

A. HOUSING, DESIGN & CHARACTER DESIGN

A12. Infill developments: any replacement of a house or houses, or addition of a new house, within an existing terrace should be to the same scale as the terrace, including the roofline. It should be similar in form, materials and details. Replication of particular exterior details is strongly recommended where such details are consistent in streets. Houses should be set back from the pavement and match or fit the building lines of existing properties, with front garden areas remaining unpaved. The same principles should apply to vacant sites in streets where there is already a pattern of existing development.

A13. Garden developments: in order to protect the Area's green/open spaces, the development of new dwellings in private gardens should be avoided. If any developments are approved, they should maintain a much lower profile than existing housing stock, usually one or two storeys. (Also see Policy 17).

A14. Roof extensions and loft conversions should fit in with existing rooflines and be in keeping with existing development. Such extensions should be in proportion to the existing building and should not block views.

A15. Basement developments: there is concern in the Area about the increasing number of such developments. These concerns include the effect on the structural stability of adjacent properties; damage or loss to the character and biodiversity of gardens; the impact on sustainable drainage; and the impact on carbon emissions. Camden Planning Guidance (CPG4) states that the council will only permit basement and underground developments that do not: cause harm to the built and natural environment and local amenity; result in flooding; or lead to ground instability. The NDP fully supports the requirement for full and rigorous Basement Impact Assessments before any such applications are considered. The Guidance cites West Hampstead, South Hampstead and Cricklewood as areas that have been identified as being subject to localised flooding from surface water due to local soil conditions and topography; it also cites a large number of streets in the Area that have been subject to surface water flooding in the past.

Basement and underground developments in these areas should therefore be normally avoided. Given that some of the existing Victorian and Edwardian housing stock was built with basements and cellars, it is considered that some sites in the Area may be able to accommodate one storey basement developments (subject to the requirements set out in CPG4). However, there needs to be greater caution about basements deeper than one storey to ensure that they do not raise concerns about the stability of existing buildings - many of which were built with shallow foundations - and do not cause problems for surface water drainage.

A16. New development should also seek to achieve high **environmental standards** and support the aims of the NPPF (95) in "the move to a low-carbon future". Development should aim to reduce greenhouse gas emissions, support energy efficiency - and, where possible, should aim to exceed national standards. The national target for zero-carbon new homes from 2017 is welcomed and should be applied in this Area before that date. Measures to retrofit existing buildings to make them eco-friendly and sustainable are strongly supported. Such measures have been trialled elsewhere in Camden, including in conservation areas, and would be welcomed in Fortune Green and West Hampstead.

A17. All development should provide adequate space for **waste and recycling** bins and containers. Such provision should not encroach onto pavements and should not have a negative impact on the public realm.