered, and/or service provision, employment or educational opportunities.
- Details of access solutions adopted to overcome any issues, including those which deviate from recognised good practice;
- Details of the management and maintenance practices adopted, or to be adopted, to maintain features enhancing accessibility (for example, lighting, colour and luminance contrast, door closing forces etc), specialist equipment (for example, induction loops, audible and visual fire alarm systems etc), and staff training; and
- A plan illustrating features such as routes in, out and around the outside of the building, vertical and horizontal circulation routes, positions of accessible car parking bays, the location of public transport, and any other features relevant to the proposal.

9.18 Where good practice cannot be met, the Access Statement should say why this is the case, set out the implications for users, and explain what other measures are being taken to ensure access is provided to the facilities available. See Further Information at the end of this section for links to more detailed guidance.

Listed buildings

9.19 Design and access statements are also required for a listed building consent. Where a planning application is submitted in parallel with an application for listed

building consent a single combined statement can be submitted which should address the requirements for both.

9.20 Measures to facilitate dignified and easy access to and within listed buildings can often be sensitively incorporated without damage to their special architectural or historic interest. However, the Disability Discrimination Act 1995 does not override other legislation such as listed building or planning legislation. Listed Building Consent will almost always be required for works to improve access and in formulating proposals; applicants are encouraged to undertake early discussions with the Council.

9.21 English Heritage has produced guidance on this topic titled Easy Access to Historic Buildings (see Further Information for the link). Additional information is also contained in Circular 01/06.

Other considerations

9.22 Applicants should note that Design and Access Statements differ from the requirements for Access statements set out in Approved Document M of the Building Regulations, which are only required when specific building control regulations can not be met. Approved Document M of the Building Regulations sets out the requirements to ensure access to and use of a building's facilities are accessible to all.

9.23 It may also be appropriate to combine the Design and Access Statements with other statements requested in other sections of Camden Planning Guidance, provided that the requirements of all such statements are adequately addressed.

9.24 Part 3 of the Disability Discrimination Act 1995 gives disabled people a right of access to goods, facilities and services. This requires service providers to:

- Alter a barrier feature so that it no longer has effect;
- Provide a reasonable means of avoiding that feature; or
- Provide a reasonable alternative method of making the service available.

9.25 These requirements apply to all buildings where services are provided to the public and to transportation infrastructure.

Further information

Design and Access Statements	Department for Communities and Local Government (March 2010) Guidance on information requirements and validation: www.communities.gov.uk/publications/planningandbuilding/validationguidance ODPM publication: Planning and Access for Disabled People: A Good Practice Guide www.communities.gov.uk/publications/planningandbuilding/planningaccess Department for Communities and Local Government Circular 01/2006: Guidance on Changes to the Development Control System: Section 3 provides guidance on the legislative position and information required www.communities.gov.uk/publications/planningandbuilding/circularcommunities2 The Commission for Architecture and the Built Environment (CABE) 'Design and access statements: how to write, read and use them' www.cabe.org.uk Mayor of London's Supplementary Planning Guidance: Accessible London: Achieving an Inclusive Environment http://legacy.london.gov.uk/mayor/strategies/sds/docs/spg_accessible_london.pdf
Access and the historic environment	English Heritage have published guidance on 'Easy Access to Historic Landscapes' and 'Easy Access to Historic Buildings' which can be found on their website at: www.english-heritage.org.uk/publications/easyaccess-to-historic-buildings/
Lifetime Homes and wheelchair housing standards	Lifetime Homes www.lifetimehomes.org.uk Accessible London: Achieving an Inclusive Environment, GLA (April 2004)

10 Wind and micro-climate This section has been superseded by CPG Amenity, adopted March 2018.

KEY MESSAGES:

- Buildings taller than their surroundings may cause excessive wind in neighbouring streets and public areas.
- New developments should consider the local wind environment, local temperature, overshadowing and glare, both on and off the site.
- Where poor wind conditions already exist reasonable attempts must be made to improve conditions generally.

10.1 The construction of a building changes the microclimate in its vicinity. Micro-climate refers to local conditions including wind, temperature, overshadowing, access to daylight and general comfort. In particular high-rise buildings can cause high wind velocities at pedestrian level which can create an uncomfortable environment and can even be dangerous. Therefore, the design of your building should not only focus on the building envelope and on providing good indoor environment, but should also include the effect of the design on the surrounding outdoor environment.

10.2 The purpose of this guidance is to ensure that appropriate standards are met in the design of buildings and outdoor features to ensure that suitable wind safety and comfort levels are achieved.

10.3 This guidance relates to Core Strategy CS14 - *Promoting high quality places and conserving our heritage* and policy DP24 - *Securing high quality design* of the Camden Development Policies.

When does this guidance apply?

10.4 This guidance applies to all development that has the potential to change their environment with regard to wind and micro-climate, whether new build or extension. However, the implications for a proposal will vary greatly depending on the nature of the site, the scale of development, its interaction with surrounding sites, and existing buildings and structures on the site.

DEVELOPMENTS LARGE ENOUGH TO CHANGE THEIR LOCAL ENVIRONMENT WILL INCLUDE:

- New or modified buildings that are 18 metres or 5 storeys higher than any surrounding building;
- Significant modifications to the built environment in areas of quantifiable and recognised existing wind nuisance;
- Major proposals adjacent to or incorporating a significant area of public or outdoor space;
- Developments with a large amount of glazing or dark masonry surfaces; or
- A combination of new or modified buildings that cumulatively, will significantly change the wind environment.

Wind environment around buildings

10.5 Buildings taller than their surroundings may cause excessive wind in neighbouring streets and public areas. Environmental winds are primarily driven

by building massing and should be considered at the early design stages, when changes to achieve design objectives can be made most easily.

10.6 We will expect you to consider the local wind environment when designing your scheme, both on and off the site. Where poor wind conditions exist in the area prior to development, a reasonable attempt must also be made to improve conditions in general.

What information should I provide?

10.7 Relevant developments are expected to use the Lawson Comfort Level Ratings (set out below). Areas that must be considered are:

- public and private open spaces on and adjacent to the site;
- outdoor areas on upper levels of the development;
- entrance and exit areas;
- shop windows;
- bus stops;
- outdoor dining areas;
- thoroughfares; and
- pedestrian crossing points.

10.8 The Lawson Criteria are used throughout the UK to assess local wind environments and are a widely accepted assessment tool.

The Lawson Comfort Criteria

The Lawson Comfort Criteria is a scale for assessing the suitability of wind conditions in the urban environment based upon threshold values of wind speed and frequency of occurrence. It sets out a range of pedestrian activities from sitting through to crossing the road and for each activity defines a wind speed and frequency of occurrence. If the wind conditions exceed the threshold then the conditions are unacceptable for the stated activity.

Figure 1. Lawson Comfort Level Rating

Lawson Comfort Level Rating	**Predominant activity**	**Mean hourly wind speed exceeded less than 5% of the time**
C4 - Long term "Sitting"	Reading a newspaper and eating and drinking	4m/s
C3 - "Standing" or short term sitting	Appropriate for bus stops, window shopping and building entrances	6m/s
C2 - Pedestrian Walking or "Strolling"	General areas of walking and sightseeing	8m/s
C1 - Business "Walking"	Local areas around tall buildings where people are not expected to linger	10m/s

10.9 If this applies to your development your planning application should be accompanied by qualitative wind impact statement, prepared by a suitably qualified professional (i.e. wind engineer or similar).

10.10 Your must firstly carry out a qualitative wind impact assessment. If the results of this show potential negative impacts you will also need to carry out a quantitative assessment. Both assessments must be submitted with your planning application. Your assessment must provide detailed information on how the proposal meets the criteria in the guidance, using quantitative measures (i.e. evidence of wind tunnel testing or similar).

Your Wind Impact Statement must:

- Show how the proposal is expected to affect the local wind environment;
- Describe how the proposal has addressed the local wind environment;
- Include reference to specific features of the site or the development that make a contribution to the wind environment, either positively or negatively, and highlight areas of concern; and

- Reference the proposal's ability to meet the targets of this guidance, and make recommendations regarding the necessity for additional work, as described below.

Your Wind Impact Statement should:

- Compare existing and proposed conditions against the Lawson Comfort Criteria in both summer and winter conditions;
- Demonstrate how the proposal has adapted to the local wind environment;
- Reference specific features of the site or the development that make a contribution to the wind environment, both positively or negatively;
- Highlight areas of concern, and
- Describe the proposal's ability to adhere to the guidance.

10.11 If your proposal does not achieve the targeted ratings or outcomes you must provide sound justification to demonstrate, to the satisfaction of the Council, why your proposal cannot meet the targets. This justification should be prepared in conjunction with, and endorsed by your wind engineer, and must include evidence of the attempts that have been made to address design deficiencies.

10.12 If your proposal does not satisfactorily meet the criteria, and you have not provided justification, your proposal may be refused.

10.13 A condition may be imposed to secure the achievement of wind speed(s) around the building no greater than those predicted. The Council may require alterations or other remedial measures at the developer's expense if wind speed targets are not met.

Other considerations relating to the wind environment

10.14 Your development must not compromise the viability of wind-driven renewable energy generators on adjacent and nearby sites. Where wind-driven energy generators are likely to be significantly affected, you are responsible for ameliorating the loss by moving, modifying or replacing the installation, or by incorporating equivalent renewable energy generation within your site.

10.15 Where a development affects the viability of an existing wind-driven renewable energy generator, and the solution is to modify the installation off-site, all approvals, expenses and risks are the responsibility of the applicant. This requirement will be incorporated as a condition or in a S106 agreement relating to any approval. Where additional renewable energy capacity is to be installed on site, this will be assessed in conjunction with other renewable energy installations. (Note: additional capacity that is gained by installations off-site should be credited toward the onsite requirement for the development)

10.16 Wind environment also impacts on natural ventilation systems. Natural ventilation must also be considered in building design.

Other influences on micro-climate

Local heat

10.17 Local air temperature can be affected by your building's ability to absorb heat during the day and release it at night. This cumulative effect of this happening across London

results in the urban heat island effect. We strongly encourage green roofs, brown roofs, green walls and soft landscaping in all developments to reduce this affect. You can also consider light coloured building materials so unnecessary heat is not absorbed by your building. See Camden Planning Guidance 3 – Sustainability for further guidance on these issues.

Overshadowing

10.18 You should consider the design of your proposal carefully so that it does not overshadow windows to habitable rooms or open spaces and gardens. This may be particularly difficult in central London. However, it will be particularly important in Central London to prevent overshadowing of amenity space and open spaces given the limited amount of open spaces and the existing amount of overshadowing.

Glare

10.19 Glare is uncomfortably bright sunlight reflected from a building façade. It is generally caused by tall, fully glazed and sloping facades with reflective finishes that reflect the sun. Tall buildings should be designed to avoid this and use materials that do not result in glare.

Further information

General guidance on design principles	By Design: Urban Design in the Planning System – Towards Better Practice, DETR/CABE, 2000
Tall buildings	Guidance on tall buildings, English Heritage/CABE, 2007
Urban design in relation to the historic environment	Understanding Place, English Heritage 2010; and Building in Context, English Heritage/CABE, 2002

11 Open space, outdoor sport and recreation facilities

This section has been superseded by CPG Public open space, adopted March 2018.

KEY MESSAGES:

- If your scheme is over a certain size it is expected to make a contribution towards the provision of public open space in the borough;
- Our priority if for the provision of public open space on-site, therefore it is important this is taken into account at the design stage of your scheme;
- Other forms of public open space contributions could be provision off-site or as a payment in lieu.

11.1 This guidance gives details of how the Council expects development to provide for a variety of public open space, outdoor sport and recreation facilities. It sets out:

- Which developments are expected to make provision for open space, outdoor sport and recreation opportunities;
- The amount of open space we expect;
- The type of open space and outdoor sport and recreation facilities we expect;
- How we will calculate the open space expected for a specific development; and
- The Council's priorities for how open space, outdoor sport and recreation facilities will be provided.

11.2 This guidance primarily relates to:

Core Strategy Policies:

- CS5 – Managing the impact of growth
- CS15 – Protecting and improving our parks and open spaces and encouraging biodiversity Development Policies:
- DP26 – Managing the impact of development on occupiers and neighbours
- DP31 – Provision of, and improvements to, open space and outdoor

sport and recreation facilities.

Which developments are expected to contribute towards open space, outdoor sport and recreation facilities?

11.3 As set out in paragraph 31.6 the Camden Development Policies document you will need to make a contribution to the provision of these facilities in the borough if your development falls within the following categories:

- Five or more additional dwellings;
- Student housing schemes creating an additional 10 or more units/rooms or occupiers; and

- Developments of 500sq m or more of any floorspace that are likely to increase the resident, worker or visitor populations of the borough.

How much open space do we expect?

11.4 Development Policy *DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities* sets out the amount of open space to be provided by developments as follows:

Figure 2. Amount of open space to be provided by land use

Development type	**Open space provision**
Residential (all types)	9 sq m per occupier
Commercial development	0.74 sq m per worker

11.5 Non-residential developments for higher education are considered to generate requirements per occupier (including employees and students) at the same rate as commercial developments.

What types of open space, outdoor sport and recreation facilities will we expect?

11.6 Open space standards relate specifically to public open space. The Council acknowledges the private amenity space and other private open land can reduce pressure on the use of public open space. However public open spaces provide opportunities for social interaction and a focus for community activities. Private spaces cannot be used as a substitute for public open space.

11.7 Public open space includes a wide variety of different facilities that are available to the public:

- Green amenity spaces, including natural and semi-natural spaces;

- Active spaces for outdoor sport and recreation and for children's play; and
- Civic spaces.

11.8 Green amenity spaces can be formal or informal parks and gardens or other landscaped areas, which provide areas of passive recreation for all age groups and attractive green areas within the urban environment. They are intended to be attractive spaces for people to enjoy using or viewing. This type of open space can include areas of natural or seminatural green spaces, which support wildlife conservation and biodiversity and promote environmental education and awareness.

11.9 Active spaces are areas of grassed or artificial surfaces providing opportunities for sport and recreation together with ancillary facilities such as changing rooms and flood lighting. These include playing pitches, courts, greens, athletic tracks and Multi Use Games Areas (MUGAs). Formal recreation areas may be stand-alone facilities or may form part of a larger open space (e.g. the tennis courts and bowling greens at Hampstead Heath).

11.10 Civic spaces are hard surfaced areas designed for pedestrians, such as piazzas, which often provide a setting for civic buildings.

11.11 Given the amount of hard surfaces in Camden, our priority will generally be for green spaces, especially in the south of the borough. Paragraphs 11.12 to 11.17 give more details of specific types of public open space.

Children's play space and young people's recreation space

11.12 These are formal or informal areas designed to engage children or young people. Formal spaces are designated areas for children and young people containing a range of facilities and an environment that has been designed to provide focused opportunities for outdoor play. There are three categories of formal children's play space defined by the National Playing Fields Association (NPFA).

1. LAP - Local Area for Play;
2. LEAP - Local Equipped Area for Play;
3. NEAP - Neighbourhood Equipped Area for Play.

11.13 Informal spaces are less well defined areas and can be incorporated into smaller spaces such as local footpaths where wide enough or town centre spaces. It involves incorporating features that children can play with such as fountains or objects to climb.

11.14 Contributions to children's play space and young people's recreation space can include formal and informal areas. We must be satisfied that any informal space has been sufficiently designed to meet the requirements of children and young people.

Natural and semi-natural green spaces

11.15 These include sites and areas formally recognised for their nature conservation value such as Sites of Special Scientific Interest, Sites of Nature Conservation Importance and Local Nature Reserves as well as other areas with biodiversity such as gardens, parks and open spaces.

11.16 In exceptional circumstance, generally in areas deficient in nature conservation sites, we may consider the inclusion of a biodiverse green roof, brown roof or green wall as a contribution towards natural and semi-natural green spaces in the borough. For more information about areas of deficiency please see Appendix A to this section. For more information about green roofs, brown roof and green walls please see Camden Planning Guidance 3 – Sustainability.

Allotments and Community Gardens

11.17 Allotments and community gardens provide opportunities for people to grow food as part of the long term promotion of sustainability, health and social inclusion.

What type of open space, outdoor sport and recreation facilities are expected for specific development types?

11.18 For this guidance, and in line with *Camden's Open space, Sport and Recreation Study Update 2008* we have identified the following five broad categories of open space:

- Public amenity open space;
- Children's play space and young people's recreation space;
- Natural and semi-natural green space; • Allotments and community gardens; and
- Outdoor sport and recreation.

11.19 We recognise that not every type of development will generate a need for all types of open space, outdoor sport and recreation facilities. For example, housing for older people will not generate demand for children's play space. Figure 3 sets out the types of open space that are likely to be needed for various types of development.

Figure 3. Type of open space to be provided by development

	Amenity open space	**Children's playspace**	**Natural greenspace**	**Outdoor sport facilities**	**Allotments / Community gardens**
Self-contained homes (Use Class C3)	☜	☜	☜	☜	☜
Student housing	☜	x	☜	☜	x
Housing for older people	☜	x	☜	x	☜
Commercial	☜	x	☜	☜	x

Source: adapted from Camden Open Space, Sport and Recreation Study Update 2008.

11.20 The requirement for 9 sq m of public open space per residential occupier and 0.74 sq m of public open space per employee/ student (commercial/ higher education developments) should generally be divided into different types of open space approximately as set out in Figure 4.

11.21 In Camden the potential to add to outdoor sports facilities for adults is limited. Provision for outdoor sports will be sought within the overall requirement of 9 sq m per residential occupier where an opportunity for provision arises. Where a development provides public facilities for outdoor sports these will reduce the requirement for other types of open

space.

11.22 The Camden Open Space, Sport and Recreation Study Update 2008 derived a separate standard for allotments of 0.9 sq per residential occupier. The study indicated that additional space to grow food could only be provided by taking a flexible approach including community gardens, roof gardens, temporary use of vacant sites and converting parts of existing open spaces. Although the standard is not included within the 9 sq m overall requirement, paragraph 31.7 of the Camden Development Policies document indicates that allotments and community gardens are a Council priority. Provision will be sought wherever an opportunity arises, and will be considered to reduce the requirement for other types of open space.

Figure 4. Break down of open space by type of provision

Residential Developments (all types)

Type of open space	**Provision per adult**	**Provision per child**
Amenity open space	5 sq m	4 sq m
Children's playspace (where applicable)		2.5sq m
Natural green space	4 sq m	2.5 sq m

Commercial / higher education (non-residential)

Type of open space	**Provision**
Amenity open space	0.4 sq m per person
Natural green space	0.34 sq m per person

How we will calculate the open space expected for a specific development

11.23 Figure 5 below shows the figures we will use to assess open space requirements for individual residential, commercial and higher education developments. The figures are based on the break down of open space requirements in Figure 4 and the occupancy rates recommended by the Camden Open Space, Sport and Recreation Study Update 2008. The occupancy rates are given in Appendix B to this section.

Figure 5. Open space required for specific developments

Self-contained homes in Use Class C3	**Amenity open space**	**Children's play space**	**Natural green space**	**Total**

One bedroom home	6.5 sq m		5.2 sq m	11.7 sq m
Two bedroom home	9.2 sq m	0.6 sq m	7.2 sq m	17.0 sq m
Three bedroom home	12.8 sq m	2.9 sq m	9.5 sq m	25.2 sq m
Four bedroom home	14.1 sq m	3.6 sq m	10.2 sq m	27.9 sq m
Student housing, hotels and hostels				
Single room	5.0 sq m		4.0 sq m	9.0 sq m
Double room	10.0 sq m		8.0 sq m	18.0 sq m
Commercial/ higher education development				
Per 1,000 sq m gross external area	21.6 sq m		17.9 sq m	38.9 sq m

11.24 Appendix D sets our worked examples showing the open space required for a number of different development types and sizes.

How public open space will be provided

11.25 There are three ways in which you can make a contribution to public open space in Camden:

1. On site provision of new public open space; 2. Off site provision of new public open space;
3. Providing a financial contribution in lieu of direct provision.

On site provision of new public open space

11.26 If your development is located in an area deficient in public open space or with an under provision of public open space we expect provision of new public open space on the development site (see Appendix A to this section and Core Strategy Map 7). This is in accordance with paragraph 31.7 of the Camden Development Policies document. Paragraph 31.7 and accompanying Table 1 also set out other developments that are expected to provide open space on-site. Some on-site provision is expected for residential development adding 60 or more homes and commercial development adding 30,000 sq m or more.

11.27 The amount and type of public open space that can be achieved on-site will be determined by the size of the site. Where children's play facilities are required as a result of the development, priority should be given to the provision of these facilities. On sites already covered by development, and where appropriate access may have to be restricted to the occupiers of the building, the provision of a roof garden as a contribution to public open space may be considered. If a roof garden is to be considered as public open space, as a minimum it should be able to be used by all the occupants of the building.

11.28 Any new public open space that is provided as part of your development should be:

- Large enough to cater effectively for the intended users;
- Designed to be fully accessible, where possible;
- Designed in consultation with the Council's Open space team; and
- Practical to maintain.

11.29 Where you are required to make a contribution to public open space we will ensure that the type of open space you provide best meets the needs of the occupiers or users of the development. You should consider designing your open space carefully to enable different types of open space to be located together or adjacent to each other to complement the overall provision of open space, sport and recreation opportunities.

11.30 We will expect new open space provision to be publicly accessible, however in exceptional circumstances, for example where an existing open space is in private ownership or already has restricted access we may accept an alternative access arrangement.

Off site provision of new public open space

11.31 Where a site cannot provide public open space on-site, the preferred option will be provision of new suitable open space off-site. Once again this is especially important where a site does not have access to existing open space in accordance with the distance thresholds (see Appendix A to this section). The new provision should be within the distance threshold for the type of public open space to be provided. For example, if a developer is to provide a children's play area of 100 sq m this should be provided within 50 m walking distance of the development, if amenity open space is to be provided, this should be a maximum of 280 m from the development. If the developer is to provide for a new formal recreation area such as a multi-use games area, this should be provided within 1,200 m of the development.

11.32 We will accept the provision of public access to an existing open space that currently has restricted access as a contribution to off-site public open space provision.

Providing a financial contribution in lieu of direct provision

11.33 The Council may agree to accept financial contributions in place of direct provision of new public open space where the development site is too small to incorporate on-site open space and the densely built up character of Camden prevents direct provision of off-site public open space. Financial contributions may be used for:

- The creation of an area of public open space, including buying additional land or leasing it at a nominal rate;
- Improving access to existing public open space;
- Opening up access to existing private open space;
- Fit out of a new or existing open space, or some elements of the open space; and
- Qualitative improvements to existing open space.

11.34 ~~Financial contributions may be pooled to create, fit out, improve or provide access to open space. For example, where the Site Allocations Document indicates that new public open space is required on a development site, contributions from other developments within 280 m may be pooled to facilitate the creation of the new public open space.~~

11.35 ~~Financial contributions are calculated on the basis of the costs and requirements set out in Figure 6.. We will aim to spend the collective amount in the proportions set out in Figure 6 and within the same ward as the contributing development where possible. However individual financial contributions will be spent on priorities identified in:~~

- ~~Camden's open space, sport and recreation study update 2008;~~
- ~~Camden's open space strategy;~~
- ~~Camden's biodiversity action plan;~~
- ~~Camden's play strategy;~~
- ~~Camden's sport strategy;~~
- ~~Individual park management plans.~~

~~11.36 A financial contribution is based on the:~~

- ~~Capital cost of providing new public open space;~~
- ~~Cost of maintenance for the first 5 years; and~~
- ~~Cost for the open space team to administer the contribution and design schemes.~~

~~Figure 6. The financial contributions~~

	~~Capital cost~~	**~~Maintenance~~**	**~~Design and admin~~**
~~Self-contained homes in Use Class C3~~			
~~One bedroom home~~	~~£385~~	~~£386~~	~~£46~~
~~Two bedroom home~~	~~£663~~	~~£561~~	~~£80~~
~~Three bedroom home~~	~~£1,326~~	~~£832~~	~~£159~~
~~Four bedroom home~~	~~£1,537~~	~~£921~~	~~£184~~
~~Student housing, hotels and hostels~~			
~~Single room~~	~~£297~~	~~£297~~	~~£37~~
~~Double room~~	~~£593~~	~~£594~~	~~£71~~
~~Commercial/ higher education development~~			
~~Per 1,000 sq m~~	~~£1,265~~	~~£1,284~~	~~£152~~

11.37 These aggregate contributions are based on provision of public open space, natural green space and (where applicable) children's play space. Specific contributions to allotments and community gardens and to outdoor sport and recreation provision will be sought on a case by case basis depending on whether there are opportunities to add to provision or are local facilities that need to be maintained.

11.38 The calculation of the aggregate contributions is set out in Appendix C to this section. Appendix C includes break down of the capital cost by open space type. This may be needed for developments where a proportion of the open space requirement is met on site or where adequate open space of some types is already available locally.

11.39 Payments for maintenance and design and administration are explained in paragraphs 11.45 to 11.50. They have not been aggregated with capital costs as payments will sometimes be required need to be calculated separately (eg where open space will be provided by the developer but maintained by the Council. The Council may also wish to draw separately on funds for capital works, funds for maintenance and funds for design and administration.

11.40 The contributions may be adjusted upwards or downwards according to the particular circumstances of the development. They provide a starting

point for negotiations between the Council and developers. The scale of financial contributions will be reviewed and updated as appropriate.

11.41 Appendix D to this section sets out worked examples showing the contributions required for a number of different development types and sizes.

Providing a combination of open space provisions

11.42 Your development may contribute to public open space through one of the ways listed above or by a combination of them. To determine the amount and type of public open space you are expected to provide, either on-site or off-site we will consider the:

- Type and size of the existing public open space provision within the distance threshold of your development; and
- Size and likely users of your development.

11.43 For example, if you propose a residential development located within 280 m of a small local park you may not be required to contribute to amenity open space, but may still be required to contribute to children's play facilities or a formal recreation area if suitable facilities do not exist within the distance threshold of the development.

11.44 In all cases a legal agreement will be required to secure the ongoing use of the open space provided as public open space, or to secure the financial contribution in lieu of direct provision.

Maintenance

On or off-site provision

11.45 Where you provide a contribution towards public open space outdoor sport or recreation facilities (either on-site or off-site), the Council will need to be satisfied that it has been properly laid out and completed and that suitable contractual arrangements for its long-term maintenance have been put in place. If you provide new public open space (either onsite or off-site) you will be expected to transfer the space to the Council to maintain and retain for such use.

11.46 Where your new public open space is to be transferred to us, you will normally be required to remain responsible for its maintenance for an initial establishment period of 5 years. After this time, we will take full responsibility for the maintenance of that public open space.

Financial contribution

11.47 If you make a financial contribution in lieu of direct provision, whether it is for substantial qualitative or accessibility improvements to existing sites already maintained by the Council or for the provision of a new public open space, we will expect you to provide a commuted sum for the maintenance of these facilities for a period of five years.

11.48 Where your new public open space is not to be transferred to the Council a commuted sum for maintenance will not be required. However,

if you choose to retain control of your public open space, we will need to be sure that adequate provision for the maintenance and access of that public open space is in place.

11.49 In ALL cases a legal agreement will be required to secure the maintenance of public open space over a defined period or to secure the financial contribution in lieu of direct maintenance.

Design and administration

11.50 For payments in lieu of providing public open space, on-site or off-site payments we will also require a 12% contribution towards the costs of our open space team to administer the financial contribution and to plan and design works within our open spaces.

Further information

Open Space, Sport And Recreation Study	Camden's open space, sport and recreation study update 2008 provides an assessment of open space, sport and recreation provision and demand in the borough. www.camden.gov.uk/planning
Biodiversity Action Plan	Camden's Biodiversity Action Plan provides Camden's priorities for improving our greenspaces and biodiversity. www.ukbap-reporting.org.uk/plans/lbap.asp

PPS17	Planning Policy Guidance 17 – Planning for open space and its companion guide provide policy and guidance for the provision of open space including the quantitative and qualitative considerations. www.communities.gov.uk
Mayor of London's Supplementary Planning Guidance	The Mayor of London's Supplementary Planning Guidance Providing for children and young people's play and informal recreation provides guidance and examples of how to incorporate space for children and young people. http://legacy.london.gov.uk/

Appendix A Public Open Space Deficiency

Figure 7 shows the maximum distance that people can reasonably be expected to travel on a regular basis to use different types of open space. Amenity open space and children's play space should be available within easy walking distance of the development to which they relate. People are generally willing to travel further to use recreation areas providing outdoor sport facilities or to larger parks.

Figure 7. Distance threshold for different types of public open space

Type of public open space	**Minimum size (where applicable)**	**Distance from development to public open space**
Public amenity open space		280m*
Formal recreation area		1.2 km
Play Space		
LAP	100sq m	50m*
LEAP	400sq m	280m*
NEAP	1000sq m	500m*
Natural greenspace	Any	500m
Allotments and community gardens	Any	Any

*This distance is the actual walking distance, taking into account local circumstances, such as the location of entrance gates, street patterns, the severance effects of railway lines or heavy traffic flows that could all reduce the accessibility of open spaces.

(Based on Guide to preparing Open Space Strategies: Best practice guidance of the London Plan, Mayor of London, 2002)

Camden Core Strategy Map 7 shows areas of the borough that are deficient in public open space.

AREAS DEFICIENT IN PUBLIC OPEN SPACE

Areas more than 280m walking distance away from a public open space with a multi-functional role, that is a space over 0.25ha (2,500sq m).

Core Strategy policy CS13 also refers to areas with an under-provision of open space. These are areas with access to open space, but the provision is not sufficient to meet the

~~level of local need due to the number of children, dwelling density, and social disadvantage in the area. These are shown in Figure 4.4 of Camden's Open Space, Sport and Recreation Study Update.~~

~~Both components are needed to ensure that everyone is within an appropriate distance of public open space based upon their needs and to ensure that people are not prevented from accessing that open space as a result of prohibitive costs. Contributions to open space will be encouraged within the distance thresholds for the particular type of open space to be provided.~~

~~Paragraph 15.18 of Camden's Core Strategy indicates that residents and visitors further than 1 km away from a metropolitan or borough Site of Nature Conservation Importance (SNCI) are considered to have poor access to the natural environment. Core Strategy Map 8 shows all areas greater than 500 m from an SNCI as deficient in access to nature conservation areas.~~

~~AREAS DEFICIENT IN NATURE CONSERVATION SITES~~

~~Areas more than 500m walking distance away from a Borough or Metropolitan level Site of Nature Conservation Interest.~~

Appendix B Occupancy rate by development type

The Camden Open Space, Sport and Recreation Study Update 2008 recommends calculating occupancy rates and child yields on the basis of the London Housing Survey 2002 and DMAG briefing 2005/25. The occupancy rates are shown in Figure 8.

Figure 8. Occupancy rate for C3 homes based on the London Housing Survey and DMAG briefing 2005/25

Self-contained homes in Use Class C3	Total persons	Children (average)	Adults (net)
One bedroom home	1.3	0.04*	1.3
Two bedroom home	1.9	0.25	1.65
Three bedroom home	2.8	1.15	1.65
Four bedroom home	3.1	1.44	1.66

Source: Camden Open Space, Sport and Recreation Study Update 2008.
*The average child yield for a one bedroom home equates to 1 child per 25 homes, which would not generate a meaningful play space requirement, and has been treated as 0.

Occupancy rates for student housing, hotels and hostels are assumed to be one person per single bedroom and two people per double bedroom.

The study recommends assuming an employee density of one worker per 19 sq m (gross external area) for commercial floorspace. This generates an occupancy rate of 52.6 employees per 1,000 sq m (gross external area). Non-residential developments for higher education are considered to generate the same number of occupants (including employees and students) as commercial developments.

Appendix C Calculation of financial contributions

This appendix shows how we have calculated the financial contributions for provision or enhancement of public open space.

In addition to this capital cost, you will be expected to pay a commuted sum to cover:

- Maintenance of the facility and open space provision over a 5 year period; and
- Designing the new open space works and administering the financial contribution by Camden's open space team.

Figure 9. Capital cost of provision

Type of public open space	Capital cost
Amenity open space	£46.22 per sq m
Children's play space and young people's recreation space	£199.48 per sq m
Natural and semi-natural greenspace	£16.42 per sq m
Allotments/Community Gardens	£32.50 per sq m

Source: Camden Open Space, Sport and Recreation Study Update 2008

Figure 5 sets out the break down of open space requirements for developments of specific sizes. The capital costs have been aggregated in accordance with Figure 5 as set out in Figure 10.

Figure 10. Calculation of financial contribution to capital cost

Capital cost per square metre	**Amenity open space £46.22 psm**	**Children's play space £199.48 psm**	**Natural green space £16.42 psm**	**Total (amenity space + play space + green space)**
Self-contained homes in Use Class C3				
One bedroom home: space required Space required x cost per square metre	6.5 sq m £300		5.2 sq m £85	£385
Two bedroom home: space required Space required x cost per square metre	9.2 sq m £425	0.6 sq m £120	7.2 sq m £118	£663
Three bedroom home: space required Space required x cost per square metre	12.8 sq m £592	2.9 sq m £578	9.5 sq m £156	£1,326
Four bedroom home: space required Space required x cost per square metre	14.1 sq m £652	3.6 sq m £718	10.2 sq m £167	£1,537
Student housing, hotels and hostels				
Single room: space required Space required x cost per square metre	5 sq m £231		4 sq m £66	£297
Double room: space required Space required x cost per square metre	10 sq m £462		8 sq m £131	£593
Commercial/ higher education development				
Space required per 1,000 sq m Space required x cost per square metre	21.0 sq m £971		17.9 sq m £294	£1,265

Contributions to maintenance costs

In addition to capital costs, the Council has established a maintenance cost of £6.60 per square metre per year, based on the 2006 Parks and Open Spaces Budget, plus inflation.

The standard length of time developers should provide for maintenance of new and enhanced public open space is 5 years.

Commuted sums for maintenance of public open space are calculated as follows: open space requirement (sq m) x £6.60 x 5. This equates to £33 per square metre of open space required.

Contributions to the cost of design and administration

Design and adminstration costs are have been assessed as 12% of the capital cost of the open space provision or contribution.

Appendix D Worked Examples

Worked Example 1:
Public open space provision for self-contained homes (C3)

A residential development of 16 new homes provides the following mix of dwelling sizes: 3 x 1-bedroom, 8 x 2-bedroom, 4 x 3-bedroom and 1 x 4-bedroom. The open space requirement can be calculated as follows:

Home size	No of homes	x open space requirement per home (sq m) from Figure 5	= total requirement (sq m)
One bedroom home	3	11.7	35.1
Two bedroom home	8	17.0	136.0
Three bedroom home	4	25.2	100.8
Four bedroom home	1	27.9	27.9
Total for all homes	16		299.8

The total open space requirement for this 16 home scheme would be approximately 300 sq m.

Worked Example 2:
Public open space provision for non-residential development

An office development provides 1,500sq m of additional floorspace. The open space requirement can be calculated as follows:

Additional floorspace	÷ 1,000 to give floorspace in thousands of sq m	x open space requirement per 1,000 sq m from Figure 5	= total requirement (sq m)
1,500 sq m	1.5	38.9	58.35

The total open space requirement for this additional non-residential floorspace would be approximately 60 sq m.

Worked Example 3:
Payment in lieu of open space provision for non-residential development – capital costs

As per example 2, an office development provides 1,500 sq m of additional floorspace. The payment in lieu of open space provision can be calculated as follows:

Additional floorspace	**÷ 1,000 to give floorspace in thousands of sq m**	**x capital cost per 1,000 sq m from Figure 6**	**= total payment for capital costs**
1,500 sq m	1.5	£1,265	£1,897.50

The payment in lieu of open space provision for this additional nonresidential floorspace based on capital costs would be £1,897.50. However, we would also expect payments towards maintenance and design and administration – see example 5.

Worked Example 4 Payment in lieu of open space provision for student housing – capital costs

A student housing scheme provides 30 single rooms and 10 double rooms. The payment in lieu of open space provision can be calculated as follows:

Bedroom type	**No of bedrooms**	**x capital cost per bedroom from Figure 6**	**= total payment for capital costs**
Single	30	£297	£8,910
Double	10	£593	£5,930
Total for all bedrooms	40		£14,840

The payment in lieu of open space provision for this student housing based on capital costs would be £1,897.50. However, we would also expect payments towards maintenance and design and administration – see example 5.

Worked Example 5 Payment in lieu of open space provision for self-contained homes (C3) – all costs

A residential development of 5 new homes provides the following mix of dwelling sizes: 1 x 1-bedroom, 3 x 2-bedroom, 1 x 3-bedrooms. The total payment in lieu of open space provision can be calculated in 4 stages **Stage 1 – Capital costs**

Home size	**No of homes**	**x capital cost per home from Figure 6**	**= total payment for capital costs**
One bedroom home	1	£385	£385
Two bedroom home	3	£663	£1,989
Three bedroom home	1	£1,326	£1,326
Total for all homes	5		£3,700

The payment in lieu of open space provision for this 5 home scheme based on capital costs would be £3,700.

Stage 2 – Maintenance costs

Home size	No of homes	x maintenace cost per unit from Figure 6	= total payment for maintenance
One bedroom home	1	£386	£386
Two bedroom home	3	£561	£1,683
Three bedroom home	1	£832	£832
Total for all homes	5		£2,901

The payment in lieu to cover maintenance of new or enhanced open space for this 5 home scheme would be £2,901.

Stage 3 – Design and administration costs

Home size	No of homes	x design and administration cost per unit from Figure 6	= total payment for design and administration
One bedroom home	1	£46	£486
Two bedroom home	3	£80	£240
Three bedroom home	1	£159	£159
Total for all homes	5		£445

The payment in lieu to design and administration for new or enhanced open space for this 5 home scheme would be £445.

Stage 4 – Sum of all costs

The three separate types of costs will not usually be aggregated for the Council's purposes (see paragraph 11.39). However, for the guidance of developers, the three costs can be added together.

In this example, the total cost to the developer would be:

Capital costs	£3,700
+ maintenance costs	£2,901
+ design and administration costs	£445
= grand total	**£7,046**

~~12 Planning for healthy communities~~ This section has been superseded by CPG Planning for health and wellbeing, adopted March 2018.

~~KEY MESSAGES:~~

- ~~Planning has a significant role in improving health;~~
- ~~Applicants should consider the impact of the development on health;~~
- ~~Applicants should submit a completed health checklist with applications.~~

~~12.1 It is widely recognised that the health and well-being of individuals is directly influenced by a number of related factors. These include:~~

- ~~housing;~~
- ~~employment;~~
- ~~education;~~
- ~~access to green and open spaces;~~
- ~~social capital and community cohesion;~~
- ~~climate change and sustainability;~~
- ~~community safety;~~
- ~~building and urban design;~~
- ~~air and noise pollution;~~
- ~~diet and food;~~
- ~~waste; and~~
- ~~other factors.~~

12.2 ~~Planning and the built environment have a significant role in influencing, both directly and indirectly, all of these health determinants.~~

12.3 ~~In the UK, the 2010 Marmot review, Fair Society and Healthy Lives, also identified a number of recommendations to help deliver one of its objectives to: create and develop healthy and sustainable places and communities. These include:~~

- ~~active travel;~~
- ~~provision of good quality open and green spaces;~~
- ~~improving the food environment;~~
- ~~energy efficiency of housing; and~~
- ~~to fully integrate planning, transport, housing, environmental and health systems to address the social determinants of health.~~

12.4 Camden's Core Strategy reflects health across the strategy as a crosscutting theme and so almost all the policies in the Core Strategy will have an impact on health. For example, the following policies all have an influence on health and well-being:

- CS6 - *Providing quality homes*;
- CS15 - *Protecting and improving our parks and open spaces and encouraging diversity*; and
- CS11 - *Promoting sustainable and efficient travel*.

12.5 Policy CS16 - *Improving health and well-being* brings these policies together to ensure they are all working to tackle health inequalities and improve well-being. CS16 also sets out how we will work with NHS Camden to improve and protect health and also support the provision of new health facilities.

12.6 The following Core Strategy policies are also relevant as they work together to promote health and improve well-bring:

- CS8 - *Promoting a successful and inclusive Camden economy*,
- CS10 - *Supporting community facilities and services*, and
- CS17 - *Making Camden a safer place*.

12.7 The following policies of the Camden Development Policies are also relevant:

- DP15 - *Community and leisure uses*;
- DP26 - *Managing the impact of development on occupiers and neighbours*; and
- DP32 - *Air quality and Camden's Clear Zone*.

Creating healthy communities

12.8 Where possible developments should:

- Encourage walking and cycling;
- Discourage car use to reduce emissions and accidents;
- Provide landscaping, planting and trees to improve air quality and quality of life;
- Provide adequate amenity space for visual and physical recreation;
- Ensure a mix of uses within or near the residential area to reduce the need to travel; and
- Improve the environmental quality of buildings to ensure buildings stay warm in winter and cool in summer.

The NHS Camden Health Checklist for Planning

12.9 This guidance is designed to complement policy 3.2 of the London Plan which requires Health Impact Assessments for major developments, and consideration of the health impacts of development to ensure major new development promotes public health within our borough.

12.10 The NHS Camden health checklist for planning has been developed to ensure that health is a key consideration within new developments. The checklist provides support and guidance for developers in order to maximise the health benefits of any scheme. The NHS Camden Health Checklist for Planning is contained in Appendix 1 of this section.

12.11 We will require a completed health checklist to be supplied alongside all applications for all developments which meet the following criteria:

- More than 10 residential units, including changes use and new dwellings
- More than 1,000sq m of non-residential floor space
- Loss/gain of D1 floorspace of more than 50sq m

Hot food takeaways (A5 uses)

12.12 The document *Healthy Weight, Healthy Lives: A Cross Government Strategy for England*, published by the government in January 2008 highlights the commitment to promoting healthier communities. A key element of this strategy is the promotion of healthier food choices. The document highlights the need for local authorities to manage the proliferation of fast food outlets as a means of combating their known adverse impact on community health.

12.13 Core Strategy policy CS7 and policy DP12 of the Camden Development Policies, along with Camden Planning Guidance 5 - Town Centres, Retail and Employment aim to manage the number and concentration of food, drink and entertainment uses, including hot food takeaways. The measures we use include:

- limiting the number of A5 units in centres and rows of shops (frontages);
- preventing consecutive takeaway shops opening next to one another;
- only allowing new A5 uses in appropriate locations where their impact can be minimised; and
- using legal obligations to ensure that impacts are controlled e.g. opening hours.

12.14 Please see section 5 on town centres, retail and entertainment uses in Camden Planning Guidance 5.

Assessing the requirement for new health facilities

12.15 Health facilities include hospital and other premises that provide health and medical services such as doctors, integrated care centres, polyclinics and dentists. Camden Core Strategy policy CS10 aims to ensure that sufficient community facilities (including health facilities) are provided to meet the needs of Camden's population. Policy CS16 specifically aims to ensure that there is adequate provision of health facilities in partnership with NHS Camden.

12.16 Part e) of CS10 expects development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities. These contributions could be financial or they could involve the direct (re)provision of health facilities within or near a proposed development site.

12.17 The Council will consult with NHS Camden to assess the appropriate level and type of contribution required to mitigate any health care impacts which might be generated by a development proposal. The Council will also have regard to the model commissioned by the Healthy Urban Development Unit (HUDU), updated October 2009. The model is designed to forecast the level of demand for health facilities that might result from a new development and the subsequent cost of provision. Large, strategic schemes will be expected to assess the impact of visitors and employees in addition to the new and existing resident population. In

other cases, contributions will not normally be sought for developments of less than 10 residential units.

12.18 Please see Camden Planning Guidance 8 – *Planning obligations* for our detailed approach.

Further information

PPS1	PPS1 - Delivering Sustainable Development indicates that LDF policies should plan to protect human health and address accessibility for all members of the community to a range of facilities including health, leisure and community services. It also states that LDF documents should deliver safe, healthy and attractive places to live and support he promotion of health and wellbeing by making provision for physical activity.
PPS23	PPS 23 - Planning and Pollution Control states that potential health impacts arising from development can be a material consideration.
The London Plan	The London Plan (consolidated since 2004) published in 2008 recognises health as a key cross-cutting objective of the overall strategy. The Plan also contains the following relevant policies: • Policy 3A.20 Locations for health care • Policy 3A.21 Health objectives • Policy 3A.22 Medical excellence
Mayor's Guidance	• Health Issues in Planning: Best Practice Guidance (June 2007) – explains how planning decisions can directly and indirectly improve health and reduce health inequalities through a number of topics, e.g. housing, transport, employment and skills, education etc. • Sustainable design and Construction (May 2006) – recommends a number of building specific measures to benefit the health of occupants, e.g. improving internal air quality, ensuring sufficient levels of natural light etc.
CABE	Commission for Architecture and the Built Environment. (2009). Future health: sustainable places for health and wellbeing.
Key determinants of health	Search on the London Health Observatory: www.lho.org.uk
Healthy Urban Development Unit	Guidance on linking planning and health: www.healthyurbandevelopment.nhs.uk/pages/key_docs/key_documents_hudu.html

~~Appendix 1: NHS Camden health checklist for planning~~

Issue to address	Included in proposal/ development	Provide details (Evidence from proposals)	Further action required	Relevant LDF policies
1.0 HEALTHCARE FACILITIES AND SERVICES				
1.1 Will the development increase demand on existing primary and secondary care health services?	☐Yes ☐No *(if no, please indicate what further action will be required)*			Core strategy policy CS16
2.0 PHYSICAL ACTIVITY				
2.1 Do the proposals maximise physical activity opportunities? (Active travel; leisure facilities; access to green and open spaces; HomeZones; schools; business; Olympics etc	☐Yes ☐No *(if no, please indicate what further action will be required)*			Core Strategy policies, CS11, CS15, CS16 and Development Policies DP15, DP17, DP31
3.0 CRIME AND COMMUNITY SAFETY				
3.1 Have measures been taken to ensure that the proposals will not have a negative impact on crime and community safety? (Licensed premises; drugs & alcohol; road traffic injuries; etc.)	☐Yes ☐No *(if no, please indicate what further action will be required)*			Core Strategy policy CS17
4.0 HOUSING				
4.1 Do the proposals include housing which is: affordable, in mixed use developments; mixed tenure (private, affordable, social); different sizes, accessible and suitable for all ages.	☐Yes ☐No *(if no, please indicate what further action will be required)*			Core Strategy policy CS6 and Development Policies DP1-9
5.0 EMPLOYMENT AND TRAINING				
5.1 Do the proposals provide employment and training opportunities for local people?	☐Yes ☐No*(if no, please indicate what further action will be required)*			Core Strategy policy CS8 and Development Policy DP13
6.0 EDUCATION				
6.1 If education facilities are provided, will they be designed to include wider community use and include green and open space?	☐Yes ☐No*(if no, please indicate what further action will be required)*			Core Strategy policy CS10
7.0 NEIGHBOURHOOD AND BUILDING DESIGN				
7.1 Do the proposals include: accessible street designs for older people and people with mobility problems; and gardens allotments or play areas?	☐Yes ☐No*(if no, please indicate what further action will be required)*			Core Strategy policies CS14 and CS15
7.2 Do proposals ensure that buildings are designed to maximise physical activity (positioning of stairwells, shower rooms, secure cycle parking etc)	☐Yes ☐No*(if no, please indicate what further action will be required)*			Core Strategy policies CS11, CS16 and Development Policies DP6, DP17, DP24
8.0 CLIMATE CHANGE AND SUSTAINABILITY				
8.1 Do the proposals mitigate against a negative impact on the environment (noise & air quality; renewable energy; contaminated land; waste management etc.)	☐Yes ☐No*(if no, please indicate what further action will be required)*			Core Strategy Policy CS13 and Development Policy DP22
9.0 FOOD				
9.1 Do the proposals include provision of affordable and nutritious food outlets, food growing and limit the proliferation of fast-food outlets?	☐Yes ☐No*(if no, please indicate what further action will be required)*			CS16
10.0 WIDER ASSESSMENT				
10.1 Have the health impacts been considered as part of any other assessment? (SEA, HIA, IIA, EIA etc)	☐Yes ☐No*(if no, please indicate what further action will be required)*			n/a

Index

Strategic Planning and Information
London Borough of Camden
Town Hall Extension, Argyle Street
London WC1H 8EQ
Tel: 020 7974 2043 / 2519
Fax: 020 7974 1930
Email: ldf@camden.gov.uk
www.camden.gov.uk

Camden