

Camden Development Policies 2010-2025

Local Development Framework





Local Development Framework

Camden
Development Policies
2010-2025

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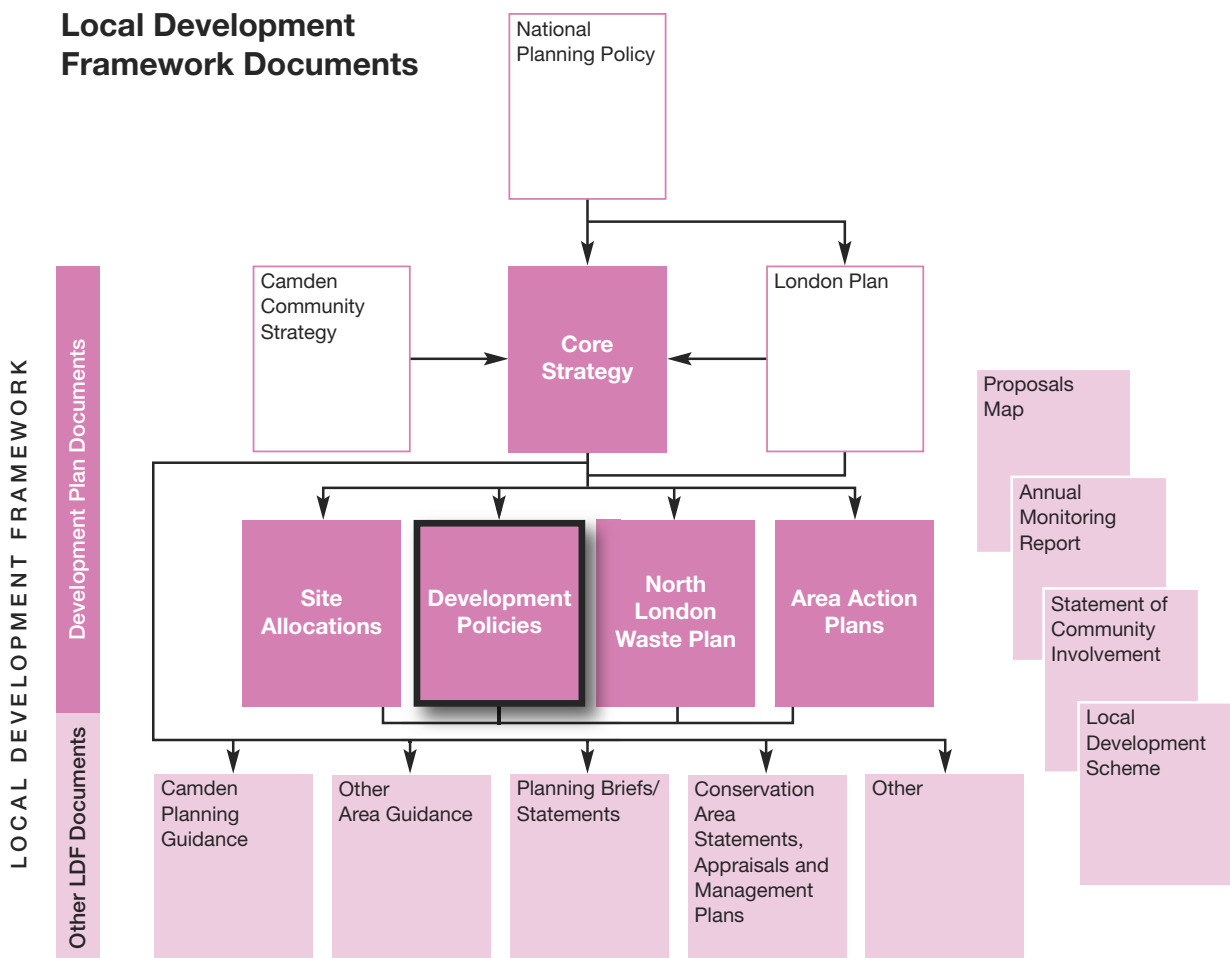
Introduction

1. **Camden Development Policies** forms part of the Council's **Local Development Framework** (LDF), the group of documents setting out our planning strategy and policies. The lead Local Development Framework document is the **Core Strategy**, which sets out the key elements of the Council's planning vision and strategy for the borough and contains strategic policies. The Core Strategy contributes to achieving the vision and objectives of Camden's **Community Strategy** and helps the Council's partners and other organisations deliver relevant parts of their programmes. All of our other planning documents must be consistent with the Core Strategy.
2. Camden Development Policies contributes towards delivering our Core Strategy by setting out detailed planning policies that the Council will use when determining applications for planning permission in the borough to achieve the vision and objectives of the Core Strategy (see *Relationship with the Core Strategy* below).
3. Camden's Local Development Framework will also contain a number of other documents. These are:
 - **Site Allocations** – which will set out the Council's proposals for places that are expected to experience significant development.
 - **North London Waste Plan** – which will identify sites for major recycling and other waste handling facilities in North London and set out policies relating to waste. It is being prepared jointly by Camden and the six other boroughs in the North London Waste Authority area.
 - **Area Action Plans** – these provide a detailed planning framework for areas of significant development pressure or change. They give further detail on how the vision and objectives set out in the Core Strategy will be delivered in the area covered. They will take into account the current and future needs of local residential communities and include detailed programmed strategies for meeting them. They will also take into account the area's specific characteristics, sensitivities and pressures and seek to resolve any conflicting objectives.
 - **Supplementary Planning Documents (SPD)** – these will give detailed guidance on how the Council's planning strategy and policies will be implemented for specific topics, areas or sites. Although they will not form part of the statutory development plan for Camden, and will therefore not have the same weight in decision making, they will be important considerations in the Council's planning decisions.

A full list of the planning policy documents that Camden will be preparing over the next few years and the timetables for their production are set out in Camden's Local Development Scheme.

4. The diagram below shows the documents that make up Camden's Local Development Framework and the relationship between them.
5. When the Council adopts its Core Strategy and Development Policies documents, these will, along with other Local Development Framework documents, replace the current Camden Unitary Development Plan (UDP). They will then, with the Mayor's London Plan, form the statutory 'development plan' for Camden, the basis for planning decisions in the borough.





How we have prepared Camden Development Policies

6. Due to the close relationship between the Development Policies and Core Strategy we prepared the documents in parallel. The main stages in the preparation of the Development Policies so were as follows:
 - gathering background information and consulting on key issues and options for the future of Camden;
 - developing our Preferred Development Policies and consulting on them;
 - preparing and publishing the final Development Policies document (**‘proposed submission’**);
 - submitting Camden Development Policies to the government (‘submission’) for a public examination where the document is assessed by a Planning Inspector;
 - publication of the Inspector’s report;
 - adoption of Camden Development Policies by the Council.
7. Our Development Policies have been developed taking into account many sources of information and the results of two consultation exercises, in particular:
 - responses to consultation on key issues and options for our Development Policies and our Preferred Development Policies;
 - the supporting information and evidence we have collected and commissioned;
 - Camden’s Community Strategy and other relevant plans and strategies;
 - the policies and plans of the government and the Mayor of London;
 - a sustainability appraisal of Camden Development Policies.

Further information on these is set out below.

Public consultation

8. The preparation of Camden Development Policies involved two main stage of public involvement and consultation, alongside the Core Strategy. Firstly we gathered views on the key issues facing the borough and the options for tackling them, through a series of meetings and the publication of consultation material. This began in the autumn of 2007 and ran into 2008. The results of the consultation helped to inform the development of our Preferred Development Policies.
9. Consultation on our Preferred Development Policies and Core Strategy Preferred Approach ran from October 2008 and included public and youth workshops; meetings and presentations to many groups and stakeholders, including Camden's Area Forums; a supplement leaflet in the Council's *Your Camden* magazine, distributed to all households; articles in business publications; and use of press, mailings and Camden's website. Involvement of key stakeholders, for example infrastructure providers and neighbouring councils, took place throughout the preparation of both documents. The comments and input we received from consultation and involvement were taken into consideration in the drafting of this version of our Development Policies. For each stage of preparation we published a Consultation Report that gives detail of the consultation carried out, summarises the comments received and sets out the Council's response to them.

Supporting evidence

10. We have collected and commissioned a wide range of information and studies (sometimes known as the '**evidence base**') to inform the preparation of Camden Development Policies and the Core Strategy. This includes, but is not limited to, the following:
 - a sustainability appraisal (see below);
 - Camden Annual Monitoring Report;
 - Camden Retail Study 2008;
 - Camden Housing Needs Survey Update 2008;
 - Camden Affordable Housing Viability Study 2009;
 - Camden Employment Land Review 2008;
 - Camden Open Spaces, Sport and Recreational Facilities Needs Assessment 2008;
 - Camden Infrastructure Study 2009;
 - Delivering a Low Carbon Camden – Carbon Reduction Scenarios to 2050, SEA-Renue, 2007;
 - North London Strategic Flood Risk Assessment, Mouchel, 2008;
 - census information.

Other Camden strategies, the London Plan and government guidance

11. Our Local Development Framework documents, including Camden Development Policies, need to take into account other plans and strategies that influence the borough. They seek to contribute to achieve the vision of *Camden Together, Camden's Community Strategy 2007-2012*, which sets out the shared vision and strategy for the borough of the Council and its partners, and other relevant strategies. Council strategies relevant to the Local Development Framework include our Housing Strategy, Camden Safe – the Camden Community Safety Partnership Strategy, our Air Quality Action Plan, Camden's Children and Young People's Plan and our Local Implementation Plan (LIP), which sets out Camden's transport objectives, schemes and programmes.
12. Camden Development Policies must be in general conformity with the London Plan. The Mayor of London's London Plan (2008) sets a social, economic and environmental framework for the future development of the capital, providing the London-wide context for the borough's planning policies. All our planning documents must also be consistent with national policy prepared by the government in Planning Policy Statements/Guidance (PPS/PPG), unless we have strong evidence that an alternative approach is more appropriate in Camden.

Sustainability Appraisal and Habitats Directive Assessment

13. The preparation work for Camden Development Policies included a sustainability appraisal to assess its environmental, social and economic impacts. This has helped to make sure that our strategy and policies are sustainable by identifying any potential harmful impacts and suggesting ways to minimise them. It also helped to identify how to maximise beneficial impacts.
14. We carried out a sustainability appraisal and consulted on it at each of the stages in the production of Camden Development Policies (see above for more on these stages). The Sustainability Appraisal Report for Camden Development Policies will be published alongside this document.
15. We also carried out an assessment to assess whether our emerging approach and policies were likely to have any significant effect on sites of European importance for habitats or species, or an adverse impact on the integrity of those sites. The screening assessment found that no significant effects were likely and therefore it was not necessary to carry out Task 2 (Appropriate Assessment) and Task 3 (mitigation and alternative solutions) of the Habitats Regulations Appropriate Assessment process.

Relationship with the Core Strategy

16. As noted above, Camden Development Policies will play a key part in delivering our overall vision and objectives for the borough as set out in the Core Strategy, that is, to sustainably manage growth so that it takes place in the most appropriate locations, and meets our needs for homes, jobs and services, while continuing to conserve and enhance the features that make Camden such an attractive place to live, work and visit.
17. On many topics, the policies in this document provide additional detail and guidance on how we will implement the approach set out in the Core Strategy through our decisions on applications for planning permission. **Therefore, the two documents should be read in conjunction.** Throughout Camden Development Policies and the Core Strategy we have included relevant cross references between the documents.
18. This document is set out in a similar way to the Core Strategy to make it easier to see how they work together and the links between them, with both being organised in to the following sections:

Section 1 Location and management of Camden's growth

Section 2 Meeting Camden's needs – Providing homes, jobs and facilities

Section 3 A sustainable and attractive Camden – Tackling climate change and improving and protecting our environment and quality of life

Section 4 Delivery and monitoring

19. The table below shows how individual development policies in this document relate to the policies in the Core Strategy. The main Core Strategy 'parent' policy is shown for each development policy; however, it should be noted that some development policies will contribute to implementing a number of Core Strategy policies. For example, policy DP28 on Noise and vibration contributes towards achieving the approach in Core Strategy policies CS5 – *Managing the impact of growth and development*, CS7 – *Promoting Camden's centres and shops* and CS9 – *Achieving a successful Central London*, as well as its main 'parent' policy CS14 – *Promoting high quality places and conserving our heritage*.

Core Strategy Policy

Development Policy

Section 1 Location and management of Camden's growth

CS1. Distribution of growth	DP1. Mixed use development
CS2. Growth areas	supported by various development policies
CS3. Other highly accessible areas	supported by various development policies
CS4. Areas of more limited change	supported by various development policies
CS5. Managing the impact of growth and development	supported by various development policies

Section 2 Meeting Camden's needs – Providing homes, jobs and facilities

CS6. Providing quality homes	DP2. Making full use of Camden's capacity for housing DP3. Contributions to the supply of affordable housing DP4. Minimising the loss of affordable homes DP5. Homes of different sizes DP6. Lifetime homes and wheelchair housing DP7. Sheltered housing and care homes for older people DP8. Accommodation for homeless people and vulnerable people DP9. Student housing, bedsits and other housing with shared facilities
CS7. Promoting Camden's centres and shops	DP10. Helping and promoting small and independent shops DP11. Markets DP12. Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
CS8. Promoting a successful and inclusive Camden economy	DP13. Employment premises and sites DP14. Tourism development and visitor accommodation
CS9. Achieving a successful Central London	supported by various development policies
CS10. Supporting community facilities and services	DP15. Community and leisure uses
CS11. Promoting sustainable and efficient travel	DP16. The transport implications of development DP17. Walking, cycling and public transport DP18. Parking standards and limiting the availability of car parking DP19. Managing the impact of parking DP20. Movement of goods and materials DP21. Development connecting to the highway network
CS12. Sites for gypsies and travellers	no development policy

Core Strategy Policy

Development Policy

Section 3 A sustainable and attractive Camden – Tackling climate change and improving and protecting our environment and quality of life

CS13. Tackling climate change through promoting higher environmental standards	DP22. Promoting sustainable design and construction DP23. Water
CS14. Promoting high quality places and conserving our heritage	DP24. Securing high quality design DP25. Conserving Camden's heritage DP26. Managing the impact of development on occupiers and neighbours DP27. Basements and lightwells DP28. Noise and vibration DP29. Improving access DP30. Shopfronts
CS15. Protecting and improving our parks and open spaces & encouraging biodiversity	DP31. Provision of, and improvements to, open space, and outdoor sport and recreation facilities
CS16. Improving Camden's health and well-being	DP32. Air quality and Camden's Clear Zone
CS17. Making Camden a safer place	no development policy
CS18. Dealing with our waste and encouraging recycling	<i>North London Waste Plan</i> Local Development Framework document

Section 4 Delivery and monitoring

CS19. Delivering and monitoring the Core Strategy	no development policy
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Section 1

Location and management of Camden's growth

- 1.1 It is estimated that Camden's population will increase by around 36,000 people (about 18%) between 2006 and 2026. This growth in population will be accompanied by an increase in the number of homes, offices and other land uses in the borough. As Camden is already highly built up and has many places that are highly valued by local people, we face specific challenges in how to adapt to our growing population while improving and protecting our environment and how to get the right developments in the right places.
- 1.2 *A sustainable Camden that adapts to a growing population* is one of the key themes in Camden Together - Camden's Community Strategy. Our Local Development Framework documents form one of the main mechanisms for achieving this. The Core Strategy sets out our overall strategy in relation to growth, where it happens and how it is managed (see paragraphs 16-19 above).
- 1.3 Camden Development Policies provides detailed planning policies to help implement our Core Strategy. The Core Strategy section on the *Location and Management of Camden's Growth* sets out our overall approach to where growth will happen and how we can make sure it works positively for the borough. Many of the policies in this document contribute to delivering elements of the policy approach in the *Location and Management of Camden's Growth* section of the Core Strategy. However, as this is predominately a strategic matter, there is only one issue – mixed use – for which we consider a detailed development policy is needed under the *Location and Management of Camden's Growth* theme.



DP1. Mixed use development

- 1.4 Core Strategy policy CS1 – *Distribution of growth* promotes the most efficient use of land and buildings in Camden. This includes encouraging a mix of uses in development and expecting the provision of a mix of uses in schemes in the most accessible parts of the borough. Policy DP1 helps to deliver this by setting out our detailed approach to mixed use development.
- 1.5 The Council assesses mixed-use schemes in terms of the ‘primary’ use, which is the largest land-use by floorspace, and ‘secondary’ uses, which are all uses with smaller floorspaces. Where a contribution to housing is sought, this refers to self-contained housing (Use Class C3), except in the case referred to in paragraph 1.9. For the purposes of comparing the non-residential and housing floorspace, the Council will use the gross external area.
- 1.6 Policy DP1 is a relevant consideration for all new build development and extensions involving a significant floorspace increase. No non-residential uses are excluded from the policy. However, we acknowledge that there are a number of circumstances where a mix of uses may not be sought.

DP POLICY

DP1 – Mixed use development

The Council will require a mix of uses in development where appropriate in all parts of the borough, including a contribution towards the supply of housing. In the Central London Area (except Hatton Garden) and the town centres of Camden Town, Finchley Road/ Swiss Cottage and Kilburn High Road, where more than 200 sq m (gross) additional floorspace is provided, we will require up to 50% of all additional floorspace to be housing.

As an exception to this approach, in the designated Hatton Garden area, where more than 200 sq m (gross) additional floorspace is provided, we will require up to 50% of all additional floorspace in the form of secondary uses, including a contribution to housing and a contribution to affordable premises suitable for the jewellery industry.

The Council will require any secondary uses to be provided on site, particularly where 1,000sqm (gross) of additional floorspace or more is proposed. Where inclusion of a secondary use is appropriate for the area and cannot practically be achieved on the site, the Council may accept a contribution to the mix of uses elsewhere in the area, or exceptionally a payment-in-lieu.

In considering whether a mix of uses should be sought, whether it can practically be achieved on the site, the most appropriate mix of uses, and the scale and nature of any contribution to the supply of housing and other secondary uses, the Council will take into account:

- a) the character of the development, the site and the area;
- b) site size, the extent of the additional floorspace, and constraints on including a mix of uses;
- c) the need for an active street frontage and natural surveillance;
- d) the economics and financial viability of the development including any particular costs associated with it;
- e) whether the sole or primary use proposed is housing;
- g) whether secondary uses would be incompatible with the character of the primary use;
- f) whether an extension to the gross floorspace is needed for an existing user;
- h) whether the development is publicly funded;
- i) any other planning objectives considered to be a priority for the site.

- 1.7 If we are going to adapt successfully to Camden's growing population, we need to make the best use of the borough's limited land. Developing a mix of uses on individual sites and across an area can be beneficial in a number of ways, such as:
- reducing the need to travel between homes, jobs and services;
 - providing a range of activities through the day, and so increasing community safety and security;
 - contributing to the creation of areas that are diverse, distinctive and successful;
 - allowing an efficient use of land, with other uses developed above those uses which need direct ground floor access or a street-level frontage, such as shops;
 - providing more opportunities for the development of housing.

Large parts of the borough have a well-established mixed-use character and the Council seeks to extend this.

- 1.8 Core strategy policy CS6 indicates that the Council will regard housing as the priority land use of the Local Development Framework. Core strategy paragraph 6.18 goes on to acknowledge that the priority given to housing does not override a number of other considerations, but will be considered alongside them, such as the need for jobs, services and facilities, and the importance of Central London as a focus of business, shopping, education, healthcare and research. Taking into account these considerations, the Council will consider whether a proposed development in the borough could appropriately include a mix of uses, and in appropriate cases will seek a contribution to the supply of housing. Other secondary uses that may be sought include shops, community facilities, open space and workshops for light industry. The need for secondary uses and the precise mix and proportion appropriate will vary in different locations and will be a matter for negotiation, taking into account all the criteria set out in policy DP1.
- 1.9 As noted in Core Strategy paragraphs 6.13 and 6.53, the Council is concerned that the provision of student housing and other housing with bedsit rooms and shared facilities could prejudice the supply of self-contained housing. Therefore, when applying policy DP1 to seek a contribution to the supply of housing, the Council will seek permanent self-contained housing (in Use Class C3). However, in the context of development for an educational institution supported by the Higher Education Funding Council for England, as an alternative to self-contained housing, the Council may accept student housing that serves the same institution.



- 1.10 Camden's Central London Area and the town centres of Camden Town, Swiss Cottage/Finchley Road and Kilburn High Road are the parts of the borough which have the best access to public transport, the best potential for a mix of uses, and the best prospect for the development of housing above active street frontages. Additional housing in these locations will help provide activity and surveillance when businesses are closed, and support shops, services and local facilities. Therefore, the Council will expect development schemes in Central London and our larger town centres to provide a mix of uses, and will seek to negotiate up to half of all additional floorspace as housing (in Use Class C3), such that additional floorspace in residential use matches all the additional floorspace in non-residential uses.
- 1.11 On the basis of the floorspace and ancillary space required to create a single self-contained home or a single commercial unit within a mixed-use development, the Council considers that a development adding more than 200 sq m (gross) of floorspace is sufficient to provide a mix of uses, including a contribution to the supply of housing. Housing provided as part of a mixed use scheme should be independent of other uses and have a separate access at street level or other arrangements which provide for occupation independent of any non-residential use.
- 1.12 Affordable housing will be sought in appropriate circumstances in line with Core Strategy policy CS6 – *Providing quality homes* and Policy DP3 – *Contributions to the supply of affordable housing*. For example, where a development adds 1,000 sq m of non-residential floorspace, up to 1,000 sq m of housing will be sought. If 1,000 sq m or more of housing is provided, then within this, a contribution will be sought to affordable housing in accordance with paragraph 3.8 under policy DP3. As indicated in paragraph 3.18, the Council's sliding scale approach to affordable housing contributions from sites with capacity for 10 to 50 dwellings will not apply to mixed-use developments providing 1,000 sq m of non-residential floorspace or more. Where a site provides less than 1,000 sq m of non-residential floorspace, but is expected to make a contribution to the supply of affordable housing under the provisions of policy DP3, housing will be the primary use, and the sliding scale approach will apply to the affordable housing contribution.
- 1.13 The designated Hatton Garden area has a special character due to its nationally and internationally important cluster of jewellery manufacture and trading. The Council seeks to preserve and enhance the special character of the Hatton Garden, and to secure and protect a stock of premises available for small jewellery workshops and related light industry. We will seek to balance the general priority for housing against the importance of workshops in the Hatton Garden area, and will seek contributions to both of these where the inclusion of secondary uses is appropriate. The precise mix between primary and secondary uses, and between housing and jewellery premises, will vary in different developments and will be a matter for negotiation, taking into account the criteria in policy DP1. Core Strategy policy CS8 and policy DP13 give more information regarding our approach to Hatton Garden.



- 1.14 The adoption of a mixed use approach means that there will inevitably be occasions when new business development adjoins new or existing residential accommodation. By definition, business uses within Use Class B1 should be capable of operating in residential areas without having an adverse impact on residential amenity. The Council is concerned, however, that in some instances noisy plant and extended hours of operation can have a harmful effect on amenity. When mixed use schemes are proposed, we will therefore secure appropriate design features and use planning conditions to protect the amenity of existing and future residents.

Off-site provision and payments in lieu

- 1.15 Inclusion of secondary uses as part of a mixed use development offers the best prospect for creating a complementary range of activities across an area with continuous activity and natural surveillance. However, where a secondary use is appropriate for the area and cannot practically be achieved on the site, the Council may accept an off-site contribution to secondary uses in the same area, directly related in scale and kind to the development proposed, and secured by means of a planning obligation. Off-site solutions may be appropriate where developments involve a relatively small addition to floorspace, but it is anticipated that development adding 1,000 sq m (gross) or more should provide for mixed use on-site unless the applicant provides clear evidence that off-site provision of secondary uses is more appropriate.
- 1.16 In the Central London Area (excluding Hatton Garden) and the specified town centres, if an off-site contribution to housing is appropriate, the Council will take into account all related sites when assessing the level of housing provided. The Council will seek additional housing floorspace to match the net addition to non-residential floorspace across all sites, taking into account any non-residential floorspace removed in conjunction with the off-site housing contribution (but also seeking replacement of any existing housing lost as part of each development). For example, an additional 800 sqm of non-residential development without on-site secondary uses could either be matched off-site by the addition of 800 sq m of housing floorspace (with no reduction of existing non-residential floorspace), or matched by the conversion or redevelopment of 400 sq m of non-residential space into 400 sq m of housing.
- 1.17 Exceptionally, where a secondary use is appropriate for the area but cannot be achieved on site, and it is demonstrated to the Council's satisfaction that no alternative site is available in the area for the secondary use, we may accept a payment in lieu of provision, directly related in scale and kind to the development proposed. Financial contributions will relate to the value of the land (or the value of the space above another development) needed to provide the secondary use elsewhere, having regard to the financial viability of the proposed development. More detailed information regarding the calculation of off-site provision and payments in lieu is provided in our Camden Planning Guidance supplementary document.
- 1.18 The Council will adopt a similar approach to off-site contributions and payments-in-lieu in the Hatton Garden area, except that the scale of the contribution sought to housing may be reduced in order to secure a contribution to affordable premises or other support for the jewellery industry – see policy DP13 and the accompanying paragraphs.

Other factors affecting the potential for mixed-use development, and the scale, nature and location of secondary uses

- 1.19 **The character of the development, the site and the area, site size, and the extent of the additional floorspace** – Existing development on or near a development site may limit the potential for the inclusion of secondary uses, particularly the inclusion of housing. A site may be constrained by disturbance or overlooking from other activities and properties nearby. The retention and extension of an existing building on-site (especially a listed building or a building that makes a positive contribution to a conservation area) may prevent the creation of new features such as entrances, windows, staircases and lifts necessary to accommodate a mix of uses. Small site sizes may also limit the potential to include these features. As noted in paragraph 1.15, it may be appropriate for developments involving a relatively small addition to floorspace (under 1,000 sq m gross) to make an off-site contribution to secondary uses.

- 1.20 **The need for an active street frontage and natural surveillance** – Particular secondary uses and arrangements of uses may be sought to promote street activity and natural surveillance where community safety concerns are raised by local characteristics, such as:
- long, unpunctuated street blocks and frontages formed by large buildings;
 - a lack of diversity and domination of the area by a single use;
 - a lack of vitality and a high proportion of vacant premises;
 - low levels of street activity at certain times of the day, evening or week.
- 1.21 **Development economics, financial viability, and particular costs** – We acknowledge that the introduction of secondary uses into a development can have a major impact on development economics in a variety of ways, including the need for additional circulation spaces and stairways, lower rents or capital values associated with some secondary uses, the effect of differential lease periods on future prospects for redevelopment, and investor preferences. Where a proposed development falls significantly short of the Council's expectations in terms of the contribution to secondary uses (whether on-site, off-site, or in the form of a payment-in-lieu), the Council will expect submission of a financial viability appraisal to justify the scale of the secondary uses proposed. In appropriate circumstances, the Council may also seek an independent verification of the appraisal funded by a developer. Further details of how we will consider financial viability in connection with policy DP1 are provided in our Camden Planning Guidance supplementary document.
- 1.22 We also acknowledge that emerging economic conditions and property market trends may alter the viability of the primary or secondary uses, potentially delaying or preventing implementation of some or all parts of a proposal. The Council will take into account the sensitivity of financial viability appraisals to changing market circumstances, and will seek to include appropriate flexibility into planning obligations and phasing arrangements to ensure that a mix of uses can be delivered.
- 1.23 **Specific situations when mixed use development may not be required** – In addition to the general considerations that may limit the potential or scale for the development of a mix of uses or a contribution to secondary uses, there are a number specific types of development and circumstances that could render the inclusion of secondary uses inappropriate:
- given that housing is the priority land-use of the Local Development Framework, where housing is the sole or primary use proposed, the Council may not seek secondary uses unless there is a shortfall of facilities in the area that will be needed for the development (for example, open space or health facilities), or secondary uses are needed to provide an active street frontage (for example, shops in or adjacent to a shopping parade);
 - the Council will not seek housing or other secondary uses where they are not compatible with the primary use, for example where noise levels from an industrial use would compromise residential amenity, or where the incorporation of secondary uses would be precluded by the operational requirements of a specialised use, such as a hospital or healthcare facility, or an academic, research or educational institution;
 - the Council may not seek secondary uses where a development is required to accommodate an existing user on the site (for example, to provide for the expansion of a business or to consolidate a business's activities to a single site), unless the development involves additional floorspace that is surplus to the user's requirements;
 - The Council may not seek secondary uses where a development is publicly funded and is required to accommodate a public facility or service, or for public administration.
- 1.24 **Any other planning objectives considered to be a priority for the site** – The Council recognises that where it seeks other planning benefits from a development or seeks to meet other planning objectives, this may limit the potential of a site to provide a mix of uses generally, or housing in particular. Examples may include the requirement to contribute to funding for transport infrastructure, or the need to prioritise uses such as business, shopping, education, healthcare or research in certain parts of Central London. When negotiating for a contribution to secondary uses, the Council will have regard to other benefits arising from a proposal. The Council will expect costs associated with all aspects of a proposal to be included in any financial viability appraisal, including the costs and returns associated with all uses included in the development, and any expenditure required to meet the terms of a legal agreement.

Further guidance

- 1.25 Further guidance on mixed use developments, particularly in relation to the inclusion of a proportion of housing in such schemes, is set out in our Camden Planning Guidance supplementary document. The Council's Site Allocations document will allocate specific sites for a mix of uses and provide guidance for their future development.

Key evidence and references

- Camden Housing Needs Study Update 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 1: Delivering Sustainable Development; ODPM; 2005





Section 2

Meeting Camden's needs

– Providing homes, jobs and facilities

- 2.1 The section on Meeting Camden's needs in Camden's Core Strategy provides our overall approach to making sure we provide the homes, jobs, facilities and infrastructure needed to support the growth in the number of people living in, working in and visiting the borough. This section of Camden Development Policies sets out our detailed planning policies to help to implement this part of the Core Strategy. It is divided into three parts:
- **Meeting our need for homes** – this provides policies that seek to maximise overall housing supply, provide affordable housing and prevent the loss of housing. It also covers providing homes of different sizes; lifetime and wheelchair homes; sheltered housing and care homes for older people; accommodation for homeless people and vulnerable people; hostels and other housing with shared facilities.
 - **Providing jobs and facilities** – this contains our policies on small and independent shops, markets, managing the impact of town centre uses, employment sites and premises, tourism and visitor accommodation, and community and leisure uses.
 - **Promoting sustainable and efficient transport** – this sets out our detailed policies on transport, in particular on the transport implications of development; walking, cycling and public transport; parking; the movement of goods; and development that connects to the highway network.



Meeting our need for homes

- 2.2 The Core Strategy seeks to manage growth so that it works positively for Camden. Core Strategy policy CS6 – *Providing quality homes* aims to:
- make full use of Camden’s capacity for housing, to meet or exceed targets for the supply of homes in the borough;
 - secure high quality affordable housing, by seeking an appropriate proportion of, and different types of, affordable homes; regenerating Camden’s housing estates; and bringing existing Council homes up to Decent Homes standard;
 - minimise social polarisation and secure mixed and inclusive communities, by securing a broad range of housing of different sizes and types to meet the needs of different groups and households in different circumstances.
- 2.3 This sub-section of Camden Development Policies sets out in more detail how we will make planning decisions to deliver the aims of policy CS6. However, housing schemes will also need to satisfy other relevant policies, particularly those concerned with the environment, quality of life, sustainability, climate change and transport. These policy concerns correspond well with the Building for Life criteria that form the national standard for well-designed homes and neighbourhoods.
- 2.4 Amenity, in terms of a house’s relationship with neighbouring properties and its internal space standards, is key aspect of housing quality. The Council will protect the amenity of Camden’s residents by making sure that the impact of developments on their occupiers and neighbours is fully considered, in accordance with development policy DP26 and Core Strategy policy CS5. Further information regarding factors that affect residential amenity is included in our Camden Planning Guidance supplementary planning document. In particular, Camden Planning Guidance contains our internal space standards for residential development. To provide high quality housing, proposals will need to address all aspects of residential amenity in accordance with relevant policies and Camden Planning Guidance.
- 2.5 The policies in this sub-section relate to the same forms of housing as Core Strategy policy CS6, namely:
- self-contained houses and flats (Use Class C3) (the predominant form);
 - live/work units, which are self-contained homes that include a dedicated work area (they are outside any planning use class, but we will treat them in the same way as Use Class C3 for the operation of our Local Development Framework policies);
 - bedsit rooms that share facilities such as toilets, bathrooms and kitchens (often known as houses in multiple occupation or HMOs, some with 3 to 6 occupiers fall within Use Class C4, but most are outside any planning use class);
 - hostels where shared accommodation is managed for a particular group of people (e.g. students) and occupiers may stay for several months (also outside any planning use class);
 - those nursing homes, care homes and parts of hospitals where people live permanently, such as nurses’ accommodation (parts of Use Class C2);
 - residential accommodation that is ancillary to another use, such as living areas for managers, caretakers and other staff.

DP2. Making full use of Camden's capacity for housing

- 2.6 Core Strategy policy CS6 indicates that the Council seeks to maximise the supply of homes and minimise their loss, with housing regarded as the priority land-use of the Camden Local Development Framework. Key aspects of policy CS6 that inform our approach to maximising housing supply and minimising loss of homes in the case of an individual site include:
- the overall Camden target for supply of additional homes from 2010/11 to 2024/25;
 - the separate elements of the target for self-contained homes, homes that are not self-contained (such as hostels and grouped bedsit rooms) and vacant homes returning to use;
 - the overall expected delivery of additional homes based on Camden's 15-year housing trajectory, which is significantly above the housing target for 2010/11 to 2024/25, but falls significantly short of the projected household growth rate up to 2026; and
 - the Council's aim to give priority to households unable to access market housing and to vulnerable people in planning decisions relating to new homes.
- 2.7 Policy DP2 protects housing against development for a non-residential use. It relates to all forms of housing for long-term residents (see paragraph 2.5). The first part of the policy is concerned with making the best use of sites for additional homes, particularly homes for people who are unable to access general needs market housing. This part relates primarily to self-contained houses and flats (Use Class C3). The second part is concerned with the loss of housing floorspace in all forms; proposals to change permanent housing into short-stay accommodation; and with the loss of self-contained homes through proposals to combine them into larger dwellings. More detailed guidance is given in policies DP7, DP8 and DP9 with respect to the loss of sheltered housing and care homes for older people; loss of housing for vulnerable people and homeless people; and loss of student housing, bedsits, and other housing with shared facilities. Through policy DP4, the Council seeks to protect existing affordable housing, whether or not it is self contained.



DP POLICY

DP2 – Making full use of Camden’s capacity for housing

The Council will seek to maximise the supply of additional homes in the borough, especially homes for people unable to access market housing, by:

- a) expecting the maximum appropriate contribution to supply of housing on sites that are underused or vacant, taking into account any other uses that are needed on the site;
- b) resisting alternative development of sites considered particularly suitable for housing; and
- c) resisting alternative development of sites or parts of sites considered particularly suitable for affordable housing, homes for older people or homes for vulnerable people.

The Council will seek to minimise the loss of housing in the borough by:

- d) protecting residential uses from development that would involve a net loss of residential floorspace, including any residential floorspace provided:
 - within hostels or other housing with shared facilities; or
 - as an ancillary element of another use, wherever the development involves changing the main use or separating the housing floorspace from the main use.

- e) protecting permanent housing from conversion to short-stay accommodation intended for occupation for periods of less than 90 days;
- f) resisting developments that would involve the net loss of two or more homes, unless they:
 - create large homes in a part of the borough with a relatively low proportion of large dwellings,
 - enable sub-standard units to be enlarged to meet residential space standards, or
 - enable existing affordable homes to be adapted to provide the affordable dwelling-sizes that are most needed.

As an exception to the general protection of residential floorspace, where no alternative site is available, the Council will favourably consider development that necessitates a limited loss of residential floorspace in order to provide small-scale healthcare practices meeting local needs.





Maximising the supply of additional homes

- 2.8 Housing is regarded as the priority land-use of the Local Development Framework, and the Council will make housing its top priority when considering the future of unused and underused land and buildings (see Core Strategy policy CS6). However, this priority does not override, but will be considered alongside, the need to protect some non-residential uses; to promote the national and international roles of Central London; and the need for development to respect the characteristics of the area and the site or property. Taking these considerations into account, a mix of uses or an alternative use will be appropriate for some sites. Where a mixed-use scheme including housing would be appropriate, the Council will seek to maximise the contribution to the supply of housing within the mix, taking into account policy DP1 and the criteria set out in paragraph 2.12.
- 2.9 High development densities are one way of making the maximum use of a site (in the context of housing, this means more homes or rooms in a given area). In accordance with policy CS1 of the Camden Core Strategy, the Council will expect the density of housing development to take account of the density matrix in the London Plan (Table 3A.2), and to be towards the higher end of the appropriate density range. However, the appropriate density will also depend on accessibility, the character and built form of the surroundings, and protecting the amenity of occupiers and neighbours. Given that the majority of the borough has relatively high public transport accessibility and is suitable for development of flats, densities should generally fall within the cells towards the right and bottom of the matrix, i.e. 45 to 405 dwellings per hectare.
- 2.10 There is a significant market in Camden for very large homes that have many more rooms than occupiers. The London Plan density matrix assumes that the number of habitable rooms per dwelling will average between 2.7 and 4.6. Developments including dwellings with significantly more habitable rooms may give inconsistent results against the density matrix, showing an appropriate density in terms of habitable rooms, but an inappropriately low density in terms of dwellings. In the interests of mixed and inclusive communities, the Council seeks a range of dwelling sizes, and does not favour concentrations of very large homes. Therefore, when using the London Plan density matrix, the Council will refer primarily to dwelling densities, measured in units per hectare.



- 2.11 Where possible, we have identified underused sites that are suitable for additional housing in our Site Allocations Local Development Framework document, and will resist an alternative use of allocated sites. However, a high proportion of the housing developments that come forward in Camden are not identified in advance because they are small sites, or were in use when sites were assessed for allocation. Given the high proportion of potential housing sites in the borough that cannot be identified in the Sites Allocations document, the Council may also resist non-housing development on other sites that:
- have a valid consent for housing; or
 - are suitable for housing in terms accessibility and amenity, and are free of physical and environmental constraints that would prevent residential use.
- 2.12 In seeking to maximise the proportion of a site used for housing and deciding whether to resist a non-housing development, the Council will take into account:
- the need and potential to re-provide on site existing uses protected by other policies, such as industry, warehousing, community uses and shops;
 - other uses that are needed in the area, particularly in Central London, and the extent to which alternative sites or provision is available;
 - policy DP1, and whether a mixed-use development would be appropriate;
 - whether the supply of additional housing falls short of the overall target of 595 additional homes per year and the target of 437 additional self-contained homes per year; and
 - the financial viability of the proposal and the financial viability of housing development.
- 2.13 The Council will generally treat live/work units in the same way as housing for the operation of development policies. Such premises contribute to the range of homes and the range of business premises in the borough, and the Council will not resist the development of live – work premises on sites that are considered suitable for housing, subject to the inclusion of an appropriate mix of dwelling-sizes and types (in accordance with other policies including DP3, DP5 and DP6). Further information on our approach to live-work premises is provided by policy DP13 and accompanying paragraphs.

Sites particularly suitable for affordable housing and housing for vulnerable people

- 2.14 The capital return and rental income of developments that provides affordable housing, housing for older people or housing for vulnerable people is limited. Therefore there is a danger that other more profitable forms of housing, such as student housing, will take-up potential sites and limit the supply of affordable housing and homes for vulnerable people.
- 2.15 As far as possible, the suitability of housing sites for affordable housing is identified in our Camden Site Allocations Local Development Framework document. However, a high proportion of the affordable housing provided in the borough is on sites that have not been identified in advance. Where a site has been allocated for affordable housing or a proportion of affordable housing, or has a valid consent for a development including affordable housing, the Council will resist development that fails to include appropriate affordable housing provision. The appropriateness of an affordable

housing contribution will be considered in terms of the criteria set out in policy DP3, including the financial viability of the development. The Council will also resist the loss of any existing affordable housing, as set out in policy DP4.

- 2.16 Most additional housing for older people and vulnerable people is likely to be delivered by independent providers such as registered social landlords or charities. Where a site has been allocated to provide housing for older people or vulnerable people, the Council will resist housing development that fails to include these uses. The Council will also resist the loss of any existing housing for older people or for vulnerable people, as set out in policies DP7 and DP8.

Loss of residential floorspace

- 2.17 As set out in Core Strategy section CS6 and paragraph 2.6 above, the expected delivery of additional homes from 2010/11 to 2024/25 falls significantly short of the projected growth in the number of households up to 2026. Any loss of residential floorspace that could potentially house an individual or household would worsen this shortfall, and will be therefore be resisted by the Council. As noted in paragraph 2.5, housing takes a wide variety of forms capable of providing permanent residential accommodation. Policy DP2 relates to all of these forms, (although more detailed guidance is given in policies DP4, DP7, DP8 and DP9 on loss of affordable housing, sheltered housing and care homes for older people, accommodation for homeless people and vulnerable people, student housing, bedsits and other housing with shared facilities).
- 2.18 In some cases, residential accommodation is ancillary to another use, such as a caretaker's flat at a school, a staff flat above a shop or pub, or a nurses' home at a hospital. Alterations between the proportion of floorspace in the main use and the ancillary use will generally be outside planning control. However, where the development involves changing the main use or separating the housing floorspace from the main use, it will generally be subject to planning control, and we will seek to protect the residential floorspace.
- 2.19 In some circumstances, it may be appropriate for residential floorspace to be re-provided on an alternative site. We will have regard to policy DP1 (mixed-use development) when considering whether housing should be retained on-site or re-provided off-site. For the purposes of policy DP2, the Council will regard losses of residential floorspace as material if they reduce the number of people who can occupy a home or property. For the purposes of applying policy DP2 to hospitals and care homes (within Use Class C2), protection will apply only to the floorspace previously in permanent residential use, including staff housing, dormitories, permanent accommodation for people needing residential care, and any communal or circulation space associated with these. Additional guidance on protection of key-worker affordable housing for healthcare staff is included in Policy DP4.

Conversion to short-stay accommodation

- 2.20 There is a demand for short term and temporary accommodation in the borough, primarily to provide for visitors. This accommodation falls outside the Council's land-use priority for housing, and new demand should be met from appropriate sites in non-residential use, rather than sites used for permanent housing. In London, a switch from permanent housing to properties let for less than 90 days is considered to be a material change of use (under the amended Greater London Council (General Powers) Act 1973). The Council will resist development that changes permanent housing into such accommodation. Proposals to provide short-term accommodation for vulnerable people (such as people at risk from domestic violence) will be assessed in accordance with policy DP8.
- 2.21 Proposals for new short-term and temporary accommodation will be considered taking into account policies that seek to protect existing uses. Where a proposal involves accommodation for short-term visitors to Camden, the Council will take into account policy DP14 relating to tourism development and visitor accommodation.

Net loss of two or more homes

- 2.22 The expected shortfall in the delivery of homes up to 2024/25 is potentially worsened by the loss of dwellings in small schemes for housing conversion and redevelopment. In each of the 5 years

up to 2007/08, planning permission was granted for the loss of more than 80 dwellings in small conversion and redevelopment schemes, which, when implemented, will add to Camden's (net) annual target of 595 additional homes per year. As a result, there is considered to be little scope for the loss of existing homes in the borough, even where this does not involve loss of floorspace. Where development involves the demolition or other loss of homes, the Council will generally expect it to provide a similar or greater number of replacement dwellings, to an equivalent or better standard than the homes removed.

- 2.23 The majority of permissions granted for the loss of homes involved schemes to combine 2 or more homes into a single large dwelling. Within the affordable housing stock, these changes are justified by the severe problems of overcrowding and the high proportion of existing one-bed dwellings. However, there is no comparable mismatch across the borough's market sector, and typical layouts suggest that merger of existing market homes is largely geared to a demand for high value housing rather than the creation of additional bedrooms for large families. Therefore, schemes that would create a loss of more than one residential property will generally be resisted. The Council does not seek to resist schemes combining dwellings that involve the loss of a single home.
- 2.24 The nature of the stock of market housing varies across the borough, and some areas have a much higher proportion of large dwellings than others. A mix of large and small units in an area can help to create more balanced communities (as different size dwellings meet the housing needs of different parts of the community) and increase housing choice. To achieve a more varied mix of housing, the Council will favourably consider proposals that create large homes out of smaller homes in parts of the borough where there is a relatively low proportion of large dwellings (that is, the wards of Bloomsbury, Holborn and Covent Garden, King's Cross, Kilburn, Regent's Park and St Pancras and Somers Town).
- 2.25 Some housing in the borough does not conform to current residential space standards. These are usually homes that were built before the standards were introduced or without the benefit of planning consent. Where existing homes fall substantially below the residential space standards set out in our Camden Planning Guidance supplementary document, the Council may consider proposals involving the loss dwellings in order to meet the standards. We will consider proposals favourably if existing homes are 20% or more below the space standards and the loss of dwellings is no greater than is necessary to meet the standard.
- 2.26 There is a particular shortage of affordable homes for large families in the borough (see Core Strategy section CS6 and policy DP5 below). Opportunities to reduce this shortage and reduce overcrowding could arise by reconfiguring or redeveloping existing housing, especially the stock of Council housing, which contains a disproportionate number of one-bedroom dwellings. The Council will favourably consider proposals that create large affordable housing for families by combining or redeveloping smaller affordable dwellings provided that there is no overall loss of residential floorspace.

Small-scale healthcare practices

- 2.27 Small-scale healthcare practices (such clinics for osteopathy and physiotherapy) may appropriately be provided in residential areas to ensure they are easily accessible to the people that need them, sometimes in association with the homes of the practitioners. The Council may support the loss of residential floorspace to provide these and similar small-scale healthcare facilities provided that the loss will not exceed one dwelling; no alternative non-residential premises are available nearby; and the proposal will meet needs in a local catchment. If there is no longer a need for these healthcare practices, the Council will expect the floorspace to return to residential use.

Key evidence and references

- Camden Housing Needs Study Update 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 3 – Housing

DP3. Contributions to the supply of affordable housing

- 3.1 Core Strategy policy CS6 indicates that the Council will aim to secure high quality affordable housing for Camden households that are unable to access market housing. Policy DP3 supports the delivery of CS6 by setting out our detailed approach to providing affordable housing.
- 3.2 Policy DP3 is concerned primarily with self-contained houses and flats (Use Class C3), including self-contained sheltered housing for older people. Policy DP3 will also be applied to proposals for bedsits or other permanent housing with shared facilities if the development could be occupied lawfully as self-contained dwellings in Use Class C3 without submission of a further planning application (please see paragraphs 9.2 to 9.3 for more details). Affordability may also be a consideration relevant to care homes for older people, accommodation for homeless people and accommodation for vulnerable people, however the model for affordable housing provision established by policy DP3 will not generally be suitable for housing that is not self-contained.
- 3.3 Policy DP3 does not apply to genuine student housing, which has a number of characteristics which distinguish it from other forms of housing:
- during term-time, it is available exclusively to students;
 - most includes some shared facilities or services;
 - rents are not subject to public control or subsidy;
 - accommodation is often not available to residents for the full calendar year;
 - there is no potential to nominate tenants from households in need of affordable housing;
 - no family accommodation is included.

Proposals for student housing will be assessed having regard to policies DP2 and DP9.

- 3.4 The Council seeks to protect existing affordable housing, whether or not it is self contained, through policy DP4.



DP POLICY

DP3 – Contributions to the supply of affordable housing

The Council will expect all residential developments with a capacity for 10 or more additional dwellings to make a contribution to the supply of affordable housing.

The Council will seek to ensure that where two-or-more development sites are adjacent and related, the appropriate affordable housing contribution is comprehensively assessed for all the sites together. Where development sites are split or phased, the Council will seek to use legal agreements to ensure that all parts or phases make an appropriate affordable housing contribution.

The Council will expect the affordable housing contribution to be made on site, but where it cannot practically be achieved on site, the Council may accept off-site affordable housing, or exceptionally a payment-in-lieu.

The Council will negotiate the development of individual sites and related sites to seek the maximum reasonable amount of affordable housing on the basis of an affordable housing target of 50% of the total addition to housing floorspace, but will apply the target with regard to a sliding scale from 10% for developments with capacity for 10 dwellings to 50% for developments with capacity for 50 dwellings.

In considering whether an affordable housing contribution should be sought, whether it can practically be made on site, and the scale and nature of the contribution that would be appropriate, the Council will also take into account:

- a) access to public transport, workplaces, shops, services and community facilities;
- b) the character of the development, the site and the area;
- c) site size, and constraints on including a mix of market and affordable tenures;
- d) the economics and financial viability of the development including any particular costs associated with it;
- e) the impact on creation of mixed and inclusive communities; and
- f) any other planning objectives considered to be a priority for the site.

- 3.5 The government defines two types of affordable housing. **Social rented** housing is managed by affordable housing providers such as the Council and Housing Associations, and rents are set in accordance with government targets. **Intermediate affordable** housing costs more than social rented housing but substantially less than market housing, and caters for other occupiers who are unable to afford market housing. Intermediate affordable housing includes housing for **key workers**, such as teachers, nurses, and staff in the emergency services.
- 3.6 In negotiations related to affordable housing, the Council will proceed on the basis of the detailed definitions and considerations for affordable housing, social rented housing and intermediate affordable housing contained in government guidance, the London Plan, and relevant Mayoral guidance. Where necessary, these will be supported by guidance in our Camden Planning Guidance supplementary document. The Council will seek to negotiate legal agreements to secure:
- the delivery affordable housing;
 - its continued availability as affordable housing; and
 - access to it by Camden households that are unable to access market housing.

Developments that should make a contribution to the supply of affordable housing

- 3.7 The Council considers that all developments with capacity for 10 or more additional dwellings should contribute to affordable housing in Camden. This is consistent with the site capacity threshold proposed by the London Plan, but supplements this with explicit exclusion of any homes that already exist on the development site. We acknowledge that this threshold should be applied sensitively to avoid deterring development that exceeds the threshold and reducing the overall supply of housing.
- 3.8 The Council considers that a floorspace of 1,000 sq m (gross) is capable of accommodating 10 family dwellings, and will expect all residential developments that would provide additional built residential floorspace of 1,000 sq m (gross) to make a contribution to the supply of affordable housing. The Council may also seek a contribution from developments adding less than 1,000 sq m (gross) residential floorspace if other considerations suggest that the site has capacity for 10 additional dwellings. Our Camden Planning Guidance supplementary document gives further information on assessing site capacity.
- 3.9 As noted in paragraph 2.9 under policy DP2, the parts of the London Plan density matrix that apply to most of Camden provide for densities of 45 to 405 dwellings per hectare – which suggests an average density of 225 dwellings per hectare (or per 10,000 sq m). Given site coverage and building heights typical in Camden, the floorspace threshold is generally consistent with the density matrix. However, in considering whether a specific site has capacity for 10 or more dwellings, the Council will assess which cells in the London Plan density matrix are appropriate to the site.
- 3.10 Sometimes two or more adjacent and related sites come forward for housing development in succession, for example where an existing user relocates in phases or a site is sold in parcels. In these situations, the Council will encourage comprehensive proposals for development of all related sites, and a single assessment of the appropriate affordable housing contribution across all components. A comprehensive treatment will facilitate the involvement of an affordable housing provider, assist efficient transfer and management of the affordable homes, and allow the development to make the best possible contribution to a mixed and inclusive community. Similar considerations will apply where a non-residential building or range of buildings comes forward for housing conversion floor-by-floor or wing-by-wing.
- 3.11 The Council will seek to prevent a succession of related proposals that fall just below the capacity threshold of 10 dwellings or 1,000 sq m (gross). We will seek legal agreements to ensure that each part of a split or phased development makes an appropriate affordable housing contribution, having regard to the contribution that would arise from a single assessment across all components. If appropriate, the Council will use legal agreements to ensure that the affordable housing contribution is triggered by the phase that brings the cumulative housing total to 1,000 sq m (gross), and increases in accordance with the final cumulative housing total after a specified period.
- 3.12 As indicated in paragraph 2.8 under policy DP2, where a mixed-use scheme is appropriate, the Council will seek to maximise the contribution to the supply of housing, taking into account development policy DP1 and other relevant considerations. The Council will seek to ensure that non-residential elements meet a demonstrable need or other planning objectives rather than being included to reduce the housing element below the capacity threshold of 1,000 sq m (gross).

Whether the affordable housing contribution is expected on-site

- 3.13 On-site contributions to affordable housing offer the best prospect for mixed and inclusive communities, offer the best prospect for timely delivery of both the affordable and market elements of the development, and avoid the difficulties of having to identify a second suitable site nearby that can viably be developed for affordable housing. However, the Council accepts that off-site solutions will be necessary where it is not practical to include affordable housing within a market housing development, for example where the development is relatively small (up to 3,500 sq m gross). The Council also accepts that a mix of on-site and off-site contributions may sometimes be appropriate, for example if it is practical to include intermediate affordable housing or social rented housing within the development, but not to include both.

- 3.14 In considering whether an off-site contribution is appropriate, the Council will consider the criteria set out in policy DP3, and will also consider whether:
- physical constraints of the site or premises would make on-site affordable elements impractical for management purposes;
 - the management or service charges of an on-site scheme would be too costly for affordable housing providers or occupiers to meet;
 - particular costs associated with the development would require an excessively high amount of subsidy for on-site provision, but the economics of the development do not preclude making an off-site affordable housing contribution;
 - the necessary affordable housing funding is unlikely to be secured within a reasonable timescale to enable an on-site scheme;
 - an off-site contribution will maximise the overall delivery of housing and affordable housing.
- 3.15 Where the principle of an off-site affordable housing contribution is accepted, the Council will initially seek provision of a specified amount of affordable housing on an identified site or sites. If a site cannot be identified, the Council may alternatively accept a specified amount of affordable housing on an unidentified site or sites, to be brought forward to an agreed timescale. In this situation, the Council will seek to ensure that the affordable housing is developed in reasonable proximity to the proposed market housing and so contributes to a mixed and inclusive community. A financial contribution towards affordable housing may be accepted in exceptional circumstances, for example, if:
- no suitable affordable housing sites are likely to come forward in the short or medium-term; or
 - the appropriate affordable housing contribution is too small to form a stand-alone development and there are no opportunities to link it to an alternative development nearby.
- 3.16 Where off-site development of affordable housing is accepted, the proportion of affordable housing will be considered across all related sites taken together. Where 50% is considered to be the appropriate contribution, the affordable housing should amount to 50% of all housing delivered, and not 50% of the amount of market housing (since an off-site contribution equivalent to 50% of the market housing would amount to only 33% of all housing delivered). However, the appropriate contribution will be considered in the light of all the factors set out in policy DP3. Further guidance on the appropriate affordable housing proportion is given below. Further guidance on calculating off-site contributions, including the appropriate level of financial contributions, is given in our Camden Planning Guidance supplementary document.

Applying the 50% target and the sliding scale

- 3.17 Where a development site has capacity for 10-or-more additional dwellings, the Council will seek the maximum reasonable amount of affordable housing in accordance with Core Strategy policy CS6, taking into account all the site-specific considerations set out in policy DP3. The Council will take positive measures to encourage developers to bring forward schemes that reach and exceed the capacity threshold of 10 dwellings or 1,000 sq m (gross), increasing the total number of homes that can be delivered, and increasing the proportion of schemes that make a contribution to affordable housing supply:
- Affordable housing targets will not apply to residential floorspace already on site (whether retained or replaced as part of a redevelopment), although all existing housing floorspace and affordable housing floorspace will be protected by policies DP2 and DP4.
 - The 50% target will operate on a sliding scale for housing developments, subject to the financial viability of the development, with a norm of 10% for 1,000 sq m (gross) of additional housing and 50% for 5,000 sq m (gross) of additional housing, considered to be sites with capacity of 10 dwellings and 50 dwellings respectively. A scheme of 2,000 sq m would normally provide 20% affordable housing, a scheme of 4,000 sq m would normally provide 40% affordable housing.
 - The Council will take a flexible approach to provision of off-site affordable housing for schemes close to the affordable housing threshold, that is between 1,000 sq m (gross) and approximately 3,500 sq m (gross) of additional housing.

- 3.18 The sliding scale cannot be applied to mixed use developments in the same way as residential development given the need to take account of the non-residential floorspace and its influence on the economics of the development. Calculating on the basis of a sliding scale would also become very complex in tandem with the flexibility for off-site housing contributions that is provided by mixed use development policy DP1. Therefore, the sliding scale approach will not be applied to mixed use schemes involving 1,000 sq m (gross) or more of additional non-residential floorspace. However, when considering the appropriateness of any affordable housing contribution in the context of a mixed use development, the Council will take into account the other criteria included in policy DP3, with particular regard to the economics and financial viability of the development.
- 3.19 We believe that a flexible approach is needed towards housing developments with capacity for 50 or fewer dwellings because:
- a 50% target implies that a scheme with 20 dwellings in total would be needed to produce more than 9 market dwellings;
 - for market housing development in Camden from 2001 to 2008 there have been a disproportionate number of proposals immediately below the affordable housing threshold (in this period, the threshold was 15 dwellings or more);
 - for market housing development in Camden from 2005 to 2008 the 50% target has generally not been viable for schemes that provide less than 3,500 sq m (gross) of housing (approx 35 dwellings) (Camden Development Monitoring).
- 3.20 As is indicated by Core Strategy policy CS6, and paragraph 6.23 in particular, when seeking affordable housing contributions on each development site, we will calculate on the basis of floorspace when negotiating the overall percentage of affordable housing, and the proportion of social rented and intermediate affordable housing. A scheme for 10 or more dwellings with less than 1,000 sq m floorspace (gross) would be below the scope of the sliding scale, and any proportion of affordable housing sought would be considered on the basis of the criteria included in policy DP3, with particular regard to the economics and financial viability of the development. Camden Planning Guidance gives further details of how the Council will operate the capacity threshold, the sliding scale and the 50% affordable housing target to ensure that sites make the maximum contribution possible to the overall supply of housing as well as affordable housing.
- 3.21 Paragraphs 6.54 and 6.57 under Core Strategy policy CS6 indicate that the Council intends to be flexible in pursuit of its policy objectives to take into account our monitoring of overall housing supply in the light of economic circumstances. These paragraphs note that the Council may vary the proportion of market housing and affordable housing. We will monitor the operation of the sliding scale closely to assess its impact on the supply of affordable housing and market housing. As set out in section 4 – *Delivery and Monitoring*, we will identify the need to reassess or review any policies or approaches in our Annual Monitoring Report.





Varying the proportion of social rented housing and intermediate housing

- 3.22 Core Strategy policy CS6 sets guidelines of 60% social rented and 40% intermediate affordable housing for negotiations on the nature of affordable housing on individual and related development sites. These guidelines will be applied flexibly, taking into account all the set of criteria given in development policy DP3. We recognise that high land costs and residential values on a number of sites in Camden will make intermediate affordable housing too expensive for households who would otherwise seek homes that cost more than social rent and less than market housing. Taking this into account alongside other criteria in policy DP3, the Council may prioritise social rented housing above intermediate affordable housing where a development is unable to provide more than 30% affordable housing floorspace in total.
- 3.23 The Council welcomes proposals for development led by affordable housing which will make a major contribution towards our borough-wide 50% affordable housing target. Schemes are considered to be affordable housing-led if they provide substantially more than 50% affordable housing. Although the guidelines in Core Strategy policy CS6 of 60% social rented and 40% intermediate affordable housing will generally apply, schemes led by affordable housing may exclude social rented or intermediate housing where this is warranted by the considerations set out in policy DP3, subject to the impact of the proposal on the creation of mixed and inclusive communities. Some forms of intermediate affordable housing require limited or no public subsidy, but are still offered for rent or sale at prices that are affordable compared with self-contained flats for the general market. The Council recognises that proposals providing 100% intermediate affordable homes of this type may be financially viable on some sites, and be acceptable in terms of the criteria in policy DP3.

Other factors affecting the scale, nature and location of the affordable housing

- 3.24 **Access to public transport, workplaces, shops, services and community facilities** – Generally, sites within the borough have a sufficient level of access to local amenities and public transport to support on-site provision of affordable housing. We will not exempt a site from on-site provision on these grounds unless it is demonstrated to the Council's satisfaction that there is a lack of essential services accessible from the site.

- 3.25 **The character of the development, the site and the area** – In some cases, existing development on or near a housing proposal may limit the potential for inclusion of affordable housing. For example, the retention and conversion of an existing building on-site (especially a listed building or a building that makes a positive contribution to a conservation area) may prevent the creation of the stair cores necessary to accommodate more than one tenure, or the creation of dwelling sizes appropriate for affordable housing. Existing buildings adjacent or nearby may prevent the inclusion of dual aspect accommodation, which is an important consideration where social rented accommodation is sought, as tenants may often be in their homes during the day. In these circumstances, the Council may be prepared to consider accepting an off-site contribution to affordable housing. The character of the area may have an impact on the nature of affordable housing sought if there is an existing concentration of housing in a single tenure. The creation of mixed and inclusive communities is discussed more fully in paragraph 3.29.
- 3.26 **Site size, and constraints on including a mix of market and affordable tenures** – The Council acknowledges that it is not usually possible for social rented housing and market housing to share the same stair/lift arrangements and communal inside spaces. This is due to the higher costs and maintenance requirements associated with the management, materials and finishes that are favoured for market housing, and the legal provisions that prevent a different service charge between market housing and affordable housing that share common service arrangements. Introducing additional entrances and stair/lift areas for affordable housing will be difficult on constrained sites, and can reduce the viability of development. As indicated in paragraph 3.17, we will take a flexible approach to off-site affordable contributions for schemes close to the affordable housing threshold, considered to be those of less than 3,500 sq m housing (gross). These factors will be particularly relevant when negotiating the mix of housing tenures and the appropriateness of an off-site contribution to affordable housing.
- 3.27 **Development economics, financial viability, and particular costs** – In negotiating an affordable housing contribution, the Council will consider the full range of costs associated with a development. These may include costs associated with contaminated land, heritage considerations (such as the restoration of a listed building), and environmental considerations (such as physical improvements for the regeneration of an area). Where a proposed development would not meet the Council's affordable housing target, we will expect submission of a financial viability appraisal to justify the proportion of affordable housing proposed. In appropriate circumstances, the Council may also seek an independent verification of the appraisal funded by the developer. Further details of financial viability appraisal mechanisms are provided in our Camden Planning Guidance supplementary document.
- 3.28 The Council recognises that achieving the affordable housing target on most sites will require public subsidy. We will therefore occasionally review our supplementary planning documents to indicate how we will negotiate provision in the light of government funding, the extent of the Council's own affordable housing fund, and prevailing land values and construction costs.





- 3.29 **The creation of mixed and inclusive communities, and other planning objectives considered to be a priority for the site** – Existing affordable housing is spread across most of the borough, some of it in clusters or small blocks, some on larger estates. The presence of an affordable housing estate near a proposed housing development will not generally be considered a reason for the Council to seek a lower proportion of affordable housing. However, we will have regard to the benefits of having a mixture of tenures in each part of the borough, and any social problems arising from existing concentrations of a single tenure. In some circumstances, the presence of an existing concentration of social rented housing may justify the development of a higher proportion of intermediate affordable homes or a lower proportion of large affordable homes.
- 3.30 The Council recognises that where it seeks other planning benefits from a development or seeks to meet other planning objectives, this may limit the potential of a site to provide affordable housing. Examples may include a requirement to contribute to funding for transport infrastructure or the inclusion of flexible space for businesses within a development. When negotiating the proportion of affordable housing, the Council will have regard to other benefits arising from a proposal. The Council will expect costs associated with all aspects of a proposal to be included in any financial viability appraisal, including the costs and returns associated with non-residential spaces, and any expenditure required to meet the terms of a legal agreement.

Car parking for affordable housing

- 3.31 Many of those in need of affordable housing, particularly existing social housing tenants, already own a car. In some cases, affordable housing residents may need a car in association with their job. So that new affordable housing is able to meet the housing needs of such residents, it will sometimes be appropriate to provide parking spaces for residents of affordable homes. Where development involves market housing in conjunction with social and/or intermediate affordable housing, the Council will seek a proportion of any off-street car-parking spaces for households occupying each housing type. In negotiating the proportion of car-parking spaces for occupiers of social rented and intermediate affordable housing, the Council will have regard to:
- the needs of any disabled people likely to occupy the housing;
 - the prevailing level of car ownership for each housing type;
 - the impact of the car parking spaces on the economics and financial viability of the development and the affordable housing; and
 - the practicalities of allocating a limited number of parking spaces to occupiers of affordable housing.

Key evidence and references

- Camden Housing Needs Study Update 2008
- Camden Affordable Housing Viability Study 2009
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 3 – Housing

DP4. Minimising the loss of affordable homes

- 4.1 Core Strategy policy CS6 sets out the Council's intention to minimise the loss of affordable homes. Policy DP4 provides more detail on our approach (while DP2 seeks to protect housing against development for non-residential uses). DP4 is concerned with the loss of affordable housing floorspace in all forms, but does not directly address accommodation for older people, homeless people or other vulnerable people. It will be used to assess proposals affecting self-contained affordable housing, and proposals involving the loss of certain key worker accommodation with shared facilities (hostels and ancillary accommodation for key-workers such as nurses). Policies DP7 and DP8 give detailed guidance for assessing proposals that affect sheltered housing and care homes for older people, and accommodation for homeless people and vulnerable people.

DP POLICY

DP4 – Minimising the loss of affordable homes

The Council will resist development that would involve a net loss of affordable housing floorspace, including any affordable housing that takes the form of:

- a) hostels, bedsits or other housing with shared facilities; or
- b) an ancillary element of another use, but only where the development involves changing the primary use or separating the housing floorspace from the primary use.

- 4.2 It is likely that the Council's investment in Decent Homes and its estate regeneration programme will involve redevelopment on some housing estates. Redevelopment proposals may also affect affordable housing provided by Housing Associations, employers and charitable or philanthropic bodies. In each case, we will expect the affordable housing floorspace to be re-provided in full, usually on-site and within the development. Replacement affordable housing may be provided on an alternative site provided that the replacement housing will:
- continue to give occupiers access to public transport, workplaces, shops, and community facilities, and
 - contribute to creating a mixed and inclusive community.
- 4.3 The estate regeneration programme is a long term strategy, and will involve relocating some occupiers while their homes are refurbished or redeveloped. Over the course of the programme, there may be redistribution of occupiers and of affordable housing floorspace from one part of an estate to another, or even from one estate to another. The Council will take a strategic approach to estate regeneration, taking into account the potential to attract investment and the benefits of mixed and inclusive communities. We will resist the loss of affordable housing floorspace across the programme as a whole, but may not resist localised or short-term losses provided a strategy is in place for their eventual replacement.
- 4.4 As noted in Core Strategy CS6 and policy DP5 below, there is a mismatch between the sizes of affordable housing most needed in Camden and the sizes available in the existing stock, with a particular shortage of affordable homes for large families. Therefore, policy DP4 protects affordable housing floorspace rather than seeking to retain each individual home, and provides for development that tailors the stock to meet existing and future needs. However, the Council will seek to ensure that arrangements are in place to re-house all existing occupiers.



- 4.5 Redevelopment of affordable housing should generally provide new social rented housing to replace existing social rented homes, and new intermediate affordable housing to replace existing intermediate affordable homes. However, if there is no longer a need for the type of stock being replaced (for example, where the existing stock contributes the over-supply of small social rented homes, or where employees that were previously housed are no longer part of the workforce), the Council may consider alternative proportions of social rented and intermediate housing, having regard to policy DP3 and paragraphs 3.22 – 3.23.
- 4.6 In the past, Camden had a significant stock of key-worker affordable housing that was not self-contained, in particular housing for student nurses and other healthcare staff. Some of this took the form of nurses' homes within hospital sites (and therefore were ancillary to Use Class C2), while some was provided as hostels located separately from the place of work. The demand for this particular form of housing has fallen because:
- nurses are no longer employed by NHS hospitals during their undergraduate training, and are not eligible for key-worker housing while they are students; and
 - a number of hospital trusts have arranged for their staff to have access to new Housing Association homes.
- Many nurses' homes and hostels have now been developed for other purposes, but some still exist, including newly developed staff housing at the Royal Free Hospital.
- 4.7 Similar considerations will apply to accommodation for nurses and subsidised accommodation for other workers such as caretakers. Where housing is ancillary to another use, such as a hospital, alterations between the proportion of floorspace in the main use and the ancillary housing use will generally be outside planning control. However, where development is subject to planning control, and affects affordable housing that is not self-contained, we will seek to ensure that this housing is retained or re-provided. The retained or replacement housing:
- should be available to the same group of occupiers or employees unless it is no longer needed by that group;
 - should be provided as social rented or intermediate affordable housing, subject to the considerations set out in paragraphs 3.22, 3.23 and 4.5; and
 - may be reconfigured or re-provided as self-contained housing if this does not compromise its affordability or prevent the needs of existing occupiers being met.
- 4.8 Housing and affordable housing required in association with mixed-use policy DP1 and affordable housing policy DP3 should be provided in addition to any retained or replacement affordable housing arising under policy DP4.

Key evidence and references

- Camden Housing Needs Study Update 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 3 – Housing

DP5. Homes of different sizes

5.1 Core Strategy policy CS6 seeks to secure mixed and inclusive communities and a range of self-contained homes of different sizes. Our approach is informed by:

- the over-representation of small dwellings among Camden’s existing homes;
- existing and projected household sizes in the borough;
- the Council’s identified dwelling size priorities;
- the need for a range of homes accessible across the spectrum of incomes; and
- the housing needs of different groups.

Policy DP5 helps to implement this element of policy CS6 by setting out more detail on our approach to providing homes of different sizes.

5.2 Policy DP5 relates primarily to developments of self-contained houses and flats for general needs (Use Class C3). It will be used when assessing new build housing schemes, schemes to reconfigure or subdivide residential properties and to all changes of use to housing (in Use Class C3) from other uses. It will also be used when assessing development that creates self-contained homes from residential accommodation that is ancillary to another use. Policy DP5 will be applied to proposals for bedsits or other permanent housing with shared facilities if the development could be occupied lawfully as self-contained dwellings in Use Class C3 without submission of a further planning application (please see paragraphs 9.2 to 9.3 for more details).

5.3 Policy DP5 does not relate to developments that provide homes exclusively for older people, homeless people, vulnerable people or students (these are covered by policies DP7, DP8 and DP9). In such developments, the appropriateness of the proposed mix of dwelling sizes will be assessed in terms of the needs of the intended occupiers. However, all housing developments should contribute to the creation of mixed and inclusive communities. Therefore, it will often be appropriate for these dedicated housing types to be integrated into larger schemes that include general needs housing.

DP POLICY

DP5 – Homes of different sizes

The Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. We will:

- a) seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floorspace;
- b) expect a mix of large and small homes in all residential developments.

In considering the mix of dwelling sizes appropriate to a development, the Council will have regard to the different dwelling size priorities for social rented, intermediate affordable and market homes, and will take into account:

- c) the character of the development, the site and the area, including the impact of the mix on child density;
- d) site size, and any constraints on including homes of different sizes; and
- e) the economics and financial viability of the site, including the demand for homes of different sizes.

- 5.4 The Council has identified different dwelling size priorities for social rented housing, intermediate affordable housing and market housing on the basis of the factors noted in paragraph 5.1. These priorities are set out in Core Strategy paragraph 6.39, and also set out in the Dwelling Size Priorities Table below, with dwelling sizes expressed in terms of number of bedrooms. The Council's particular aims for the size of each of these housing types form the final column of the table, and also provide the basis for monitoring policy DP5. When assessing a proposal against policy DP5, the Council will consider small homes to be studio flats, one bedroom and two-bedroom homes (the need for self-contained studio flats has not been assessed separately from the need for 1-bedroom homes). The Council will consider large homes to be homes with 3-bedrooms or more.

Dwelling Size Priorities Table					
	1-bedroom (or studio)	2-bedrooms	3-bedrooms	4-bedrooms or more	Aim
Social rented	lower	medium	high	very high	50% large
Intermediate affordable	medium	high	high	high	10% large
Market	lower	very high	medium	medium	40% 2-bed

- 5.5 The Council acknowledges that there is a need and/ or demand for dwellings of every size shown in the Priorities Table. We expect most developments to include some homes that have not been given a priority level, and some homes that are identified as medium priority. However, the Council has prioritised some sizes as high or very high priority (primarily on the basis of a high level of need relative to supply). We will expect proposals to include some dwellings that meet the very high priorities wherever it is practicable to do so. We will seek to focus provision around the very high and high priority sizes by assessing dwelling mixes against the aims in the Priorities Table. The Council will aim for at least 50% of social rented dwellings and 10% of intermediate affordable dwellings in each scheme to be large homes with 3-bedrooms or more, and for at least 40% of market homes to contain 2-bedrooms (in each case, proportions will be calculated in terms of numbers of dwellings rather than floorspace).
- 5.6 Having regard to criteria (c), (d) and (e) in policy DP5, the Council acknowledges that it will not be appropriate for every development to meet the aims set out in the Priorities Table. However, we consider that each development should contribute to the creation of mixed and inclusive communities by containing a mix of large and small homes overall, in accordance with criterion (b). Where possible a mix of large and small homes should be included within each category of housing provided (social rented, intermediate affordable and market). This will help ensure that each development provides some dwelling sizes that are high priorities and some that are not. The Council will resist development proposals for self-contained general needs housing that contain only one-bedroom and studio flats.
- 5.7 The Council will be flexible when assessing development against policy DP5, the dwelling size priority table, and the aims set out in paragraph 5.5. The mix of dwelling sizes appropriate in a specific development will be considered taking into account the character of the development, the site and the area. The following paragraphs set out a number of the relevant considerations.

Character of the development, the site and the area, and child density

- 5.8 Where a development involves re-use of an existing building, this may limit the potential to provide a range of dwelling sizes. Issues that can arise include the creation of access via an existing staircase or lift; respect for the integrity of existing structural walls and patterns of windows; changes in floor level; and heritage designations (listed building and conservation area status) that



may restrict alterations. The Council will have regard to these issues, alongside the expectations arising from development size, and other issues considered below.

- 5.9 Where a development is for the conversion of existing homes (including the creation of self-contained homes from residential accommodation that is ancillary to another use), the Council will seek to minimise the loss of dwelling sizes that are given a priority of medium or above in the dwelling size priorities table. In particular, conversions involving affordable housing should retain or re-provide any existing large affordable homes unless the creation of small homes will allow the release of other large affordable homes that are currently under-occupied. Conversion of market housing should also generally retain or re-provide existing 2-bedroom homes and should also include large homes. Conversions that involve the loss of existing homes should also comply with policy DP2.
- 5.10 When considering the proportion of large homes appropriate within a specific development, we will take account of any features that make the development particularly suitable for families with children. We will also take into account the flexibility that larger dwellings create for other types of households, allowing for arrangements such as shared households and adults caring for elderly or infirm relatives. Developments are particularly suitable for children to live in if they have:
- the potential to provide space on site where children can play (open space or private amenity space);
 - dedicated children's play space available nearby;
 - a number of homes with direct access to the street, private amenity space or open space;
 - no direct access to a major road;
 - a limited number of homes served from each internal corridor and each communal staircase or lift;
 - potential to provide a broad range of dwelling sizes in the development appropriate for new families with very young children and established families with older children.
- 5.11 Where some or all of the features listed in paragraph 5.10 are present, the Council will expect provision of a high proportion of large affordable homes, and expect inclusion of social-rented homes with 4-bedrooms or more (subject to policy DP3 on affordable housing). However, there are relatively few opportunities in Camden for housing development that will provide most of these features. Other ground floor uses often prevent direct access to the street, there are many major roads in the borough, and the cost of lifts is too high to share among a small number of homes. However, the Council does not consider that the absence of any or all of these features justifies the omission of large homes from a development. Developments should be arranged to provide access as directly as possible from large homes to the street entrance, external amenity space or open space. To provide for the minority ethnic mix in Camden, a proportion of large homes should have kitchens and food preparation areas that are physically separated from living areas. Please see our Camden Planning Guidance supplementary planning document for further details.

- 5.12 Child density is a measure of the number of children occupying a specific development or area. High child densities tend to arise where there is a high proportion of large affordable homes in a development, especially when these are social rented. In some circumstances, high child densities are associated with problems such as the use of communal areas as informal playgrounds, noise disturbance, graffiti and vandalism. When considering the proportion of large homes appropriate within a particular development, we will have regard to the child density in the surrounding area and the child density likely to arise in the development. We will also take account of the potential to use a management mechanism to control child densities, such as a sensitive lettings policy (these generally prevent all homes being occupied to their maximum capacity when they are first let).
- 5.13 A number of elements of good design are particularly relevant to considering the mix of dwelling sizes appropriate to a specific development proposal. The mix selected should achieve efficient layouts, in terms of the ratio of internal dwelling space to communal circulation space, and in terms of the proportion of the internal dwelling space that is usable. Where schemes include a number of floors, homes should be arranged to minimise noise disturbance, avoiding situations where bathrooms, living rooms and kitchens are directly above or below bedrooms. Homes where all windows face a single direction should also be avoided, especially in the case of large homes.

Development economics, financial viability, and demand

- 5.14 As set out in paragraphs 6.56 and 6.57 under Camden Core Strategy section CS6, the Council intends to be flexible in pursuit of its policy objectives, and will take into account the findings of our monitoring of housing supply in the light of economic circumstances. These paragraphs note specifically that the Council may vary the range of home sizes sought in order to maximise housing delivery.
- 5.15 At some times, and in some parts of the borough, the demand for large market homes may be higher than the demand for small ones, and vice versa. Market homes of some sizes can therefore generate a premium in terms of their value per square metre. The value of affordable housing may also vary depending on its size. Large affordable homes may have a lower value per square metre than small ones if grant from the Homes and Communities Agency or rental payments by the occupiers do not reflect the higher costs of providing them. The Council recognises that the rigid application of dwelling size priorities can prejudice the financial viability of a development in these cases, and will consider the appropriate mix of dwellings having regard to their value and the potential to maximise the proportion of affordable housing on the site.
- 5.16 The Council also recognises market housing and intermediate affordable housing will often be too expensive for many households who need large homes. Average house prices in Camden were well over twice the national average in 2007 (Camden Housing Needs Survey Update 2008). The affordability issues affecting large market and intermediate affordable homes have been considered in setting our dwelling size priorities, but will they will also be taken into account when considering the mix of homes appropriate for individual schemes.





- 5.17 Affordability and funding concerns may sometimes be resolved by adapting the tenure of intermediate or market housing (subject to the limits on Council control over tenure). In the intermediate sector, large homes for shared-ownership may be more appropriate where property values are relatively low, and large homes for rent may be more appropriate where development costs are relatively high. In the market sector, 3-bedroom homes may be accessible to a wider range of households if they are made available to rent. The Council will take account of affordability, funding concerns, and the impact of different tenures when seeking its priority dwelling sizes in particular schemes.
- 5.18 More detailed guidance on the preferred affordable housing mix is contained in our Camden Planning Guidance supplementary planning document. The Council produces residential space standards that indicate the amount of internal space appropriate for dwellings intended to accommodate different numbers of occupiers. These are also set out in Camden Planning Guidance.

Key evidence and references

- Camden Housing Needs Study Update 2008
- Greater London Strategic Housing Market Assessment 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 3 – Housing

DP6. Lifetime homes and wheelchair housing

- 6.1 Core Strategy policy CS6 indicates that Council will seek a variety of housing types suitable for people with mobility difficulties. Policy DP6 helps to deliver this by setting out our approach to lifetime homes and wheelchair housing.
- 6.2 Although mobility difficulties should be considered in the design of all forms of housing, the standards for lifetime homes and wheelchair accessibility relate primarily to the layout of self-contained homes. As occupants of student housing will only stay for a limited period, student housing is not expected to meet lifetime homes standards. The proportion of students who are wheelchair users should reflect the general population, therefore the Council expects 10% of student flats or study-bedrooms (together with supporting communal spaces) to meet wheelchair standards.

DP POLICY

DP6 – Lifetime homes and wheelchair housing

All housing development should meet lifetime homes standards. 10% of homes developed should either meet wheelchair housing standards, or be easily adapted to meet them.

- 6.3 The Council considers that people with mobility difficulties, including disabled people, should have access to a range of housing types that match the range available to those without mobility constraints. Mobility difficulties can affect children, young people, adults and older people. They can affect people who live in large families, small households and people living alone. Where people have support needs related entirely to a physical disability, the Council will seek to provide them with support in their own home.
- 6.4 A lifetime home supports the changing needs of a family's lifecycle, from raising children through to mobility issues in old age, essentially allowing people to live in their home for as much of their life as possible. Lifetime homes involve design features that have been tailored to foster accessible living, helping to accommodate old age, injury, disability, pregnancy and pushchairs. These features also allow a dwelling to be easily adapted for even higher levels of accessibility in the future, if the need arises. Lifetime homes exceed the requirements of Part M of the Building Regulations.
- 6.5 Lifetime homes standards will be applied to all developments of self-contained housing, including conversions, reconfigurations and changes of use (the standards do not apply to student housing). The standards will also be applied to proposals for bedsits or other permanent housing with shared facilities if the development could be occupied lawfully as self-contained dwellings in Use Class C3 without submission of a further planning application (please see paragraphs 9.2 to 9.3 for more details). The Council acknowledges that the design or nature of some existing properties means that it will not be possible to meet every element of the lifetime homes standard, for example in listed buildings, but considers that each scheme should achieve as many features as possible. All housing proposals should be accompanied by a submission showing how each of the lifetime homes standards will be met, with a full justification why any individual element will not be met. New build schemes are expected to incorporate all lifetime homes features. Further information on lifetime homes can be found in our Camden Planning Guidance supplementary planning document.
- 6.6 To provide independence and quality of life for wheelchair users, the Council will expect 10% of dwellings either to meet wheelchair housing standards, or be designed so a future occupier can easily adapt the dwelling to meet wheelchair housing standards. The percentage will be applied to all developments providing 10 or more self-contained homes, including conversions, reconfigurations and changes of use, and will also be applied to student housing. The percentage



will also be applied to proposals for bedsits or other permanent housing with shared facilities if the development could be lawfully occupied as 10 or more self-contained dwellings in Use Class C3 without submission of a further planning application (please see paragraphs 9.2 to 9.3 for more details). However, where proposals involve re-use of an existing building (particularly a listed building), the percentage will be applied flexibly taking into account of any constraints that limit adaptation to provide entrances and circulation spaces that are level and wide enough for a wheelchair user.

- 6.7 Ideally, wheelchair housing should be tailored to the specific needs of an individual wheelchair user and their household. Although tailoring housing to the occupier is rarely possible in proposals for speculative market housing, it can be achieved for affordable housing, where future occupiers can be identified by local housing managers, from the Housing Register (waiting list), and from transfer lists.
- 6.8 The Council will apply the wheelchair housing percentage across each affordability category in a scheme, generally seeking 10% of market housing, 10% of social housing and 10% of intermediate housing. For the 10% of market housing, future occupiers will often be unknown until after the homes have been fitted out. Where the 10% market housing is not fully fitted-out to meet the standards, it should be laid out to provide all the necessary circulation space within and between rooms, including bathrooms and toilets, as subsequent changes to these arrangements can be costly and difficult.
- 6.9 For social rented housing and intermediate housing, each type should include 10% of homes designed, built and fitted-out to meet wheelchair housing standards. The Council may use its affordable housing fund to support the creation of fully-fitted out affordable wheelchair accessible housing. We may seek to increase the percentage of affordable wheelchair accessible homes and reduce the percentage of market wheelchair accessible homes where this will enable us to meet the needs of identified future affordable housing occupiers. We may also agree to increase the percentage of social rented wheelchair homes and reduce the percentage of intermediate affordable wheelchair homes (or vice versa) where this will better enable us to meet the needs of identified future occupiers. More detailed information is included in our Camden Planning Guidance supplementary development document.

Key evidence and references

- Camden Housing Needs Study Update 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Accessible London: achieving an inclusive environment – London Plan Supplementary Planning Guidance; Mayor of London; 2004

DP7. Sheltered housing and care homes for older people

- 7.1 In accordance with Core Strategy policy CS6, the Council will seek a variety of housing types suitable for older people. Our approach to housing for older people is informed by:
- the scale and nature of the borough's designated homes for older people;
 - the existing and projected proportion of our population who are in the pensionable age group;
 - the Council's strategy of providing support for older people to remain in their own homes;
 - the strategy of replacing some of Camden's homes for older people with provision that combines independent living with elements of residential care and nursing care.
- 7.2 Policy CS7 relates to all housing designated for occupation by older people (people who are approaching pensionable age or have reached it), including:
- sheltered housing – commonly self-contained homes with limited on-site support (usually within Use Class C3);
 - residential care homes – commonly bedsit rooms with shared lounges and eating arrangements (within Use Class C2);
 - nursing homes – similar to residential care, but accommodating ill or frail elderly people, and staffed by qualified nursing staff (also within Use Class C2);
 - dual registered care homes – residential care homes where nursing care is provided for those residents who need it (also within Use Class C2);
 - extra-care homes – combinations of the above providing independent living alongside care and support, and sometimes also offering support for older people in the wider community.
- 7.3 As the Core Strategy indicates, the Council does not anticipate a growth in the need for people to move into sheltered homes or care homes up to 2026, but we aim to change the nature of the support to provide greater independence. We also expect that an increasing proportion of our older people will have nursing support needs due to an illness or disability. The Council will commission and support a number of extra-care homes, which will involve a mix of development on new sites, selective modernisation and redevelopment of existing provision, and decommissioning less suitable properties. We also expect that independent organisations and developers will be involved in new provision.



DP POLICY

DP7 – Sheltered housing and care homes for older people

The Council will support development of sheltered housing and care homes for older people provided that the development:

- a) will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/or care;
- b) will be accessible to public transport, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers; and
- c) contributes to creating a mixed and inclusive community.

In the case of the market-led development of self-contained sheltered housing in Use Class C3, the Council will expect the development to make a contribution to the supply of affordable housing in accordance with policy DP3. In the case of care homes, the Council will encourage a mix of tenures.

The Council will particularly support development of extra care homes and other homes for older people that combine independent living with the availability of support and nursing care. Where existing homes for older people no longer meet contemporary standards, the Council will favourably consider conversion or redevelopment to provide extra-care homes.

The Council will resist development that involves the net loss of floorspace in sheltered housing and care homes for older people unless either:

- d) adequate replacement accommodation will be provided that satisfies criteria a), b) and c) above; or
- e) it can be demonstrated that there is a surplus of homes for older people in the area; or
- f) it can be demonstrated that the existing homes are incapable of meeting contemporary standards for homes for older people.

Where the Council is satisfied that a development involving the loss of sheltered housing, care homes or other homes for older people is justified, we will expect it to provide an equivalent amount of residential floorspace for vulnerable people, or of permanent housing in Use Class C3, including an appropriate amount of affordable housing, having regard to policy DP3.

- 7.4 The Council expects to be involved in commissioning a number of modernisation schemes and new developments for older people early in the 2010 – 2025 period. Likely sites have been identified at King's Cross, Chalk Farm, Belsize Park, Gospel Oak, Hampstead and Regent's Park. However, other needs and opportunities will be identified by the Council over the period, and independent providers are also expected to bring forward their own proposals.
- 7.5 Policy DP7 sets out basic criteria for assessing housing proposals for older people, including the appropriateness of the location. A key criterion is the fit between the facilities and the needs of older people in the borough and the locality. However, the relationship between the proposal and its surroundings is also important. To meet our aim of promoting independence, we will seek to ensure that older people have access to the services they need, and have the opportunity to play an active role in the community. Securing locations with access to social networks and clubs is one way of allowing older people from the same background to mix and share information. These networks can help to prevent older people becoming isolated, especially people from black and minority ethnic communities.



- 7.6 There is a market for letting and sale of designated housing for older people, although the supply in Camden is limited at present. The resources older people have to access such accommodation vary considerably depending on whether they own their existing housing, any other assets and investments they have, and whether they have an occupational pension. New housing for older people will need to be available at a range of costs to suit a range of resources.
- 7.7 Where self-contained housing is proposed for older people to buy or lease, we will seek affordable housing in accordance with policy DP3. Affordability and the financial support available to older people will also be considerations where care homes are proposed. The Council acknowledges that arrangements for assessing affordability to people of pensionable age will be different from assessing affordability to people of working age, especially when housing costs include an element of care. However, we will encourage the providers of care homes to include a variety of tenures to suit older people from different backgrounds.
- 7.8 In many circumstances, housing for older people will generate a lower return than development of general needs housing. Housing sites that have a lower market value than those available for general market housing are rare, and where the Council accepts that a property or site is no longer appropriate for housing older people, we will consider any unmet housing needs of vulnerable people in the area and may seek development that meets those needs. Where the Council accepts that a site or property is no longer appropriate for housing older people or vulnerable people, we will expect its development for self-contained general needs housing, including an appropriate proportion of affordable housing.
- 7.9 When considering redevelopment for self-contained general needs housing, the Council will have regard to the criteria set out in policy DP3, and any need to generate funding for replacement housing for older people elsewhere. If replacement housing for older people is provided elsewhere, we will consider the proportion of affordable housing provided across both sites. We will resist proposals for non-residential development in accordance with policy DP2, and will seek to retain existing affordable housing in accordance with policy DP4.

Key evidence and references

- Camden Housing Needs Study Update 2008
- Camden Housing Strategy 2005-2010 (updated 2007)
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 3 – Housing

DP8. Accommodation for homeless people and vulnerable people

- 8.1 Core Strategy policy CS6 indicates that Council will seek a variety of housing types suitable for homeless people and vulnerable people. Our approach is informed by:
- the ongoing reduction in the number of homeless people in temporary accommodation;
 - the Council's pathways approach to supporting single homeless people;
 - the Council's strategy for people with a variety of support needs (e.g. mental illness, learning disabilities), which focuses on supporting people to live in their own homes and lead independent lifestyles;
 - the anticipated need for fewer hostels, some remodelling of supported housing for vulnerable people, more intensive support for people with mental illnesses, and some additional tenancies for people with learning disabilities.
- 8.2 Policy DP8 relates to any form of housing if it has been designated for use by homeless people or vulnerable people. Housing designated for homeless people or vulnerable people commonly takes the following forms:
- self-contained homes where people live individually or as part of a family (in Use Class C3);
 - shared homes occupied by no more than 6 people (usually in Use Class C3 but where no care is provided on-site some fall within Use Class C4);
 - clusters of self-contained homes where low intensity support is available, sometimes on site (usually in Use Class C3, depending on the nature of the support);
 - hostels for a number of households or individuals. The occupiers are usually linked in terms of circumstances or age group. There is usually a common management regime and some shared facilities. Hostels are outside any use class;
 - care homes and other supported accommodation where care is provided 24 hours a day (in Use Class C2).
- 8.3 Policy DP8 does not relate to:
- self-contained homes that are suitable to meet general needs but have been let in the market to meet the needs of a homeless individual or household (these are in Use Class C3);
 - hostel accommodation aimed at other groups such as students and backpackers; or
 - other types of accommodation in Use Class C2 but not specifically for vulnerable people, such as hospitals and boarding schools.



- 8.4 The Council operates different ‘pathways’ approaches for single homeless people and certain groups of vulnerable people. Pathways provide a variety of relatively short-term accommodation, provide support to equip people for independent living, and help people to find more settled accommodation. Many homeless people or vulnerable people have specific support needs or a mix of support needs, and different pathways involve different types of support. Within each pathway, residents are offered changing accommodation and types of support as they progress towards independence. In mid-2009, Camden supported places in a hostels pathway, a young persons’ pathway, a mental health pathway, and a pathway for ex-offenders.
- 8.5 In terms of future provision for homeless people and vulnerable people, it is not possible to project the precise quantity or type of housing support that will be needed with any certainty. The number of people needing support can vary significantly week by week, as can the level of support they need. We intend to provide support for people in their own homes as far as possible, and work with landlords, housing providers and other agencies to prevent homelessness. We anticipate that many housing support needs will continue to be met by independent providers, and we expect to commission more independent provision in the future.
- 8.6 A large element of housing support in Camden is the provision of temporary accommodation for homeless people. In 2005, the Council supported around 2,000 homeless households (single people and families) in temporary accommodation. We have met and exceeded the government’s target to reduce this figure by 50% over 5 years, with approximately 900 homeless households in temporary accommodation in mid-2009. We expect to see a continued reduction in the numbers needing temporary accommodation as a consequence of our work to prevent homelessness, guide households into more settled accommodation, and operate pathway accommodation that prepares single homeless people for independent living.
- 8.7 The Council currently owns eight hostels freehold and manages six leased hostels. We also support people in accommodation operated by independent providers. In 2009, there were 1,300 beds in the voluntary sector for single people (in hostels and supported housing projects) in connection with our hostels pathway model. The reduction in the need for temporary accommodation will be accompanied by a need for fewer hostel places, while the pathways approach will change the type of places and levels of support needed in the remaining accommodation. It is anticipated that some hostel sites will be released for the development of other types of housing, particularly affordable housing.



8.8 The forms of support that are most commonly offered to homeless people and vulnerable people in Camden are considered below.

- **Single homeless people** – The Council provides support for single homeless people using the pathways approach. Pathway services offer temporary accommodation and support in buildings ranging from large hostels to small supported housing schemes. Support can take a variety of forms: often, factors such as mental health problems or alcohol/ drug dependency have contributed to homelessness.
- **Homeless families** – The Council currently manages a significant stock of temporary housing for homeless families, but we are adding to our existing support mechanisms to help homeless families find more settled accommodation, and so reducing the need for temporary family accommodation. We are also seeking to change the types of temporary accommodation available so that they are less institutional, better suited to families, and better integrated into the community.
- **People suffering from mental illness** – Camden Primary Care Trusts' 2007-08 Annual Public Health Report indicates that, on the basis of the Mental Health Needs Index, Camden has one of the highest needs for mental health services in the country (109% above the England average). The Council, in partnership with the Camden and Islington Foundation Trust, supports people with serious mental illnesses in a variety of ways: in tenancies (with support on-site or with floating support available), in group living, or in registered residential care homes and nursing homes. In mid-2008, around 2,000 people were receiving support, including around 350 in residential or nursing care, or supported housing. A significant proportion of places were outside the borough. We expect an increase of 10% in the number of people needing support during the period of the Core Strategy, due to a corresponding increase in the size of the age-group at which serious mental illness tends to emerge.

The Council provides support for people with mental illnesses using the pathways approach. A Mental Health Accommodation Strategy was launched in 2008, and identified a need for more places in intensive supported housing to reduce the use of residential care and nursing care, and to help people move towards greater independence. We have started to remodel some existing services to provide additional intensive support. Development at King's Cross will include 14 additional intensive support places for people with mental illnesses, but some additional provision may be needed elsewhere.

- **People with learning disabilities** – Services are provided to these residents in their own homes, giving them individual tenancies and independent lifestyles with the help of any care and support they need and choose. In 2007, the Council supported approximately 100 tenancies for people with learning disabilities, split between Council properties and other social rented properties. Some tenancies are in clusters or group living accommodation. It is anticipated that most of our future needs will be met by commissioning additional support rather than providing designated accommodation, although we estimate that 20 additional tenancies will be required over the period covered by this document (to 2025). Development of cluster flats may be needed to provide high intensity support for a small but increasing number of people with complex physical and learning disabilities. There may also be a need to remodel or replace some group living accommodation that is not well suited to occupiers' needs.
- **Looked-after children/young people leaving care** – There is no significant stock of specialist housing in the borough for looked-after children under 16. Wherever possible, the Council will support foster care, and in some cases adoption, where children cannot be looked after by the families of their birth. Where more specialist support is needed, the Council will identify and fund residential care appropriate to tackle a child's specific difficulties. The Council operates a pathways approach to supporting young people aged 16-21 who are single and homeless or leaving care, through a variety of hostels and supported housing schemes.
- **Other vulnerable people needing housing support** – There are many other people whose circumstances mean they have difficulty accessing wholly independent accommodation, including people at risk of domestic violence, people with alcohol or drug dependencies, and ex-offenders. These represent relatively small groups in Camden, but with very different needs that should be taken into account in the provision and redevelopment of housing with support facilities.

DP POLICY

DP8 – Accommodation for homeless people and vulnerable people

The Council will support development of accommodation for homeless people and vulnerable people provided that the development:

- a) will be suitable for the intended occupiers in terms of the standard of facilities, the level of independence, and the provision of support and/ or care;
- b) will be accessible to public transport, workplaces, shops, services, community facilities and social networks appropriate to the needs of the intended occupiers; and
- c) contributes to creating a mixed and inclusive community.

The Council will particularly support development of pathway accommodation for vulnerable people that provides support tailored to an individual's needs and their progress towards independence.

The Council will resist development that involves the net loss of accommodation for homeless people or vulnerable people unless either:

- d) adequate replacement accommodation will be provided that satisfies criteria a), b) and c) above; or
- e) it can be demonstrated that the accommodation is no longer needed for the particular homeless people or vulnerable people because their needs can be better met in existing accommodation elsewhere, or with alternative types of support; or
- f) it can be demonstrated that the existing accommodation is incapable of meeting contemporary standards for housing homeless people or vulnerable people.

Where the Council is satisfied that a development involving the loss of accommodation for particular homeless people or vulnerable people is justified, we will expect the development to provide an equivalent amount of residential floorspace for other vulnerable people or for older people, or for permanent housing in Use Class C3, including an appropriate amount of affordable housing, having regard to policy DP3.

8.9 Policy DP8 sets out basic criteria for assessing housing proposals for people with support needs, including the appropriateness of the location. A key consideration is the fit between the facilities and the support needs of people entitled to assistance in the borough. However, the relationship between a proposal and its surroundings is also important. To meet our aim of promoting independence, we will seek to ensure that homeless people and vulnerable people have access appropriate facilities, and that accommodation contributes to the mix and inclusiveness of the community.

8.10 In some parts of the borough there have been problems in the past where accommodation for homeless people or vulnerable people has been too large or has been clustered together, becoming a focus of anti-social behaviour. A concentration of people who have a high support needs can unbalance the social mix in an area, create noise and disturbance and damage the amenity and quality of life for other local residents and visitors. The location of and character of new housing for homeless people or vulnerable people should be such that anti-social behaviour can be controlled and occupiers can contribute to the balance and inclusiveness of community. Where appropriate, the Council will use conditions and/or legal agreements to control the management of housing for people with support needs, and to specify the group or groups that it is intended to support.



- 8.11 In many circumstances, housing for people with support needs will generate a lower return than development of general needs housing. Housing sites that have a lower market value than those available for general market housing are rare, and where the Council accepts that a property or site is no longer appropriate for the particular homeless people or vulnerable people who live there, we will consider any unmet housing needs of other vulnerable people and of older people in the area and may seek development that meets those needs.
- 8.12 Traditionally, hostels have formed a significant proportion of the accommodation available to homeless people and some vulnerable groups. However, hostels are also provided for a diverse range of groups without support needs, such as students and backpackers. Hostels do not fall into a planning use class, so any material change to the use (including a change to the type of occupier) is classed as development. Where the Council accepts that a hostel site or property is no longer appropriate for housing any groups of homeless, vulnerable or older people, the Council will expect its development for self-contained housing, including an appropriate proportion of affordable housing. The Council will not support changing the use to a hostel for people without support needs unless the site or property is unsuitable for self-contained general needs housing.
- 8.13 When considering redevelopment for self-contained general needs housing, the Council will have regard to the criteria set out in policy DP3, and any need to generate funding for replacement housing elsewhere for homeless people or vulnerable people. If replacement housing for these groups is provided elsewhere, we will consider the proportion of affordable housing provided across both sites. We will resist proposals for non-residential development in accordance with policy DP2, and will seek to retain existing affordable housing in accordance with policy DP4.

Key evidence and references

- Camden Housing Strategy 2005-2010 (updated 2007)
- Camden Housing Needs Study Update 2008
- Camden Mental Health Accommodation Strategy 2008-2010; Camden Primary Care Trust Board; 29-09-08
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 3 – Housing

DP9. Student housing, bedsits and other housing with shared facilities

- 9.1 The Council seeks a diverse range of housing, as set out in Core Strategy policy CS6, and will seek housing types suitable for different groups. Young people and students make up a significant proportion of households in Camden. Many of these live in housing with shared facilities. Policy DP9 provides our detailed approach to housing with shared facilities and student housing.
- 9.2 Policy DP9 relates to:
- any form of accommodation that has been designated as student housing;
 - dwellings that take the form of bedsit rooms sharing communal facilities (such as a communal lounge or kitchen, or a shared bathroom); and
 - a limited category of other housing that is not self-contained, including hostels for occupational groups and migrant workers.
- Policy DP9 does not relate to any form of accommodation that is:
- designated as housing for older people (see policy DP7), housing for homeless people (see policy DP8) or housing for vulnerable people (see policy DP8),
 - affordable or subsidised accommodation for key-workers and other staff, such as nurses (see policy DP4 and paragraphs 4.6 to 4.7); or
 - accommodation for short-term visitors, such as backpackers or other tourists (see policy DP14).
- 9.3 Bedsits and other homes with shared facilities are often known as houses in multiple occupation or HMOs. HMOs are flats or houses permanently occupied by more than one household, where each household does not have exclusive access to all cooking, washing and toilet facilities behind a locked front door. Most HMOs are outside any use class. Policy DP9 applies to such HMOs unless they are expressly excluded by preceding paragraph 9.2. Some HMOs fall within Use Class C4 – these are HMOs occupied by 3 - 6 people, mostly in the private rented sector. Policy DP9 applies to development that creates additional shared homes in Use Class C4 (where the development is subject to planning control). However, permitted development rights enable a flat or house in Use Class C4 to be occupied lawfully as a self-contained dwelling in Use Class C3 without submission of a planning application. Consequently:
- where additional shared homes in Use Class C4 are proposed and this is subject to planning control, in addition to applying policy DP9, we will consider the development in terms of policies relating primarily to self-contained housing (particularly policies DP3, DP5 and DP6);
 - in order to secure a long-term supply of housing suitable for young adults with a limited income, where additional shared homes in Use Class C4 are proposed, are subject to planning control, and are supported in terms of the considerations set out in policy DP9, we will consider using planning conditions to remove the permitted development rights that allow a change to self-contained housing in Use Class C3; and
 - we will not apply policy DP9 to a change of use from Use Class C4 to Use Class C3 unless we have removed the relevant permitted development rights.
- 9.4 Policy DP9 is not concerned with shared homes in Use Class C3 (this includes most dwellings where no more than 6 people live as a single household) because they can be occupied as self-contained housing, and we consider them in terms of the development policies relating primarily to self-contained housing (particularly policies DP3, DP5 and DP6).
- 9.5 Private rented housing, including bedsit rooms, makes up a large part of the housing available to students and other young adults. The growth we anticipate in student numbers could place severe strain on the stock of private rented housing, and so the Council supports the development of student housing in some circumstances. However, as indicated in Core Strategy policy CS6, we will seek to ensure that the development of student housing and other housing with shared facilities does not prevent development to meet Camden's other housing needs.

DP POLICY

DP9 – Student housing, bedsits and other housing with shared facilities

The Council will support development of housing with shared facilities (other than housing designated for older people, homeless people or vulnerable people) and student housing provided that the development:

- a) will not involve the loss of permanent self-contained homes;
- b) will not prejudice the supply of land for self-contained homes, or the Council's ability to meet the annual target of 437 additional self-contained homes per year;
- c) does not involve the loss of sites or parts-of-sites considered particularly suitable for affordable housing or housing for older people or for vulnerable people, particularly sites identified for such provision in our Camden Site Allocations Local Development Framework document;
- d) complies with any relevant standards for houses in multiple occupation (HMOs);
- e) will be accessible to public transport, workplaces, shops, services, and community facilities;
- f) contributes to creating a mixed and inclusive community; and
- g) does not create an over-concentration of such a use in the local area or cause harm to residential amenity or the surrounding area.

Student housing development should:

- h) serve higher education institutions based in Camden or adjoining boroughs;
- i) be located where it is accessible to the institutions it will serve; and
- j) include a range of flat layouts including flats with shared facilities.

The Council will resist development that involves the net loss of student housing unless either:

- k) adequate replacement accommodation is provided in a location accessible to the higher education institutions that it serves; or
- l) the accommodation is no longer required, and it can be demonstrated that there is no local demand for student accommodation to serve another higher education institution based in Camden or adjoining boroughs.

The Council will resist development that involves the net loss or self-containment of bedsit rooms or of other housing with shared facilities unless either:

- m) it can be demonstrated that the accommodation is incapable of meeting the relevant standards for houses in multiple occupation, or otherwise genuinely incapable of use as housing with shared facilities; or
- n) adequate replacement housing with shared facilities will be provided that satisfies criteria d), e), f) and g) above; or
- o) the development provides student housing that satisfies criteria d) to j) above; or
- p) the development provides self-contained social rented homes.

Where the Council is satisfied that a development involving the loss of student housing, bedsit rooms or other housing with shared facilities is justified, we will expect the development to provide an equivalent amount of residential floorspace for permanent housing in Use Class C3, including an appropriate amount of affordable housing, having regard to policy DP3.

- 9.6 Policy DP9 sets out basic criteria for assessing proposed housing with shared facilities and student housing, including the appropriateness of the location. Many criteria are aimed at protecting the existing and future supply of self-contained homes, affordable housing and housing for vulnerable people. In accordance with Core Strategy policy CS6, we will resist any proposals for housing with shared facilities and student housing that would prevent us meeting the annual target of 437 additional self-contained homes. However, the Council acknowledges that in some cases, a site may be more appropriate for student housing or other housing with shared facilities than it is for self-contained homes, having regard to the character of the site and constraints affecting it.
- 9.7 As indicated in paragraphs 3.2 and 3.3, policy DP3 on affordable housing does not apply to student housing or the other forms of housing considered by policy DP9. However, Policy DP2 and accompanying paragraphs 2.14 to 2.16 indicate that we will resist alternative development of sites or parts of sites considered particularly suitable for affordable housing or housing for older people or vulnerable people. Any proposal for housing with shared facilities or for student housing on such a site would need to make appropriate provision for affordable housing or housing for vulnerable people.
- 9.8 In accordance with the Housing Act 2004, the Council has agreed minimum standards for houses in multiple occupation, which apply to specific types of housing including some housing with shared facilities and student housing that is not provided by an educational institution. These standards set minimum sizes for bedroom, bathroom and kitchen areas, and the minimum facilities that should be provided for occupiers. We will resist proposals for housing with shared facilities and student housing that fail to comply with the relevant minimum standards.
- 9.9 The creation of mixed and inclusive communities can be a particular consideration where housing with shared facilities and student housing is proposed. These types of housing are often associated with a concentration of relatively short-term residents, and can be unwelcome in an established community. Specific concerns can include noise disturbance, over-crowding on public transport, or the loss of shops and services that meet the needs of longer term residents. These concerns can be particularly acute where higher education facilities are clustered such as in Camden's Central London Area. The Council is committed to supporting residential communities in Central London, and to balancing the requirements of the higher education sector with those of the local community (Core Strategy policies CS5, CS9 and CS10). The Council will assess proposals for housing with shared facilities and student housing having regard to any existing concentrations in the area, and the wider housing mix in the community. We will also consider the impact of new occupiers on local services. Where proposals for housing with shared facilities or student housing are likely to disturb the balance of the community because of their scale or because of an existing concentration, the Council may seek mitigating measures such as the provision of self-contained general needs housing on part of the site, including affordable housing. Where appropriate mitigation cannot be secured, the Council will resist proposals that would harm the balance of the community or prevent the local community's requirements from being met.
- 9.10 All housing should be located so it that its occupiers have access to public transport, workplaces and services. Student housing serving an individual institution can have a significant impact on a single public transport route, so we will also expect student housing to be located within walking or cycling distance of the institutions it serves, or to be accessible to them by public transport services that have existing or committed capacity to accommodate the demand generated by the development.
- 9.11 Student housing has the potential to mitigate pressure on the stock of private rented homes in Camden provided that it is genuinely aimed at higher education students in the area. The Council will use design mechanisms, conditions or legal agreements as appropriate to prevent lease or sale of the accommodation as general market housing, and to limit their term-time occupation to students registered at higher education institutions that are based in Camden or the adjoining boroughs and supported by the Higher Education Funding Council for England. We will seek a range of accommodation within each student housing development, subject to the site size, the extent of the floorspace, and constraints on the layout of the housing. To ensure that student housing is attractive to groups who would otherwise share private rented homes, where practical we will expect developments to include clustered study-bedrooms with some shared facilities, as well as self-contained flats.



- 9.12 Given the anticipated growth of full-time students attending higher education institutions in the borough and the potential strain on the private housing stock, we will seek to protect existing student housing provision unless it has been replaced or there is no longer a demand for it. Where the loss of student housing is justified, alternative development should provide an equivalent amount of permanent and self-contained housing in accordance with policy DP2, and include an appropriate contribution to affordable housing in accordance with policy DP3.
- 9.13 Private rented homes, and particularly bedsit rooms that share communal facilities, are considered to be the main sources of housing for young adults with a limited income. A comparison of 1991 and 2001 Census data suggests that there has been a large reduction in the amount of shared accommodation in Camden in recent years. On the basis of the Camden Private Housing Conditions Survey 2004, we estimate that there are 950 shared dwellings divided into bedsit rooms, occupied by just over 3,000 households. Of all dwellings with shared facilities, the 2004 survey found that 77.7% were privately rented. We therefore seek to retain the remaining provision of bedsit rooms as far as possible.
- 9.14 The Council has space standards for self-contained residential accommodation, set out in our Camden Planning Guidance supplementary document. As noted in paragraph 9.8, the Council has also agreed minimum standards for houses in multiple occupation, which apply to specific types of housing including some housing with shared facilities such as bedsit rooms and hostels. Space standards for self-contained residential accommodation are very much higher than space standards for bedsits provided as part of a house in multiple occupation. Existing bedsits are not usually large enough to provide for self-containment without a significant change to the layout of the dwelling, a reduction in the number of bedsits, and an increase in the cost of the accommodation to its occupiers. The Council will therefore resist proposals for self-containment of bedsits in most cases.
- 9.15 Current standards for bedsits and other housing with shared facilities are more demanding than those operating prior to the introduction of the Housing Act 2004. Consequently, some of this accommodation is unlikely to meet current standards, and may require extensive and costly works refurbishment or conversion to meet them. Where it can be demonstrated that accommodation with shared facilities is incapable of meeting the minimum standards, the Council will not resist its development for an alternative form of housing.

- 9.16 Where a property is unused and has a history of vacancy, the Council will consider other factors that may render the property genuinely incapable of use as housing with shared facilities. If a property has been vacant for several years the Council will actively seek its return to use, and may seek to secure its use for the groups and priorities identified in the Core Strategy, such as homeless people and vulnerable people. Where self-containment is accepted, the Council may also seek to secure the availability of some or all of the property at rents substantially below the cost of market housing. In considering the appropriate form of restoration, the Council will consider the prospect of investment coming forward to make the property suitable for occupation as housing with shared facilities, the potential rental return from the property, and the cost of restoring the property to use, having regard to any fixtures and fittings removed from the property by the owner.
- 9.17 Proposals to replace existing bedsit accommodation, or other housing with shared facilities, usually involve relocating it into an existing self-contained dwelling, and converting the shared accommodation into one or more larger self-contained homes. Such swaps can help a developer or owner to meet a demand for self-contained accommodation in a particular location, to provide bedsits in a property that can more easily meet contemporary standards, or to maximise the value of dwellings in their control. The Council will not resist such swaps as long as the replacement bedsits are in an appropriate location, represent equivalent or better accommodation (in terms of the number of bedsits, the floorspace, and the standard of facilities and amenities), and are secured by a legal agreement.
- 9.18 There is a significant overlap between those who occupy privately rented bedsits and the occupiers of student housing. The conversion of bedsits or other shared accommodation into student housing has the potential to fund works to bring accommodation up to contemporary standards. The Council will not resist such a conversion if it meets the relevant criteria for the provision of student housing.
- 9.19 There is a small stock of social rented housing in the borough that takes the form of bedsit rooms with communal facilities. Bedsits in the social rented sector are unpopular with tenants, especially given the absence of any choice over the people that share the communal facilities. Also, small dwellings are over-represented amongst Council housing. Therefore, we will not resist the self-containment of social rented bedsits, subject to the protection of the overall housing floorspace and compliance with the Council's space standards for self-contained accommodation.
- 9.20 In some cases, properties in Camden have been subdivided into flats that are not self-contained because the layout of entrance halls and staircases made self-containment difficult or costly. Where these flats are not let out as bedsits, do not share facilities other than circulation spaces, and are large enough to meet Camden's space standards for self-contained residential accommodation, the Council will not resist proposals to convert the properties into wholly self-contained flats. Where such proposals would result in a loss of homes, they will be considered against policy DP2.
- 9.21 Where it can be demonstrated that accommodation with shared facilities is incapable of meeting the minimum standards for houses in multiple occupation, and there are no proposals to replace it or develop it as student housing, we will expect its development for self-contained general needs housing, including an appropriate proportion of affordable housing. We will consider the appropriate proportion of affordable housing having regard to the criteria set out in policy DP3. We will resist proposals for non-residential development in accordance with policy DP2, and will seek to retain any existing affordable housing in accordance with policy DP4.

Key evidence and references

- Camden Housing Needs Study Update 2008
- Camden Private Sector House Condition Survey 2004
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 3 – Housing

Providing jobs and facilities

DP10. Helping and promoting small and independent shops

- 10.1 Small shops, often run by independent traders and providing specialist shopping, help to sustain the diversity, vibrancy and character of our centres and smaller shopping areas and provide suitable premises for local businesses. However, they are threatened by the continuing trend towards fewer, larger shops. Many residents have expressed support for measures to encourage small shops and initiatives to encourage and promote retail diversity and entrepreneurialism in the borough.
- 10.2 The Council's strategy for promoting town centres and shops, set out in Camden Core Strategy Policy CS7 – *Promoting Camden's centres and shops*, includes resisting the loss of shops where this would cause harm to the character or function of a centre, and seeking to protect small and independent shops. Policy DP10 sets out our detailed approach on small and independent shops.

DP POLICY

DP10 – Helping and promoting small and independent shops

The Council will encourage the provision of small shop premises suitable for small and independent businesses by:

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

The Council will seek to protect shops outside centres by only granting planning permission for development that involves a net loss of shop floorspace outside designated centres provided that:

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

- 10.3 The Council's powers to help protect and promote small and independent shops are limited. For example, in most cases planning permission is not required to prevent adjacent shops being combined into larger premises. We resist the loss of shop premises in our centres where we consider that this would harm the character, function, viability and vibrancy of the area, but we cannot influence the occupier of individual premises or the type of goods and services they provide. Policy DP10 sets out some measures we can pursue in order to promote the provision of small and independent shops in new developments, and to protect shops outside centres. These are discussed below.



Provision of small shops as part of new developments

- 10.4 The Council will expect the provision of small shop units as part of large retail developments, provided that this is considered appropriate to the centre. The character of our centres and the Council's general approach to them is set out in policy CS7 of Camden's Core Strategy. Whilst the need for the provision of small units will vary on a case by case basis, we will consider the need for the provision of small units for schemes involving over 1,000 square metres of retail, and generally expect such provision for schemes of 5,000 square metres of retail or more. As a guide, small units are considered to be those that are less than 100 square metres gross floorspace, although we will take into account the character and size of shops in the local area when assessing the appropriate scale of new premises. Where appropriate, we will also use conditions on planning permissions to remove the ability of shop units in new developments to combine into larger units in the future without the need to apply for planning permission. The centre-specific profiles that support Core Strategy policy CS7 set out locations where the Council will expect the provision of small units where this is relevant to the character and function of particular centres (for example to the north of Camden High Street), and also where the provision of larger units will be supported (for example at Kilburn High Road and to the south of Camden High Street).
- 10.5 In addition to the above, we will encourage developers and owners to seek independent occupiers for small units, where possible, and provide premises at affordable rents to encourage small businesses. This will be achieved through the use of planning obligations, in line with the guidance set out in Circular 05/2005. We will work with developers to assess how such provisions can be taken forward as part of new developments. 'Independent occupiers' will be broadly considered to be businesses with no more than five stores. Affordable rents are considered to be those significantly lower than the market rate, and would normally be applied to accommodation for smaller, independent businesses. The Council will provide further details on its approach to affordable rents in an updated Camden Planning Guidance Supplementary Document.

Protecting shops outside centres

- 10.6 Camden has many individual shops, traditional pubs, cafés and small shopping and service parades, complementing the role of larger town and neighbourhood centres. These provide for the day-to-day needs of the local population, workers and visitors and help provide locally accessible facilities for people with mobility difficulties. They also play an important social role in the surrounding community, as well as contributing to the character and identity of the local area.
- 10.7 The Council wishes to retain local shops outside centres where possible, including those on small shopping parades. Therefore, we will resist the loss of shops (Use Class A1) unless there is alternative provision within 5-10 minutes walk (approximately 400-800 metres), depending on the scale of provision. We will also take into account the viability of the premises for the existing use, in particular any history of vacancy in a shop unit and the prospect of achieving an alternative occupier. However, we recognise that, as the number of people shopping locally has declined, it is unlikely that all shops outside centres will continue to find an occupier.
- 10.8 Within Camden's Central London area, there is significant competition between competing land uses. This means that additional protection is needed to prevent the widespread loss of A1 retail uses outside centres, in order to ensure that local shops are available for local residents, workers and visitors. Therefore, the Council will only grant permission for the loss of shops outside centres in Central London where it considers that the replacement use will also contribute positively to the local area. Appropriate alternative uses are considered to be housing and uses providing essential services for residents, businesses, workers and visitors such as professional and financial services, community facilities and launderettes. When assessing such applications we will also consider guidance in our supplementary planning documents, particularly Planning Guidance for Central London and Camden Planning Guidance.

Key evidence and references

- Camden Together – Camden's Sustainable Community Strategy, 2007 – 2012
- Planning Guidance for Central London/Camden Town/Finchley Road/Swiss Cottage/West Hampstead; London Borough of Camden; various dates
- Planning Policy Statement (PPS) 4 – Planning for Sustainable Economic Growth; CLG; 2009.



DP11. Markets

- 11.1 Markets make an important contribution to the variety and attraction of shopping in the borough and to the character of their local areas. Camden benefits from a range of markets, from street markets, such as those at Earlham Street, Leather Lane and Queen's Crescent, to the famous Camden Markets (Stables, Camden Lock, Canal and Buck Street (Camden)) which are a major visitor attraction and such a key element to the success of Camden Town. Camden Core Strategy Policy CS7 – *Promoting Camden's centres and shops* seeks to support and protect Camden's markets and sets out our approach to the centres in which many of our markets are located. Therefore, policy DP11, which provides more detail on our approach to markets, should be read in conjunction with Core Strategy policy CS7.

DP POLICY

DP11 – Markets

The Council will promote and protect markets in Camden by:

- a) resisting the permanent loss of market uses unless comparable replacement provision is made or there is no demand for continued market use;
 - b) taking into account the character of the existing market when assessing proposals for the refurbishment and redevelopment of markets;
 - c) supporting new markets that will not cause individual or cumulative harm to the local area.
- When assessing planning applications for new markets we will consider:
- d) their effect on local residents and environmental conditions;
 - e) their impact on transport and pedestrian movement, including the effect on access and circulation, highways, parking and servicing;
 - f) their effect on local centres and shopping provision;
 - g) the storage and disposal of litter and refuse;
 - h) community safety and noise; and
 - i) toilet provision.





- 11.2 The Council will protect markets in the borough by resisting their permanent loss unless alternative, comparable market provision is made nearby or it is demonstrated to the Council's satisfaction that the level of demand means that continued market use is no longer economically viable. Where markets are temporarily closed for extended periods, to enable priority redevelopment proposals to proceed for example, comparable temporary provision nearby will be strongly encouraged.
- 11.3 The character of a market depends on many factors including the type, range and quality of goods sold, the size of stalls and pitches and its environmental quality. Changes to markets can affect their character and consequently the character and attraction of the local area or centre. Where a market is refurbished or redeveloped we will take into account its existing character, and its importance to the character, vitality and viability of the centre or area in which it is located. We will expect proposals to consider and, where appropriate, reflect this character.
- 11.4 Alongside their benefits, markets can, when poorly designed or managed, cause harm to surrounding areas, for example in terms of congestion on footpaths and roads; litter and refuse storage; and noise. Proposals for markets should therefore include provision for careful management, design out opportunities for crime and, where appropriate, contribute towards environmental and street improvements and initiatives such as improving areas for parking and servicing. We will use conditions and/or legal agreements when granting planning permission to ensure the operation of markets does not have harmful impacts and require detailed layout plans to be submitted as part of planning applications for market uses to allow us to consider whether these matters have been properly addressed.
- 11.5 In addition to planning controls, the Council manages proposals for new markets through its role in determining applications for street trading licenses.

Key evidence and references

- Planning Guidance for Central London/Camden Town/Finchley Road/Swiss Cottage/West Hampstead; London Borough of Camden; various dates
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 4 - Planning for Sustainable Economic Growth; CLG; 2009

DP12. Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

- 12.1 Camden Core Strategy policy CS7 – *Promoting Camden's centres and shops* sets out the Council's overall strategy for our centres and associated uses. It seeks to promote successful and vibrant centres, for example by:
- designating a hierarchy of town centres, Central London Frontages and neighbourhood centres;
 - promoting new retail development at King's Cross, Euston and Camden Town, with additional retail in the growth areas at Tottenham Court Road, Holborn and West Hampstead and in existing centres;
 - seeking to protect the character and role of each of Camden's centres; and
 - resisting the loss of shops where this would cause harm to the character and function of a centre or shopping provision in the local area.
- 12.2 Core Strategy policy CS7 also seeks to make sure that the impact of food, drink, entertainment and other town centre uses on residents and their local area is minimised. This is particularly important in Camden given the borough's wide range of bars, restaurants and entertainment venues, which are concentrated in our centres and central London, areas with significant residential communities.
- 12.3 Policy DP12 below builds on Core Strategy policy CS7 and the advice contained in national Planning Policy Statement (PPS) 6 – *Planning for town centres* (and any subsequent guidance) by setting out our detailed approach to managing the impact of food, drink and entertainment uses and other uses suitable for centres. It is therefore important to refer to Core Strategy policy CS7 and PPS6 alongside policy DP12.



DP POLICY

DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses

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

- a) the effect of non-retail development on shopping provision and the character of the centre in which it is located;
- b) the cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing uses and non-implemented planning permissions, and any record of harm caused by such uses;
- c) the impact of the development on nearby residential uses and amenity, and any prejudice to future residential development;
- d) parking, stopping and servicing and the effect of the development on ease of movement on the footpath;
- e) noise and vibration generated either inside or outside of the site;
- f) fumes likely to be generated and the potential for effective and unobtrusive ventilation;
- g) the potential for crime and anti-social behaviour, including littering;

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

- h) hours of operation;
- i) noise/vibration, fumes and the siting of plant and machinery;
- j) the storage and disposal of refuse and customer litter;
- k) tables and chairs outside of premises;
- l) community safety;
- m) the expansion of the customer area into ancillary areas such as basements;
- n) the ability to change the use of premises from one food and drink use or one entertainment use to another (within Use Classes A3, A4, A5 and D2);
- o) the use of local management agreements to ensure that the vicinity of premises are managed responsibly to minimise impact on the surrounding area.

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

- 12.4 Town centre uses include shops and markets (Use Class A1), financial and professional services (A2), cafes and restaurants (A3), drinking establishments (A4), hot food takeaways (A5), offices (B1a), hotels (C1), community uses (D1), including neighbourhood police facilities, and leisure uses (D2), and a number of other uses not in any use class (see *Other town centre uses* below). Policy DP12 will be applied to proposals for these uses, whether located inside or outside of a centre.
- 12.5 New shops, services, food, drink and entertainment uses can add to the vitality and vibrancy of Camden's centres and local areas. However, they can also have other impacts such as diverting trade and displacing existing town centre functions. As a result, the Council will seek to guide such uses to locations where their impact can be minimised. When assessing proposals for these uses the Council will seek to protect the character and function of our centres and prevent any reduction in their vitality and viability by requiring sequential assessments and impact assessments where appropriate (in accordance with Planning Policy Statement 4 *Planning for Sustainable Economic Growth*), and though implementing this policy.

- 12.6 The Council will not grant planning permission for development that it considers would cause harm to the character, amenity, function, vitality and viability of a centre or local area. We consider that harm is caused when an impact is at an unacceptable level, in terms of trade/turnover; vitality and viability; the character, quality and attractiveness of a centre; levels of vacancy; crime and anti-social behaviour, the range of services provided; and a centre's character and role in the social and economic life of the local community. We will consider the cumulative impact of additional shopping floorspace (whether in a centre or not) on the viability of other centres, and the cumulative impact of non-shopping uses on the character of the area.
- 12.7 The Council's area planning documents (for Camden Town, Central London, West Hampstead and Finchley Road/Swiss Cottage) and Camden Planning Guidance supplementary planning document give more detailed guidance on how we will treat planning applications for shops, food, drink and entertainment uses in particular centres, taking into account their specific circumstances. They also provide guidance on when we consider that concentrations of food, drink and entertainment uses, and reductions in the proportion of premises in retail use, would be likely to cause harm to the character, function, vitality and viability of a centre. We will take these, and any other relevant supplementary guidance into account when we assess applications in these locations. We will also take into account any history of vacancy in shop units and the prospect of achieving an alternative occupier for vacant premises when considering proposals that involve the loss of retail premises.

Food drink and entertainment uses

- 12.8 Core Strategy Policy CS7 states that the Council will make sure that food, drink and entertainment uses do not have a harmful impact on residents and the local area, and indicates that such uses are most appropriately located in Camden's Central London Frontages, Town Centres and the King's Cross Opportunity Area. It recognises both the positive and negative impacts of food, drink and entertainment uses. Whilst these uses contribute to the vibrancy and attractiveness of the borough, they can also cause harm to areas in which they are located, including potential impacts on residential amenity. Camden's image as a dynamic and attractive place is in part due to the number and quality of restaurants, bars and entertainment venues in the borough, with Camden Town and Covent Garden having particular concentrations of such premises. These play an important part in the night time economy of Camden and of London, socially, economically and in terms of job provision. However, night-time activity can also lead to problems such as anti-social behaviour, fear of crime, noise, congestion and disturbance. Please see Core Strategy policy CS9 for more on our approach to food, drink, entertainment uses in Central London.
- 12.9 Conflicts can arise as, due to the borough's densely developed, mixed use nature, much night-time activity occurs close to places where people live. In addition, large numbers of such uses can change the character of the area in which they are located and reduce its range of shops or the quality of the shopping environment. Conflicts can be made worse where a particular location becomes a focus for late night activity. The Council's area planning documents (for Camden Town, Central London, West Hampstead and Finchley Road/Swiss Cottage) and our Camden Planning Guidance supplementary document give more detailed guidance on how we will treat planning applications for shops, food, drink and entertainment uses in particular centres, taking into account their specific circumstances. They also provide guidance on when we consider that concentrations of food, drink and entertainment uses, and reductions in the proportion of premises in retail use, would be likely to cause harm to the character, function, vitality and viability of a centre. We will take these, and any other relevant supplementary guidance, into account when we assess applications in these locations..
- 12.10 Within each of Camden's centres, the Council will seek to prevent concentrations of uses that would harm an area's attractiveness to shoppers or its residential amenity. The Council wishes to see a wide range of entertainment uses within its centres, not just those that primarily involve drinking, and will encourage suitable uses that contribute towards this.



- 12.11 Where food, drink and entertainment uses are permitted, they will need to be managed to protect the amenity of residents and the potential for additional housing in the area. To ensure such uses do not harm amenity or the character of an area, either individually or cumulatively, we will consider applying controls on:
- hours of operation;
 - refuse and litter;
 - noise/vibration;
 - fumes;
 - customer area;
 - local management issues; and
 - changes of use.
- 12.12 Where appropriate, we will use planning conditions or obligations to ensure that any remaining impact is controlled. Policy DP26 *Managing the impact of development on occupiers and neighbours* sets out further measures to manage the impact of development on amenity.
- 12.13 The Council will seek to ensure that community safety issues associated with proposals are fully addressed. As well as appropriate design measures, the Council will seek financial contributions towards management arrangements, including street wardens, CCTV, town centre management and other community safety schemes through the use of planning conditions and obligations, where appropriate. Camden's Statement of Licensing Policy sets out the Council's approach to licensing and the expectations that the Council and the Metropolitan Police have for those involved in licensed activities.
- 12.14 The Council's Camden Planning Guidance supplementary document gives further borough-wide advice on the impact of food, drink and entertainment uses. Detailed guidance on how we will consider applications for such uses in particular centres is set out in our area planning documents (for Camden Town, Central London, West Hampstead and Finchley Road/Swiss Cottage).

Other town centre uses

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

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

Key evidence and references

- Camden Retail Study 2008; Roger Tym and Partners
- Planning Guidance for Central London/Camden Town/Finchley Road/Swiss Cottage/West Hampstead; London Borough of Camden (various dates)
- Camden Statement of Licensing Policy 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Statement (PPS) 4 - Planning for Sustainable Economic Growth; CLG; 2009



DP13. Employment premises and sites

- 13.1 Having a range of sites and premises across the borough to suit the different needs of businesses for space, location and accessibility is vital to maintaining and developing Camden's economy. An increase in the number and diversity of employment opportunities is fundamental to improving the competitiveness of Camden and of London. The Council wants to encourage the development of a broad economic base in the borough to help meet the varied employment needs, skills and qualifications of Camden's workforce.
- 13.2 Camden Core Strategy Policy CS8 – *Promoting a successful and inclusive Camden economy* sets out our overall strategy for Camden's economy. It aims to make sure that the borough's economy will be stronger and more diverse while helping more residents to have the skills, education and training to take up local job opportunities and bridge Camden's skills gap. It identifies the locations for major office development, protects Camden's main Industry Area and industrial premises, as well as supporting business growth and employment initiatives and encouraging training schemes. Policy DP13 supports the delivery of the Core Strategy by ensuring that sufficient sites are retained to enable a variety of commercial and industrial business to find premises and continue to operate. It is therefore important to refer to Core Strategy policy CS8 alongside this policy.

DP POLICY

DP13 – Employment premises and sites

The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:

- a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use; and
- b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.

Where a change of use has been justified to the Council's satisfaction, we will seek to maintain some business use on site, with a higher priority for retaining flexible space that is suitable for a variety of business uses.

When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses or community uses, except in Hatton Garden where we will expect mixed use developments that include light industrial premises suitable for use as jewellery workshops.

Where premises or sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that:

- c) the level of employment floorspace is maintained or increased;
- d) they include other priority uses, such as housing and affordable housing;
- e) premises suitable for new, small or medium enterprises are provided;
- f) floorspace suitable for either light industrial, industry or warehousing uses is re-provided where the site has been used for these uses or for offices in premises that are suitable for other business uses;
- g) the proposed non-employment uses will not prejudice continued industrial use in the surrounding area.

The Council will support the provision of live/work premises provided they do not:

- h) result in the loss of any permanent residential units; or
- i) result in the loss of sites in business or employment use where there is potential for that use to continue.

- 13.3 When assessing proposals that involve the loss of a business use we will consider whether there is potential for that use to continue, taking into account whether the site:
- is located in or adjacent to the Industry Area, or other locations suitable for large scale general industry and warehousing;
 - is in a location suitable for a mix of uses including light industry and local distribution warehousing;
 - is easily accessible to the Transport for London Road Network and/or London Distributor Roads;
 - is, or will be, accessible by means other than the car and has the potential to be serviced by rail or water;
 - has adequate on-site vehicle space for servicing;
 - is well related to nearby land uses;
 - is in a reasonable condition to allow the use to continue;
 - is near to other industry and warehousing, noise/vibration generating uses, pollution and hazards;
 - provides a range of unit sizes, particularly those suitable for small businesses (under 100sqm).
- 13.4 Where it is proposed to redevelop employment land for another business use, including offices, the Council will seek to retain physical features that will enable the flexible use of the premises for a range of business purposes. This will help to maintain the range of employment premises available and is especially important given the limited supply of non-office premises. The typical design features that enable flexible use are:
- clear and flexible space with few supporting columns;
 - adequate floor to ceiling heights;
 - wide doors/corridors;
 - loading facilities;
 - large amounts of natural light;
 - availability of a range of units sizes; and
 - space for servicing by/parking of commercial vehicles.
- More information on the demand for different types and specification of business premises can be found in Camden Planning Guidance.
- 13.5 In addition to the considerations above, where a change of use to a non-business use is proposed, the applicant must demonstrate to the Council's satisfaction that there is no realistic prospect of demand to use the site for an employment use. The applicant must submit evidence of a thorough marketing exercise, sustained over at least two years. The property should be marketed at realistic prices, include a consideration of alternative business uses and layouts and marketing strategies, including management of the space by specialist third party providers. More information on our approach to changes of use involving employment sites and premises can be found in Camden Planning Guidance.
- 13.6 Where premises or sites are suitable for continued business use, the Council will consider redevelopment schemes which maintain the employment floorspace and provide other priority uses, such as housing. The re-provision of employment floorspace should be able to accommodate a range of business types and sizes (e.g. new businesses, small and medium sized enterprises¹ (SMEs) and creative businesses). Applicants must demonstrate to the Council's satisfaction that the commercial element is appropriate to meet the likely needs of the end user. The provision of inappropriate business space (e.g. inappropriate floor to ceiling height or poor access arrangements) will not be acceptable as this often fails to attract an occupier, which can lead to vacancy. Clear separation of the residential element and effective management of the business space will also be important. This is in line with the approach to flexible and affordable workspace that is taken in the Core Strategy policy CS8 – *Promoting a successful and inclusive Camden economy*. Further information on new workspace can be found in Camden Planning Guidance.

REFERENCES

¹ SMEs are business employing less than 50 people (small) and or less than 250 (medium) (ref: European Commission Recommendation 2003/361/EC: SME Definition)



Hatton Garden

- 13.7 In the Hatton Garden area, the conversion of office premises will only be permitted where it can be demonstrated that they have been vacant and marketed for at least two years (see para 13.5 above) and they are replaced by a mixed use development that includes light industrial premises suitable for use as jewellery workshops and residential uses, where appropriate. We will use planning obligations and conditions to ensure that premises are suitable for jewellery uses in terms of design, layout and affordability.
- 13.8 Where proposals would increase total gross floorspace by more than 200 sq m, we will seek to negotiate up to 50% of the additional floorspace as affordable premises suitable for the jewellery sector and housing, in accordance with policy DP1 on mixed use development. When the provision of workspace is not possible due to the nature of the site or the development, we will seek a financial contribution towards support for the jewellery industry. The requirement to provide workspace will be determined by the supply of such space in the area. Where considered appropriate, contributions towards training and support activities for industry in Hatton Garden may be sought in lieu of workshop provision. The level of contribution will be related to the area of workspace that would otherwise have been expected.

Live/work premises

- 13.9 It is recognised that combined live/work units can provide a valuable contribution to the range of business premises and may enable certain sites to remain in employment use. The Council will allow live/work developments where they do not result in the loss of sites that are suitable for continued business use or where they would involve the loss of permanent housing. The circumstances where continued business use would be required are detailed above in para 13.3. Planning conditions or obligations will be used to secure an element of workspace within live/work premises to ensure that a suitable working environment is provided and retained. Live/work units will be treated in the same way as housing for the operation of all other policies in this document and Camden's Core Strategy, including those on the provision of affordable housing and parking.
- 13.10 Developments of multiple live/work units will require careful management to ensure that they can become economically successful. Management could be provided by a housing association, a business support enterprise, academic/research institution or a private management company. Applicants should provide details of management arrangements for proposed live/work premises.

Definitions

13.11 Throughout this section the terms ‘business’ and ‘employment’ are used to refer collectively to the following uses:

- offices, research and development, and light industry (Use Class B1);
- general industrial uses (Use Class B2);
- storage and distribution (warehousing) (Use Class B8);
- other unclassified uses of similar nature to those above, such as depots or live/work (classed as sui generis).

Key evidence and references

- Camden Employment Land Review 2008
- Camden Business Survey (within the Employment Land Demand Study) 2004
- Camden Jewellery Sector Investment Plan 2005
- Camden Economic Development Strategy 2009
- Demand for premises of London’s SMEs; LDA 2006
- European Commission Recommendation 2003/361/EC: SME Definition
- Industrial Capacity Supplementary Planning Guidance to the London Plan; March 2008
- Planning Policy Statement (PPS) 4 – Planning for Sustainable Economic Growth; CLG; 2009



DP14. Tourism development and visitor accommodation

- 14.1 Camden Core Strategy CS8 – Promoting a successful and inclusive Camden economy sets out the Council's overall strategy for Camden's economy. It recognises the contribution that tourism makes to the character of Camden and the way that is perceived by those living outside the borough, and also the substantial number of jobs it provides. Policy DP14 helps to deliver this element of the Core Strategy by setting out our detailed approach to supporting tourism and providing accommodation for those visiting the borough and should be read in conjunction with Core Strategy Policy CS8.

DP POLICY

DP14 – Tourism development and visitor accommodation

The Council will support tourism development and visitor accommodation by:

- a) expecting new, large-scale tourism development and accommodation to be located in Central London, particularly the growth areas of King's Cross, Euston, Tottenham Court Road and Holborn;
- b) allowing smaller scale visitor accommodation in the town centres of Camden Town, Kilburn, West Hampstead, Kentish Town and Finchley Road/Swiss Cottage;
- c) considering tourism development outside of the areas listed above that has a local or specialist focus and that would attract limited numbers of visitors from outside the borough.

All tourism development and visitor accommodation must:

- d) be easily reached by public transport;
- e) provide any necessary off-highway pickup and set down points for taxis and coaches;
- f) not harm the balance and mix of uses in the area, local character, residential amenity, services for the local community, the environment or transport systems.

The Council will protect existing visitor accommodation in appropriate locations.

- 14.2 Camden has a wide variety of tourist attractions that experience high numbers of visitors throughout the year. Camden has the third largest number (almost 200) of hotels, B&Bs and hostels in London, after Kensington & Chelsea and Westminster (LDA Accommodation Census September 2008). Visitor numbers to London are expected to continue to increase, creating demand for more hotels and other overnight accommodation, particularly in Central London. The London Plan sets a target of achieving 40,000 net additional hotel bedrooms by 2026 across London. This policy aims to maintain and encourage a range of attractions and accommodation in the borough for Camden's visitors.
- 14.3 Visitor accommodation includes hotels, bed and breakfast premises, youth hostels, backpacker accommodation, aparthotels, serviced apartments and most other short-stay accommodation that is intended for occupation for periods of less than 90 days. Please see policy DP8 for more information on short stay accommodation for homeless people and other vulnerable people. New visitor accommodation should be located in Central London, particularly in the growth areas of King's Cross, Euston, Holborn and Tottenham Court Road. (see Policy CS2 for Camden's approach to these growth areas). Smaller scale accommodation is considered suitable in the town centres of Camden Town, Kilburn, West Hampstead, Kentish Town and Finchley Road/Swiss Cottage where they can be easily reached by public transport. Visitor accommodation should not lead to the loss of permanent residential accommodation. The loss of permanent residential uses is dealt with in policy DP2.



- 14.4 The Council will guide tourism development that is likely to attract large numbers of people to Camden's Central London area, particularly the growth areas of King's Cross, Euston, Holborn, Tottenham Court Road. Tourist attractions may also be acceptable in other parts of the borough if they have a local focus and a limited number of expected visitors. Examples of this type of attraction are the Freud Museum, near Finchley Road, and Keat's House in Hampstead.
- 14.5 Visitor attractions and accommodation can generate significant vehicle movements, particularly by taxi and coach. Any new development should therefore include off-highway set down and pick up points for any taxis and coach visits they are likely to attract. Where it is not possible to provide for a suitable set down point for coaches, the Council may negotiate planning obligations with developers to prevent coach access to these sites. Please see policy DP16 – *The transport implications of development* for further information.
- 14.6 We will protect existing visitor accommodation in appropriate locations. Central London, our growth areas and the town centres of Camden Town, Kilburn, West Hampstead, Kentish Town and Finchley Road/Swiss Cottage are considered to be appropriate locations. Other locations may also be appropriate where they are highly accessible by public transport and do not harm amenity, the environment or transport systems.
- 14.7 Large scale tourism attractions and visitor accommodation employ a large number of people. New developments will be encouraged to provide training and employ Camden residents in line with the policy DP13 – *Employment sites and premises*.

Key evidence and references

- Camden Employment Land Review; 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- LDA Accommodation Census September 2008
- Sustaining Success – the Mayor's Economic Development Strategy; 2005
- Central London Tourism Development Framework 2006-2009
- London Tourism Vision 2006-16
- London Tourism Action Plan 2006-2009
- Planning Policy Statement (PPS) 4 - Planning for Sustainable Economic Growth; CLG; 2009

DP15. Community and leisure uses

- 15.1 Camden's Core Strategy policy CS10 – *Supporting community facilities and services*, sets out our overarching approach to protecting and providing the community facilities that meet the needs of Camden's growing population. Policy DP15 helps to deliver the Core Strategy by providing our detailed approach to the protection of existing community and leisure facilities and on contributions towards the provision of new facilities. This policy should be read alongside Core Strategy policy CS10.
- 15.2 Community facilities include childcare facilities, all educational and training facilities, healthcare facilities, policing facilities, youth facilities, libraries, community halls, meeting spaces, places of worship, public conveniences and other use in Use Class D1 that provide a service to the local community. Leisure facilities include cinemas, music venues, theatres, leisure centres, indoor and outdoor sports facilities and other relevant uses. Please see policy DP31 for our detailed approach to the provision of open space.

DP POLICY

DP15 – Community and leisure uses

To help to meet increased demand for facilities, the Council will expect:

- a) developments that result in any additional need for community or leisure facilities to contribute towards supporting existing facilities or providing for new facilities; and
- b) suitable developments to make rooms available for local community groups to use or hire at a discounted rate, particularly where a development displaces or replaces a community facility.

The Council will protect existing community facilities by resisting their loss unless:

- c) a replacement facility that meets the needs of the local population is provided; or,
- d) the specific community facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site. Where this is successfully demonstrated, the Council's preferred new use will be affordable housing.

The Council will protect existing leisure facilities by resisting their loss unless:

- e) adequate alternative facilities are already available in the area, and therefore no shortfall in provision will be created by the loss; or
- f) the leisure facility is no longer required and it can be demonstrated that there is no demand for an alternative leisure use of the site that would be suitable.

The Council will resist the loss of premises that are suitable for continued theatre use.

New community and leisure uses must be:

- g) close or accessible to the community they serve;
- h) accessible by a range of transport modes, in particular walking, cycling and public transport;
- i) located in the Central London Area or in the Town Centres of Camden Town, Swiss Cottage/Finchley Road, Kilburn, West Hampstead or Kentish Town if they are expected to attract larger numbers of visitors.

New community facilities must be provided in buildings which are flexible and sited to maximise the shared use of premises.

Providing new community and leisure facilities to meet the needs of a growing population

- 15.3 Developments can lead to increased pressure on Camden's existing community facilities and infrastructure, either cumulatively or individually. The Council will expect schemes that create additional demand for community facilities to make an appropriate contribution to the provision of community facilities on-site or close to the development. When assessing the impact of new development the Council will consider:
- existing community facilities accessible to the development and their available capacity;
 - the likely number of future occupants;
 - the needs of community service providers operating in the area (public and community) and their accommodation requirements;
 - whether community or leisure facilities are proposed within the new development.
- 15.4 To ensure any short-fall in provision created by the development is addressed, we will seek, as appropriate:
- the provision of a new facility on the development site;
 - improvements to an existing facility close to the development;
 - contributions towards the running costs and maintenance of nearby facilities.

For more information on our approach to planning obligations please see our Camden Planning Guidance supplementary document.

- 15.5 Some uses, in particular serviced offices, hotels and educational premises, can be suitable for occasional use by a range of local community groups. Where a community or leisure facility has been redeveloped to provide any of the above uses, the resulting development will be expected to allow community groups to access rooms or facilities at a discounted rate.

Protecting community uses

- 15.6 Community facilities provide opportunities for residents to meet, share their interests and access services such as education, health care and family support. We will protect existing community facilities to ensure that Camden's residents have access to a range of buildings and facilities for community use. Proposals involving the loss of a community facility will need to:
- provide a replacement facility that meets the needs of the local population in an appropriate location; or
 - show that the loss would not create, or add to, a shortfall in provision for the specific community use; and
 - provide marketing evidence to show that the premises have been offered at a reasonable charge to community groups or voluntary organisations over a 12 month period. Existing community facilities should be offered to potential new users on the same financial basis as that of the previous occupant. If there were no recent users, the space should be offered at an appropriate rate for community groups/voluntary sector organisations.
- 15.7 We will also resist the loss of local pubs that serve a community role (for example by providing space for evening classes, clubs, meetings or performances) unless alternative provision is available nearby or it can be demonstrated to the Council's satisfaction that the premises are no longer economically viable for pub use.
- 15.8 Sites in community use generally have a relatively low capital value compared with housing sites. In cases where a community use ceases and it has been successfully demonstrated that there is no local need or demand for its continued community use, the Council's preferred use will be affordable housing. We will seek the maximum reasonable amount of affordable housing in accordance with Development Policy DP3, having regard to financial viability. We will expect the proportion of affordable housing to reflect the value of the development site in its former community use.



Protecting leisure uses

- 15.9 The Council is opposed to any reduction in the provision of leisure facilities because of their contribution to our quality of life and to Camden's cultural character. Where a replacement leisure facility is to be provided, the applicant should demonstrate to the Council's satisfaction that the replacement facilities are at the same standard or better than those lost, and that the new location will be easily reached by the users of the facility. Proposals involving the loss of a leisure facility should demonstrate that adequate alternative facilities are already available in the area, and therefore that no shortfall in provision will be created by the loss. They should also show that the site cannot be used for an alternative leisure use, either because there is no demand, or because the location is no longer suitable for leisure uses.
- 15.10 We recognise the contribution that theatres make to Camden's character both in Central London and in our town centres, where they have important cultural and leisure roles. Therefore, we will protect theatres that are suitable for continued theatre use from being converted to another leisure use or any other use.

Location and impact of new community and leisure uses

- 15.11 It is important that Camden's community and leisure facilities are located close to the people who use them. Locating these facilities where they are easily reached by a choice of means of transport, particularly walking, cycling and public transport will enable as many people as possible to have access to them. Central London and our town centres are appropriate locations for community and leisure uses, particularly those that may attract large numbers of people, as they are generally easily reached by a range of means of transport. Smaller facilities which will attract people from a local area should be located within their catchment area or in other locations where they are easily reached by the community they serve.
- 15.12 New community and/or leisure uses should not harm residential amenity, the environment or transport networks in line with all the policies in this document. They must also be consistent with their surroundings in terms of scale, character and mix of uses.

Key evidence and references

- Camden Together – Camden's Sustainable Community Strategy; 2007 – 2012
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008

Promoting sustainable and efficient transport

16.1 Camden faces significant challenges relating to transport and travel, in particular air pollution and the congestion experienced on its road and public transport networks, as well as the need to address the wider issue of carbon dioxide emissions associated with travel. These issues have significant implications on the health and well being of the community. Camden's Core Strategy aims to promote sustainable and efficient travel (see policy CS11) by supporting strategic infrastructure projects in support of growth, promoting sustainable forms of transport, and making private transport more sustainable. This will support social cohesion and help to address health inequalities by providing better access for all to employment, education, facilities and encouraging more physical activity. In order to meet the challenges we face and to deliver Core Strategy aims, Camden Development Policies includes six policies on transport, covering:

- the transport implications of development (DP16);
- walking, cycling and public transport (DP17);
- parking standards and limiting the availability of car parking (DP18);
- managing the impact of parking (DP19);
- the movement of goods (DP20);
- development connecting to the highway network (DP21).

16.2 Almost every development that affects the transport network will have impacts in more than one of these areas. Therefore there is a need to refer to all relevant policies.



DP16. The transport implications of development

- 16.3 It is essential that new development is supported by adequate transport infrastructure. Camden Core Strategy policy CS11 states that the Council will pursue the delivery of additional transport infrastructure and promote sustainable transport in order to support growth in the borough, and will manage the impact of growth on the road network. Policy DP16 seeks to help deliver the Core Strategy by ensuring that the transport implications of development are managed, and additional transport infrastructure is delivered where needed, in order to ensure that growth in the borough is integrated with existing places and transport networks, and does not generate excessive demands on transport infrastructure. It should be read in conjunction with Core Strategy Policy CS11 as well as policies DP17 to DP21 below.
- 16.4 Transport considerations should be integral to a development. Developments should be planned taking into consideration the movement of people and goods, both within the development site and outside it.

DP POLICY

DP16 – The transport implications of development

The Council will seek to ensure that development is properly integrated with the transport network and is supported by adequate walking, cycling and public transport links. We will resist development that fails to assess and address any need for:

- a) movements to, from and within the site, including links to existing transport networks. We will expect proposals to make appropriate connections to highways and street spaces, in accordance with Camden's road hierarchy, and to public transport networks;
- b) additional transport capacity off-site (such as improved infrastructure and services) where existing or committed capacity cannot meet the additional need generated by the development. Where appropriate, the Council will expect proposals to provide information to indicate the likely impacts of the development and the steps that will be taken to mitigate those impacts, for example using transport assessments and travel plans;
- c) safe pick-up, drop-off and waiting areas for taxis, private cars and coaches, where this activity is likely to be associated with the development.

Movements to, from and within a site

- 16.5 Developments should link in well with their surroundings by allowing for movement to and through development sites, in order to contribute to improved accessibility across the borough. Some developments may need to be designed to accommodate public routes across a site, for example because they straddle an existing road or footpath. Designs for large sites should be permeable so that linkages and public through routes are created and the development is integrated into the wider street pattern. Developments should generally be designed to accommodate movements into and across the site rather than as closed blocks with a single entrance/ exit point. The Council expects design of new developments to be safe and accessible to all (see Core Strategy Policy CS17 – *Making Camden a safer place*), and will resist new development designed as a 'gated community' (see also our Camden Planning Guidance supplementary document).

- 16.6 Creating motor vehicle access from the road network is not sufficient to integrate a development with walking, cycling and public transport networks. To ensure integration into wider networks, development is expected to contribute to off-site measures where existing connections are not appropriate to serve a development. The networks that are relevant, including the Camden road hierarchy, and the measures that may be needed are considered further in policy DP21 – *Development connecting to the highway network* and our Camden Planning Guidance document).

Transport capacity

- 16.7 It is essential that there is sufficient transport capacity available to allow for travel demands generated by new development, including cumulative demand. Where necessary, proposals should include on-site measures as well as off-site contributions to increase capacity, including contributions towards the delivery of strategic transport infrastructure (see Core Strategy Policy CS11) in accordance with the London Plan. The enhancement of off-site capacity will usually only arise from developments that generate significant travel demand, and for these a formal Transport Assessment and Travel Plan will be required to indicate the measures needed in association with development (see paragraphs 16.9 to 16.19 below). In addition, the Mayor has introduced a policy in the London Plan, and prepared Supplementary Planning Guidance – *Use of planning obligations in the funding of Crossrail*, to seek financial contributions from new development towards the delivery of Crossrail. Crossrail will help to support growth in London by tackling congestion and the lack of capacity on the existing rail network.
- 16.8 Development proposals will need to be accompanied by an indication of their implications for the transport network unless they involve minimal trip generation. It will often be possible to address basic issues (movement on and around the site and linkages to transport networks) through the Design and Access Statement, which is a nationally required submission with most planning applications.

Transport assessments

- 16.9 Where the transport implications of proposals are significant, the Council will require a Transport Assessment to examine the impact on transport movements arising from the development. An indicative threshold for developments that will require a Transport Assessment is set out in Appendix 1.
- 16.10 The purposes of an assessment are to ensure that a proposal will not cause harm to the transport network or to highway safety, to show that the development will be properly integrated into the network, and indicate the extent to which there is additional capacity available to accommodate new travel patterns.
- 16.11 Transport assessments should:
- consider all types of movement associated with a proposal, both during construction and after completion, including an analysis of existing and proposed trips generated by the existing site and the proposed development for all transport modes and the impact these trips will have on the transport network;
 - identify specific routes over which existing and proposed trips are taking place;
 - address the movement of goods and materials, including the removal of spoil and demolition waste, delivery of construction equipment and materials, and servicing the completed development with refuse and goods vehicles;
 - consider the cumulative impact of the proposal with any others that will affect the same infrastructure, and whether the existing or committed capacity will be able to accommodate all of them; and
 - indicate the steps that a developer will need to take to ensure that a proposal will be connected to existing transport infrastructure and will not have a negative impact on the capacity of existing infrastructure. These steps should include the provision of both on- and off-site measures, as necessary. The enhancements involved are considered further in connection with policy DP17 – *Walking, cycling and public transport*.

- 16.12 An assessment should only take account of planned transport provision where this has fully secured funding and has a firm start date (see policy CS11 and Appendix 1 in the Camden Core Strategy for further information regarding key planned transport infrastructure projects in the borough). Where existing and proposed public transport provision will not have sufficient capacity to serve the development, the Council will expect to secure funding towards the enhancement of public transport capacity.
- 16.13 The depth of analysis for a transport assessment will reflect the scale and kind of a development and the nature and capacity of the transport network in the area. Further information about transport assessments is given in our Camden Planning Guidance supplementary document. Transport for London's *Transport Assessment Best Practice Guidance* (May 2006) also provides guidance on the submission of transport assessments: all applications that are referred to the Mayor should comply with this guidance.
- 16.14 Applicants for developments that are close to London Underground assets should also contact Transport for London's London Underground Infrastructure Protection team at an early stage before the commencement of design work to ensure that any constraints are addressed.
- 16.15 The concentration of schools in some parts of Camden, including the Hampstead and Belsize Park areas, has led to traffic congestion, road safety and parking problems related to the 'school run'. As part of transport assessments, applications for new schools and for the expansion of existing schools will be expected to provide details of the projected growth in student numbers, how students are likely to travel, their impact on the transport system and any measures to offset transport problems. In areas with an existing problem with the school run, it is unlikely that the Council will grant planning permission for educational facilities that are likely to exacerbate the problem.
- 16.16 For larger developments that would have implications for transport, but fall below the threshold for transport assessments, the following information will be required from applicants:
- an indication of the scale, mode, type and frequency of all trips associated with the development on a daily basis;
 - a description of how this transport demand can be accommodated by walking, cycling, public transport, and any other sustainable alternative modes of travel, as set out in policy DP17 below;
 - an overview of how potential highway impacts associated with the construction of the proposed development will be remedied or mitigated, and how local amenity will be preserved during the construction period; and
 - an overview of the servicing requirements of the development after occupation and of the servicing provision made to accommodate this.



- 16.17 The indicative scale of development schemes where this information will be required is set out in Appendix 1.

Travel Plans

- 16.18 Wherever a Transport Assessment is needed, submission of a travel plan is also expected as one way of mitigating the transport impact of the development. However, travel plans may also be sought from smaller developments if the impacts on transport are considered significant.
- 16.19 The Transport for London *Guidance for Workplace Travel Planning for Development* (2008) states that a simplified travel plan (an Enterprise Scale Travel Plan) should be provided for businesses and establishments below the Travel Plan thresholds where 20 or more staff will be employed. Transport for London also provides guidance on the production and use of travel plans for residential development in its *Guidance for Residential Travel Planning in London* (2008). Further information is also provided within our Camden Planning Guidance supplementary document, and in *Making residential travel plans work: guidelines for new development* (Department of Transport, 2005).

Other management plans

- 16.20 Where appropriate, Delivery and Servicing Management Plans, Visitor Management Plans and Construction Management Plans may be required to be submitted alongside planning applications. If these are not required in assessing a planning application but are still considered necessary to mitigate associated impacts, their submission will be secured through legal agreements. Please see policy DP20 for further details regarding the Council's approach to the movement of goods and materials, including the use of Delivery and Servicing Management Plans and Construction Management Plans.

Safe pick-up, drop-off and waiting areas

- 16.21 Developers will be expected to assess fully the impact of vehicle movements associated with pick-up, drop-off and waiting. Development that is likely to attract significant numbers of taxis, minicabs and coaches should be designed with appropriate passenger pick-up and drop-off points, each providing appropriate spaces and management arrangements to prevent harm to highway safety, pedestrian movements or amenity. Facilities should allow people with disabilities to get safely in and out of taxis and minicabs. Where possible, developments should include the pick-up and drop-off facilities they need on-site, but off-site arrangements will sometimes be necessary. Where it is not possible to provide for a suitable set down point for coaches, the Council may negotiate planning obligations with developers to prevent coach access to these sites.
- 16.22 Visitor attractions and accommodation can generate significant vehicle movements, particularly by taxi and coach. Further information on the Council's approach to proposals for tourism development and visitor accommodation is set out in policy DP14.

Key evidence and references

- Camden Local Implementation Plan (LIP) 2005/06 – 2010/11
- Draft Camden Green Transport Strategy 2008 – 2012
- Camden Walking Plan Second Edition 2006
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Guidance (PPG) 13: Transport; ODPM; 2001
- Transport Assessment Best Practice Guidance; Transport for London; May 2006
- Guidance for Workplace Travel Planning for Development; Transport for London; March 2008
- Guidance for Residential Travel Planning in London; Transport for London; March 2008
- Making residential travel plans work: guidelines for new development; Department of Transport; 2005.

DP17. Walking, cycling and public transport

- 17.1 The provision of sustainable travel options is essential in order to reduce the environmental impact of travel, to support future growth, to relieve pressure on Camden's existing transport network, and to provide alternatives to the private car. Core Strategy policy CS11 sets out at a strategic level how the Council will promote sustainable transport modes. Policy DP17 sets out in more detail the Council's requirements for new development in terms of provision for walking, cycling and public transport, in conjunction with CS11 and policies DP16 and DP18 – DP21.

DP POLICY

DP17 – Walking, cycling and public transport

The Council will promote walking, cycling and public transport use. Development should make suitable provision for pedestrians, cyclists and public transport and, where appropriate, will also be required to provide for interchanging between different modes of transport. Provision may include:

- a) convenient, safe and well-signalled routes including footways and cycleways designed to appropriate widths;
- b) other features associated with pedestrian and cycling access to the development, where needed, for example seating for pedestrians, signage, high quality cycle parking, workplace showers and lockers;
- c) safe road crossings where needed;
- d) bus stops, shelters, passenger seating and waiting areas, signage and timetable information.

The Council will resist development that would be dependent on travel by private motor vehicles.

The Council will seek to secure travel interchange facilities in locations that maximise travel benefits and minimise environmental harm. Passenger transport interchanges should provide for the co-ordination of arrival and departure timetabling on different services as far as possible. Interchanges catering for longer distance journeys should include toilets, baby changing facilities and facilities to provide refreshment for travellers.

- 17.2 Accessibility in Camden is generally good, with the majority of the borough already served by frequent public transport services through London Underground, London Overground, rail and bus links. There are few areas in the borough where development would have relatively limited accessibility to public transport (for example at the fringes of Hampstead Heath). In such areas, private cars may be the only practical option for some journeys. However, it is possible throughout Camden to provide for some journeys to be made in more sustainable ways. Developments will be dependent on travel by private motor vehicles if they are designed without a safe means of access to footways, nearby bus-stops, and a road or other route appropriate for cyclists. These will therefore be minimum requirements for all development.
- 17.3 The design of a development and the way it relates to transport networks will be major factors influencing the transport choices of future occupiers and visitors. To encourage people to make sustainable transport choices, the options available will need to form a continuous network of convenient and pleasant routes that make people feel safe, link to all parts of the borough, are easy to use by people with mobility difficulties, and be integrated by facilities to make it easy to change between one form of transport and another.

Footpaths and cycle routes

- 17.4 The Council will expect new developments to provide appropriate, safe pedestrian and cycle links as part of schemes in order to promote sustainable travel and enhance accessibility, including for vulnerable users. The provision of pedestrian and cycle links also helps to promote more active, healthy lifestyles. In order to maintain pedestrian and cyclist safety, links should be designed to prevent conflict between motor vehicles, cyclists and pedestrians. Footpaths need to be wide enough for the number of people who will use them so they do not spill onto roads. They should also include features to assist vulnerable road users, including the provision of dropped kerbs and textured paving where appropriate.
- 17.5 Safe facilities for cyclists, either fully segregated or on the road, offer the best prospect for reducing the level of cycling on pavements. Measures for walking and cycling will often need to extend beyond the site if development will increase flows nearby, for example, footway widening, new pedestrian crossing facilities, and improved sightlines for cyclists. Our Camden Planning Guidance supplementary document and Streetscape Design Manual include guidance on designing spaces for pedestrians and cyclists. Where appropriate, developments will be expected to contribute towards the walking and cycling initiatives set out in Core Strategy policy CS11.
- 17.6 We will seek shared surfaces in appropriate circumstances, and where it will be safe for all users, for example at locations with high levels of pedestrian activity and where traffic speeds and volumes are low. Shared surfaces are unlikely to be appropriate on through-routes for cyclists.
- 17.7 Transport for London's *Walking Plan* (2004) and *Improving Walkability* (2005) good practice guidance documents set out strategic guidance and objectives to improve the pedestrian environment and encourage walking in the capital.

Other features for pedestrians and cyclists

- 17.8 The availability of routes alone is not sufficient to provide access to a development for pedestrians and cyclists, and many developments will need to make other provisions.
- 17.9 The nature and quality of features for pedestrians and cyclists is also highly important in order to create pleasant public spaces that are accessible to all, including people with mobility difficulties. Developments should provide features for pedestrians and cyclists that contribute towards the Council's objectives for promoting walking and cycling (see Core Strategy policy CS11 – *Promoting sustainable and efficient travel*), and to the creation of high quality public spaces, as required in Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage* (see also policy DP21 – *Development connecting to the highway network* below).
- 17.10 At origins and destinations, cyclists will need storage for bicycles, equipment and protective clothing, and will often need to shower. High quality cycle parking is required in accordance with policy DP18 – *Parking standards and limiting the availability of car parking* and guidance in our Camden Planning Guidance supplementary document.
- 17.11 Contributions towards wider cycle initiatives may also be sought from new developments. See Core Strategy Policy CS11 for further information on cycle hire and cycle stations, which are integral elements of the Council's approach to promoting cycling.





Buses

- 17.12 In most developments, measures to enable use of buses will focus on provision of information within the development, improving the route to a stop, and enhancing bus-stop facilities: possible measures include signing the route, seating and shelters. There may be occasions when there is no spare capacity on existing bus services, and to enable a development to benefit from public transport services, a financial contribution to increase capacity would be necessary (for example, additional bus lane provision, or priority for buses at traffic lights). It may sometimes be necessary to pool contributions, particularly where there are cumulative impacts from nearby developments and an increase in capacity is needed.

Provision for interchange between transport modes

- 17.13 Most journeys involve changing between one form of travel and another and developments will sometimes need to cater for this. The creation of convenient and pleasant interchanges will encourage people to use alternatives to the car. A number of existing interchange points in the borough are likely to be developed in conjunction with the borough's growth areas (see Camden Core Strategy policy CS2) and with programmed transport investment. Interchanges around which additional development is expected to come forward include Euston Station, Tottenham Court Road Station, West Hampstead and Camden Town Underground Station.
- 17.14 Where development is proposed at an interchange between public transport services, the Council will expect the inclusion of facilities to make interchange easy and convenient for all users, and maintain passenger comfort. In line with Camden Core Strategy policies CS14 – *Promoting high quality places and conserving our heritage* and CS17 – *Making Camden a safer place*, works affecting interchanges should seek to provide high quality spaces that are safe for all users, and encourage people to use public transport and walk and cycle to destinations.

Key evidence and references

- Draft Camden Green Transport Strategy 2008 – 2012
- Camden Walking Plan Second Edition 2006
- Camden Cycling Plan: fourth annual review (2008)
- Camden Local Implementation Plan (LIP) 2005/06 – 2010/11
- Camden Interim Parking and Enforcement Plan 2005/11
- Camden Road Network Management Plan
- Camden Streetscape Design Manual 2005
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Guidance (PPG) 13: Transport; ODPM; 2001

DP18. Parking standards and limiting the availability of car parking

- 18.1 Limiting the supply of car-parking is a key factor for addressing congestion in the borough and encouraging people to use more sustainable ways to travel (see Core Strategy policy CS11 – *Sustainable and efficient travel* for our overall approach to this). Policy DP18 sets out the Council's approach to parking in new development. It seeks to minimise the level of car parking provision in new developments, as well as promoting cycle parking, and the provision of spaces for car clubs and electric charging points. This policy should be read in conjunction with policy DP19, which sets out how the Council will address the potential negative impacts of parking associated with new development, and Core Strategy policy CS11.

DP POLICY

DP18 – Parking standards and limiting the availability of car parking

The Council will seek to ensure that developments provide the minimum necessary car parking provision. The Council will expect development to be car free in the Central London Area, the town centres of Camden Town, Finchley Road/Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, and other areas within Controlled Parking Zones that are easily accessible by public transport.

Development should comply with the Council's parking standards, as set out in Appendix 2 to this document. Where the Council accepts the need for car parking provision, development should not exceed the maximum standard for the area in which it is located (excluding spaces designated for disabled people). Developments in areas of on-street parking stress should be 'car capped'.

For car free and car capped developments, the Council will:

- a) limit on-site car parking to:
 - spaces designated for disabled people,
 - any operational or servicing needs, and
 - spaces designated for the occupiers of development specified as car capped;
- b) not issue on-street parking permits; and
- c) use a legal agreement to ensure that future occupants are aware they are not entitled to on-street parking permits.

Developments will also be expected to meet the Council's minimum standards for cycle parking set out in Appendix 2.

The Council will:

- d) strongly encourage contributions to car clubs and pool car schemes in place of private parking in new developments across the borough; and
- e) seek the provision of electric charging points as part of any car parking provision.

Car-free development

- 18.2 The Council generally expect development in Low Parking Provision Areas (i.e. the Central London area, our town centres and other areas with high public transport accessibility) to be car-free. Camden has been successfully securing car-free housing since 1997 as a way of encouraging car-free lifestyles, promoting sustainable ways of travelling, and helping to reduce the impact of traffic. Policy DP18 extends the car-free concept to non-residential development, which has the potential to reduce commuting by car and promote car-free work-related journeys. Car-free development can facilitate sustainability and wider objectives, including:
- freeing space on a site from car-parking, to allow additional housing, community facilities, play areas, amenity spaces and cycle parking;
 - enabling additional development where parking provision would not be acceptable due to congestion problems and on-street parking stress;
 - helping to promote alternative, more sustainable forms of transport.
- 18.3 Car-free development has no car parking within the site and occupiers are not issued with on-street parking permits. (People with disabilities who are Blue Badge holders may park in on-street spaces without a parking permit.) Car-free development should meet the Council's cycle parking standards and may, where required, include on-site space for people with disabilities, servicing, coach and taxi activity. The Central London Area and our town centres, other than Hampstead, are well-equipped to support car-free households and businesses as they have high levels of public transport accessibility, and provide opportunities to access a range of goods, services, workplaces and homes. Camden will expect development in these areas to be car-free, and will resist the inclusion of general car parking unless supported by a Transport Assessment or other compelling justification. See also paragraphs 18.8 and 18.9 below, which set out the Council's approach to removing rights to on-street parking.
- 18.4 Much of the rest of the borough has public transport accessibility levels that are moderate to excellent. Provided that parking controls are in force, the Council will expect car-free development where public transport accessibility is equivalent to levels in our town centres, and will strongly encourage it elsewhere.

Parking standards

- 18.5 Developments throughout the borough will be expected to comply with the parking standards set out in Appendix 2. The standards include:
- maximum parking standards for general car parking provision, to encourage people to consider all alternatives to private car travel;
 - minimum cycle parking standards , to encourage people to meet their travel needs by cycling;
 - minimum parking standards for people with disabilities to meet their needs; and
 - minimum standards for servicing, taxi and coach activity, to provide an alternative to on-street provision.





- 18.6 The maximum car parking standards include separate figures for Low Parking Provision Areas and for the rest of the borough. As we generally seek car free development in the Low Parking Provision Areas, we will only apply the car parking standards for these areas where a developer can demonstrate to the Council's satisfaction that such parking should be provided on a site.
- 18.7 The maximum car parking standards for employment generating uses are intended to limit the potential for commuting by private car (other than by disabled people). A workplace's operational needs are only considered to include journeys to work if travel is at times when public transport services are severely limited or if employees need continuous access to a car for work purposes whether or not they are at the workplace.
- 18.8 The Council will expect new developments in areas of high on-street parking stress to be car-capped. Car-capped development has a limited amount of on-site car parking, but no access to on-street parking permits in order to avoid any impact on on-street parking. The level of on-site provision must meet the car and cycle parking standards in Appendix 2 for the area in which a development is located, and may, where required, include on-site space for people with disabilities, servicing, coach and taxi activity. Policy DP19 below addresses in more detail the impact of parking associated with new development, including on on-street parking conditions.
- 18.9 To implement car-free and car-capped development, the Council needs to remove entitlements for parking permits from future occupiers. This will be achieved through seeking a legal agreement with the developer, as it is the only way of ensuring that all incoming occupiers are aware that they are not eligible for a permit to park on the street.
- 18.10 The Council's Parking Standards apply to all development, whether involving new construction or a change in the use of an existing building. The Council accepts the need for a flexible approach to some aspects of the minimum parking standards, for example where the nature of the street frontages preclude access to on-site car parking, and may consider the potential for designating disabled parking bays on-street. The Council will also consider the parking requirements from premises that are used by the emergency services.
- 18.11 Details of parking arrangements should be submitted with planning applications, showing how car, servicing and cycle parking requirements will be met. Guidance on the space requirements for car and cycle parking are included in Camden's Planning Guidance and Streetscape Design Manual.

Cycle parking

- 18.12 All developments will be expected to meet the Council's cycle parking standards, as set out in Appendix 2 to this document, as a minimum. The provision of cycle parking in new developments encourages a healthy and more sustainable alternative to the use of the private car.
- 18.13 Cycle parking provision should be provided with convenient access to street level and must be secure and easy for everyone to use. Cycle parking for residents and employees cannot usually be met off-site due to the security and shelter necessary for long stays. Where applicants demonstrate that cycling provision according to these standards is not feasible on a development site, the Council may seek a contribution to off-site provision in lieu of provision within the site. Please also see policy DP17 for further guidance relating to the provision of facilities for cyclists in new developments. Further guidance on cycle parking and storage is contained in the Camden Planning Guidance supplementary document.

Car clubs and pool cars

- 18.14 Camden Core Strategy policy CS11 states that the Council will expand the availability of car clubs and business pool cars as an alternative to the private car. Car clubs and pool cars offer the benefit of removing the need for car ownership for many households and discourage the use of the car for journeys, including commuting and business trips that could be made by more sustainable modes, thus reducing the use of cars and the need for car parking spaces.
- 18.15 The Council will strongly encourage developers to provide or contribute towards car club or pool car spaces in as an alternative private parking. Provision of new spaces within developments will be encouraged in locations where they can be made available to car-club members.

Low emission vehicles

- 18.16 Camden Core Strategy policy CS11 promotes the use of low emission vehicles, including through expanding the availability of electric charging points. The Council will encourage the provision of electric vehicle charging spaces in new developments, including for electric pool cars or electric car-club cars. For general car parking, such spaces should be provided within the maximum standards set out in Appendix 2 – *Parking Standards*. The emerging draft replacement London Plan also supports the provision of electric charging points in new developments, and the Mayor's Electric Vehicle Delivery Plan for London sets out a range of measures to encourage the use of electric vehicles and increase the number of charging points across the capital, including through provision as part of new developments.
- 18.17 The Council will encourage the provision of electric vehicle charging spaces in new developments, including for electric pool cars or electric car-club cars. For general car parking, such spaces should be provided within the maximum standards set out in Appendix 2 – *Parking Standards*.

Key evidence and references

- Camden Green Transport Strategy 2008 – 2012
- Camden Local Implementation Plan (LIP) 2005/06 – 2010/The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Let's talk rubbish! Camden's waste strategy 2007-2010 (revision 1, 2008)
- Planning Policy Guidance (PPG) 13: Transport; ODPM; 2001

DP19. Managing the impact of parking

- 19.1 Policy DP18 above sets out our approach to parking standards. Developments that add to the supply of car parking, or relocate car parking, can have an impact on parking conditions in the borough. They can also affect the environment, for example through loss of landscape features and increased surface run-off through additional hard surfacing.
- 19.2 Policy DP19 builds on the approach set out in Policy DP18 above by addressing the potential impacts of parking associated with development in terms of on-street parking conditions and wider environmental considerations. It should be read in conjunction with Core Strategy Policy CS11 and policies DP16 – DP18 and DP20 – DP21 in this document.

DP POLICY

DP19 – Managing the impact of parking

The Council will seek to ensure that the creation of additional car parking spaces will not have negative impacts on parking, highways or the environment, and will encourage the removal of surplus car parking spaces. We will resist development that would:

- a) harm highway safety or hinder pedestrian movement;
- b) provide inadequate sightlines for vehicles leaving the site;
- c) add to on-street parking demand where on-street parking spaces cannot meet existing demand, or otherwise harm existing on-street parking conditions;
- d) require detrimental amendment to existing or proposed Controlled Parking Zones;
- e) create a shortfall of parking provision in terms of the Council's Parking Standards for bicycles, people with disabilities, service vehicles, coaches and taxis;
- f) create a shortfall of public car parking, operational business parking or residents' parking;
- g) create, or add to, an area of car parking that has a harmful visual impact.

The Council will require off-street parking to:

- h) preserve a building's setting and the character of the surrounding area;
- i) preserve any means of enclosure, trees or other features of a forecourt or garden that make a significant contribution to the visual appearance of the area; and
- j) provide adequate soft landscaping, permeable surfaces, boundary treatment and other treatments to offset adverse visual impacts and increases in surface run-off.

The Council will only permit public off-street parking where it is supported by a transport assessment and is shown to meet a need that cannot be met by public transport. The Council will expect new public off-street parking to be subject to a legal agreement to control the layout of the parking spaces, the nature of the users and the pricing structure. We will also seek a legal agreement to secure removal of parking spaces in response to any improvement to public transport capacity in the area.

Where parking is created or reallocated, Camden will encourage the allocation of spaces for low emission vehicles, car clubs, pool cars, cycle hire and parking, and electric vehicle charging equipment.



On-street car parking

- 19.3 On-street car parking spaces are a limited resource, and demand exceeds supply in much of the borough. They cater for residents who do not have off-street spaces at home as well as for people visiting businesses and services. The Council manages on-street parking on the basis of designated Controlled Parking Zones, in which regulations control how parking may be used on different sections of the street and at different times. There is a particularly high demand for on-street parking by residents in areas with a low availability of drives or garages.
- 19.4 Development that will reduce the amount of on-street parking or add to on-street parking demand will be resisted where it would cause unacceptable parking pressure, particularly in areas of identified parking stress. Policy DP18 states that, where the need for parking is accepted, developments in areas of high on-street parking stress should be 'car capped'. Our Camden Planning Guidance supplementary document gives details of areas where there is parking stress in the borough.
- 19.5 The following paragraphs set out the Council's approach to development where the creation of off-street private parking would reduce the number of on-street parking spaces.

Creating private off-street car parking

- 19.6 On-street spaces can be used by many different people with different trip purposes throughout the day. On the other hand, private spaces will generally only be used for one purpose, often by a specific vehicle, and will remain unused at other times. For example, a resident's private parking space will often be unused for most of the daytime if the car is used for the journey to work.
- 19.7 Creating private off-street parking frequently involves the loss of on-street spaces, for example where kerbside parking is removed to enable vehicles to cross over the pavement to a garden or forecourt. This can cause or worsen problems where there is already significant on-street parking demand. Providing off-street parking necessarily involves creating a link to the highway network or intensifying the use of an existing link, which can have implications for highway safety, ease of pedestrian movement and the adequacy of sightlines.
- 19.8 Off-street parking can cause environmental damage in a number of ways. Trees, hedgerows, boundary walls and fences are often the traditional form of enclosure in Camden's streets, especially in its conservation areas. This form can be broken by the removal of garden features and the imposition of extensive areas of paving and parked cars to the front of buildings, damaging the setting of individual buildings and the character of the wider area. Large areas of paving can also increase the volume and speed of water run-off (especially when formerly porous surfaces such as front garden planting areas are paved), which adds to the pressure on the drainage system and increases the risk of flooding from surface water. Policy DP23 sets out in further detail how the Council will address surface water issues associated with development.
- 19.9 Development of off-street parking will be resisted where it would cause unacceptable parking pressure, particularly in identified areas of parking stress. Off-street parking may also be resisted to protect the environment, highway safety and pedestrian movement. Our Camden Planning Guidance supplementary document gives details of areas of parking stress, the necessary dimensions for off-street parking spaces, visibility requirements at access points, and environmental concerns that arise from garden and forecourt parking.



Public off-street car parking

- 19.10 Camden does not support the creation of additional public off-street car-parking in the borough. Camden contains a large amount of private off-street car parking and a significant amount of public off-street car parking that was developed before car parking restraint was introduced and is beyond the Council's control. Established public off-street car parks in Camden are generally commercially operated and offer contract spaces to commuters. The Council is therefore unable to control their charges to effectively deter unnecessary car use.
- 19.11 Any proposal for additional public car-parking would need to be supported by a Transport Assessment, and by a submission detailing hours of operation, proposed means of entry control, access arrangements and layout of spaces. The submissions would need to show that the proposal would not be harmful in terms highway safety and on-street parking conditions, in accordance with criteria set out in Policy DP19. It would also need to show that the proposal would meet a need generated by a particular land-use or user group, for example hospitals, which could not be met by public transport. The Council would strongly resist creation of speculative public-car parking targeted at general demand.
- 19.12 The Council will seek a legal agreement to ensure that an appropriate pricing structure applies to any additional public car-parking. The pricing structure should:
- preclude free parking, as this would encourage unnecessary car journeys;
 - favour short stay parking (up to two hours), which is appropriate for collecting bulky goods or picking-up travellers with heavy luggage;
 - levy a punitive charge on long stay parking (over four hours) to deter commuting by car.
- 19.13 Where the Council accepts the case for a proposal for additional public car parking because it meets a travel need that cannot be met by public transport, we will seek a legal agreement to provide for the removal of that car parking if, in the future, improvements to public transport are made that would undermine the original case for the proposal. The agreement should arrange for removed spaces to be designated for people with disabilities or for more sustainable types of travel. Examples are car-clubs, electric vehicle charging points, and cycle hire and cycle parking (see paragraph 19.17 below and DP18 – *Parking standards and limiting the availability of car parking*).

Removing off-street car parking

- 19.14 In order to promote more sustainable modes of travel, the Council generally welcomes proposals to reduce the amount of off-street parking in the borough, provided that the removal of spaces would not:
- lead to a shortfall against minimum parking standards relating to bicycles, people with disabilities, service vehicles, coaches and taxis (see Appendix 2);
 - cause difficulties for existing users, particularly if the spaces are used by shoppers, by nearby residents, or for the operational needs of a business; or
 - displace parking to controlled parking zones, particularly in identified areas of parking stress.

- 19.15 The Council particularly welcomes proposals which include conversion of general car parking spaces to provide:
- designated spaces for people with disabilities, cycle parking, and any needs for off-street servicing, coach and taxis in accordance with the Parking Standards in Appendix 2; or
 - designated spaces for more sustainable forms of transport, such as car-clubs, cycle hire schemes and low emission vehicles.
- 19.16 Where car parking spaces are currently well-used or are associated with a significant generator of travel demand, the Council will expect submission of a transport assessment to show that the removal of spaces can be accommodated without harmful impact (see paragraphs 16.9 to 16.15 above). A travel plan may also be sought to help existing users switch to sustainable ways of travelling.

Low emission vehicles, pool cars, car-clubs, and cycle hire schemes

- 19.17 The Core Strategy promotes the use of walking, cycling, low emission vehicles, car clubs and pool cars as alternatives to the use of private cars. In dealing with proposals involving provision of additional parking or finding new uses for parking spaces, the Council will promote facilities for sustainable transport, including provision for cycle parking and cycle hire, low emission vehicles, pool cars and car clubs, as an alternative to creating general car parking spaces.

Key evidence and references

- Draft Camden Green Transport Strategy 2008 – 2012
- Camden Local Implementation Plan (LIP) 2005/06 – 2010/11
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Guidance (PPG) 13: Transport; ODPM; 2001



DP20. Movement of goods and materials

- 20.1 Transport of goods and materials is essential to the economy, but if not managed sustainably it can be harmful to the environment, and cause congestion. As a dense, urban inner London borough the movement of goods in Camden can have particularly strong impacts in terms of traffic movement, noise and air pollution and, in some circumstances, impact on the quality of life of residents. Core Strategy Policy CS11 – Sustainable and efficient travel states that the Council will seek to minimise the movement of goods and materials by road, encourage the use of more sustainable modes of freight movement, and to minimise the impact of the movement of goods and materials on local amenity, traffic and the environment.
- 20.2 Policy DP20 builds on this by setting out the Council's requirements for new developments in relation to the movement of goods and materials both during construction and when in operation. It should be read in conjunction with policy DP16 – Development and transport implications and Core Strategy policy CS11.

DP POLICY

DP20 – Movement of goods and materials

Minimising the movement of goods and materials by road

In order to minimise the movement of goods and materials by road the Council will:

- a) expect development that would generate significant movement of goods or materials both during construction and in operation to minimise the movement of goods and materials by road, and consider the use of more sustainable alternatives such as rail and canal links;
- b) promote the development and use of freight consolidation facilities and other initiatives with potential to reduce the impact of goods vehicles, and encourage the use of cycle courier services for local deliveries; and
- c) seek to promote and protect facilities for the movement of goods by rail and water, including facilities for transfer between road, rail and canal.

Minimising the impact of the movement of goods and materials by road

The Council will expect development that would generate significant movement of goods or materials by road, both during construction and in operation, to:

- d) be located close to the Transport for London Road Network or other Major Roads;
- e) avoid any additional need for movement of vehicles over 7.5 tonnes in predominantly residential areas;
- f) accommodate goods vehicles on site; and
- g) seek opportunities to minimise disruption for local communities through effective management, including through the optimisation of collection and delivery timings and the use of low emission vehicles for deliveries.



Minimising the movement of goods and materials by road

Movement of goods by rail and water

- 20.3 The Council recognises the problems that are caused by long distance movement of goods by road, and the potential advantages of using rail and water as an alternative. The North London Line, the Gospel Oak to Barking Line and the West Coast Mainline are already used for significant volumes of rail freight. The Regent's Canal provides the potential for more sustainable, lower impact water borne movement of freight. It is the only navigable waterway in Camden, and is not currently used for any significant volume of freight movement.
- 20.4 Per tonne carried, rail freight produces nearly 90% fewer emissions than HGVs (London Rail Freight Strategy 2007). No equivalent figures are available for canal freight, but canal movement has minimal social and environmental costs compared with the noise/vibration, air pollution and visual intrusion that can be created by heavy goods vehicles.
- 20.5 Regent's Canal is thought to be an economically viable route for some freight movements, notably the removal of demolition waste from canal-side sites. The Council will expect new developments along or close to the Canal to consider its use for the movement of goods and materials, and to contribute to the improvement of the Canal towpath, where appropriate. Developers should also make the most of opportunities to use rail links to move goods and materials.
- 20.6 We will protect the existing aggregate handling facility at King's Cross, which is a modern facility re-engineered in association with works for the Channel Tunnel Rail Link. We will also protect other track-side and canal-side sites that are brought forward for transfer use or processing rail and canal freight if their benefits outweigh any harm.

Efficient freight movement

- 20.7 The Camden Core Strategy promotes the use of freight consolidation as a key measure in reducing the number of trips made by goods vehicles, and indicates that there may be potential for a freight consolidation facility serving Camden's Central London Area (Core Strategy paragraph 11.23). The Council will expect developments to take advantage of existing freight consolidation facilities for service deliveries, where they exist. The Council will support proposals for freight consolidation facilities, subject to the other policy measures set out in our Local Development Framework.
- 20.8 As part of its approach to minimising road freight, the Council will discourage frequent deliveries of biomass fuel associated the sustainability and renewable energy requirements set out in policy DP22 and Core Strategy policy CS13 and in relation to climate change and sustainable design and construction. Paragraph 32.6 below addresses the air quality impacts associated with the burning of biomass fuel.

Cycle freight

- 20.8 The Council will promote the use of cycle-freight as an extension to cycle courier services by encouraging developers to make provision for cycle freight as part of Delivery and Servicing Management Plans. This provides the potential to manage deliveries in a way that is zero carbon, has little or no noise or air pollution implications, and has a minimal impact on congestion.

Minimising the impact of the movement of goods and materials by road

- 20.9 Goods vehicles, particularly heavy goods vehicles, can have negative impacts on local amenity and traffic movement in certain areas. Examples are areas suffering from poor air quality, areas where many delivery points are located close together (such as town centres), residential areas and narrow roads. Goods vehicles manoeuvring, loading and unloading add to pollution, and may cause obstructions and congestion, inconvenience and danger to pedestrians and other road users, and damage to pavements. The Council actively encourages a number of measures with potential to mitigate these impacts.

Moving goods and materials on appropriate roads

- 20.10 Policy DP21 – *Development connecting to the highway network* seeks to guide all forms of transport to the appropriate parts of Camden's road hierarchy. The roads considered to be most suitable for use by lorries and other heavy goods vehicles are those in the Transport for London Road Network and others designated as Major Roads. It will not usually be possible for development to directly access or be loaded from the Transport for London Road Network, but new development that will be served by heavy goods vehicles should be located to minimise the use of district and local roads for the movement of goods, particularly roads which provide primarily for access to residential properties.
- 20.11 The majority of service trips in central and inner London are made by freight vehicles of less than 7.5 tonnes gross vehicle weight, and this is the maximum size of vehicle that should be accommodated in residential areas on a daily basis. A number of weight limits have been introduced across largely residential parts of the borough, the largest of which covers an area between Camden Road and Kentish Town Road, and between Fortess Road and Highgate Road, extending up to Highgate. In this area, goods vehicles exceeding 7.5 tonnes are not permitted except for access.



Accommodating goods vehicles on site

- 20.12 The impact of goods vehicles can be reduced where a loading and unloading bay is included within a development, particularly where the bay can be enclosed. Developments that will need to be serviced by vehicles other than bicycles or cars should incorporate space within the site for goods vehicles wherever it is feasible to do so. The space required for service vehicles is set out in the Council's Parking Standards at Appendix 2.

Construction management plans

- 20.13 Where appropriate, the Council will ensure that applicants provide Construction Management Plans to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. Construction Management Plans should deal with the hours of site activity; pick-up and delivery times for materials and equipment; limits on construction vehicle size; trip numbers and routes; the safety of road users during construction; and any temporary use of the highway for siting of construction plant. They should also deal with any temporary disruption or severance of highway links needed during the development process, as well as any other relevant measures needed to manage the construction phase.
- 20.14 Our Camden Planning Guidance supplementary document sets out further details regarding the Council's requirements for Construction Management Plans. See also policy DP26 for information regarding the Council's approach to managing the impact of the construction process on local amenity.

Effective management of servicing and deliveries

- 20.15 The Council will seek Delivery and Servicing Management Plans for developments that are likely to generate a significant need for the movement of goods and materials when occupied, in order to ensure that potential impacts are minimised.
- 20.16 The way that trips are managed will influence their impact on local communities, traffic movement and the environment. Delivery timings can also have a significant influence on the impact of goods movement, both on the highway network (including site specific and cumulative impacts), and on residential amenity from deliveries made out of working hours. The Council will therefore ensure that delivery timings are managed to optimal effect through the use of Delivery and Servicing Management Plans. We will also control the impact of goods vehicles through waiting and loading restrictions.
- 20.17 The Council will promote the use of quiet and low-pollution vehicles such as electric vehicles by encouraging developers to make provision for the use of such vehicles as part of Delivery and Servicing Management Plans. Low emission vehicles can significantly reduce noise and air pollution, and therefore offer the opportunities for necessary freight trips to be undertaken using vehicles that have a much lower impacts than standard freight vehicles.
- 20.18 Our Camden Planning Guidance supplementary document sets out further details regarding the Council's requirements for Delivery and Servicing Management Plans.

Key evidence and references

- Camden Local Implementation Plan (LIP) 2005/06 – 2010/11
- Camden Green Transport Strategy 2008 – 2012
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Guidance (PPG) 13: Transport; ODPM; 2001
- West London Canal Network Study – Phase 1 & 2: Developing Water Borne Freight on the West London Canal Network; Transport for London/ British Waterways London; September 2005

DP21. Development connecting to the highway network

- 21.1 Core Strategy policy CS11 states that the Council will ensure that growth and development has regard to Camden's road hierarchy and does not cause harm to the management of the road network. Policy DP21 sets out the Council's expectations for development linking directly to the highway network, and also to the Council's own highway management works. The term highway includes all footpaths and cycleways in the borough (including those not alongside roads) that are managed by the Council or Transport for London as Highway Authority. Policy DP21 should be read in conjunction with policies DP16, DP17 and DP19 and Core Strategy policy CS11.
- 21.2 The Council has a duty to provide for the efficient movement of vehicles and pedestrians on the road network. We do this by enabling and promoting walking, cycling and public transport, which have potential to limit the pressure on existing network capacity and allow the best use to be made of existing road space. The balance struck between different users on each link in the network will depend on the link's character and its role in the road network. To enable the network to operate efficiently and safely, connections from new developments need to reflect the nature of the link that they connect to.

DP POLICY

DP21 – Development connecting to the highway network

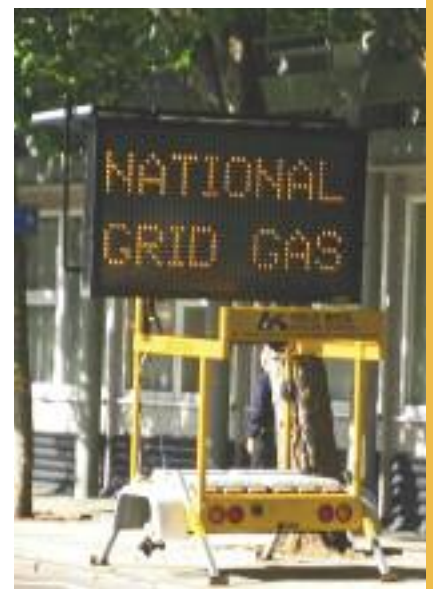
The Council will expect developments connecting to the highway network to:

- a) ensure the use of the most appropriate roads by each form of transport and purpose of journey, in accordance with Camden's road hierarchy;
 - b) avoid direct vehicular access to the Transport for London Road Network (TLRN) and other Major Roads; and
 - c) avoid the use of local roads by through traffic.
- The Council will expect works affecting highways to:
- d) avoid disruption to the highway network and its function, particularly use of appropriate routes by emergency vehicles;
 - e) avoid harm to on-street parking conditions or require detrimental amendment to Controlled Parking Zones;
 - f) ensure adequate sightlines for vehicles leaving the site;
 - g) address the needs of wheelchair users and other people with mobility difficulties, people with sight impairments, children, elderly people and other vulnerable users;
 - h) avoid causing harm to highway safety or hinder pedestrian movement and avoid unnecessary street clutter;
 - i) contribute to the creation of high quality streets and public spaces; and
 - j) repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development.

Where development will be connected to the highway network, the Council will require all new public highways to be constructed to a standard it considers to be appropriate for adoption, and expect the routes to be adopted, owned and managed by the relevant Highway Authority.

- 21.3 The Council has prepared a Road Network Management Plan, which sets out how it will manage the use of streets and street spaces and the considerations it will apply when designing and laying out street spaces and controlling traffic flows. This helps the Council to fulfil its network management duty, under which we aim to provide for efficient movement of vehicles and pedestrians and to reduce disruption and congestion.

- 21.4 The main routes in Camden's road hierarchy are shown on Map 1, and discussed briefly in paragraph 21.6 below. In managing future development, the Council uses the hierarchy to pursue the following aims:
- to limit the number of routes available to through traffic;
 - to remove goods vehicles from unsuitable routes;
 - to improve conditions for pedestrians and cyclists;
 - to reduce the risk of long delays to bus services;
 - to reduce accidents; and
 - to reduce the adverse environmental impact of traffic.
- 21.5 The Road Network Management Plan commits the Council to making the best use of the limited network capacity available. Within the road hierarchy, it is the upper tier designations that impose the greatest constraints on developments. The long-distance and London-wide traffic role of the Transport for London Road Network and major roads in the Strategic Road Network should take precedence over access requirements for individual development sites and premises.
- 21.6 The Council will have regard to the following hierarchy of roads when assessing proposals for developments connecting to the highway network:
- Transport for London Road Network (TLRN): creating new accesses from these key arterial routes will not usually be acceptable. Use for on-street servicing will also generally not be acceptable. Transport for London is the Highway Authority for these roads;
 - Strategic Road Network: proposals that would be likely to lead to delays to road traffic are unlikely to be acceptable. Although Camden is the Highway Authority for the roads on this network, Transport for London has powers of veto over any proposals that would lead to delays in the movement of traffic;
 - Other major roads: traffic flow, including for buses and emergency services, is also very important along these roads. Use of these roads for on-street servicing will be limited. Camden is the Highway Authority for these, and all other lower order roads;
 - District Roads: although locally important distributor roads, these roads should not be used by heavy goods vehicles except for essential deliveries. District roads provide direct access to many properties, and on-street servicing may be acceptable subject to its impact on safety and the environment.
 - Local roads: providing direct access to properties, these roads are not appropriate for bus or emergency routes. On-street servicing may be acceptable subject to impact on safety and the environment. The Council will prioritise pedestrians in treatment of local roads, and may use measures such as road closures and lorry bans to prevent use by vehicular through-traffic.
- 21.7 Further information on Camden's approach to managing roads on its network is set out in the Camden Planning Guidance Supplementary Document and the Camden Road Network Management Plan.



Map 1: Road Hierarchy



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Works affecting highways

- 21.8 In assessing proposed works affecting highways, the Council takes into account a variety of issues, including the function of the highway network (see above), on-street parking conditions, safety, the needs of different road users, and the need for proper integration with the wider road network.
- 21.9 Given the high level of parking stress experienced in much of Camden, the creation of new links to access development should not involve overall loss of one or more on-street parking spaces, particularly in areas of parking stress. The Council will consider relocating kerbside parking spaces to allow access to development, but only provided that any necessary amendment to the road layout and the Controlled Parking Zone will be funded by the development and can be achieved without harming other road users or highway safety.
- 21.10 In order to protect the safety of pedestrians, cyclists and motor vehicles, connections to the highway network should be designed with appropriate sightlines, visibility splays and queuing distances to reflect the character of the development, local highway conditions, traffic speeds and pedestrian activity. Guidance is included in the Department for Transport's Manual for Streets, the Camden Streetscape Design Manual and our Camden Planning Guidance supplementary document.

- 21.11 The Council will promote transport facilities, services and street space arrangements that accommodate the needs of all users, including vulnerable users such as disabled people. We will expect balanced use of street space that provides for all transport users and accommodates sustainable transport measures, including facilities for pedestrians, cyclists and buses. The Camden Local Implementation Plan sets out the Council's hierarchy of road users. The priority given to different users will vary from one road to another depending on its role, however, the Council places pedestrians at the top of the hierarchy of road users over the network as a whole.
- 21.12 We are particularly concerned to ensure that new routes are designed and constructed to be safe for all users, in accordance with the criteria for works affecting highways. Any history of traffic-related accidents in the vicinity of proposals will be taken into account when assessing proposals. As part of our approach to promoting road safety, the Council will use formal safety audits at the planning, design and implementation stages of highway works, to independently review the implications of proposed works. It is also important that development does not hinder pedestrian movement, and the Council will not support proposals that involve the provision of additional street furniture that is not of benefit to highway users.
- 21.13 Core Strategy policy CS14 *Promoting high quality places and conserving our heritage* underlines the need for high quality landscaping and works to streets and public spaces. To achieve integration into the network and the public realm, design and construction should also reflect the style and materials used in local public spaces and their surrounding buildings. Considerations include planting, landscaping, paving materials and street furniture, and avoiding a confusing variety of signs, surfaces and materials. The quality of design, landscaping, materials and construction should reflect Camden's Streetscape Design Manual. Transport for London's Streetscape Guidance will also be relevant to any public realm improvements on the Transport for London Route Network. Materials should be durable, and the Highway Authority should not incur disproportionate maintenance costs in the future. The Council will expect any damage to public or private land (such as grass verges and any landscaped areas) caused by works to highways to be repaired.

Adoption of highways

- 21.14 It is important that the best use is made of new links to the highway network (whether roads, footpaths, cycle routes). The Council will therefore seek to ensure that access routes are available to the public as rights of way, maximising levels of activity and permeability and contributing to natural surveillance. The Council considers that this can best be achieved where the relevant Highway Authority adopts access routes as part of the public realm. In most cases, the new links will be managed by the Council as the Highway Authority, but Transport for London is the Highway Authority for the Transport for London Road Network.
- 21.15 This can only be achieved if new links are built to an appropriate standard for the role that they will fulfil in the network, and are subsequently managed as part of the highway network. The Council will expect any links built by a developer to provide the same quality of design, materials and construction as works commissioned by the relevant Highway Authority.

Key evidence and references

- Camden Local Implementation Plan (LIP) 2005/06 – 2010/11
- Camden Green Transport Strategy 2008 – 2012
- Camden Streetscape Design Manual March 2005
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Planning Policy Guidance (PPG) 13: Transport; ODPM; 2001



Section 3

A sustainable and attractive Camden – Tackling climate change and improving and protecting Camden’s environment and quality of life

- 2.1 The Core Strategy sets out our overall approach to managing Camden’s growth so that it is sustainable, meets our needs for homes, jobs and services, and protects and enhances quality of life and the borough’s many valued and high quality places. This helps to achieve *A Sustainable Camden that adapts to a growing population* – one of the elements in the vision in the Camden Community Strategy.
- 2.2 This section of Camden Development Policies contributes to delivering the Core Strategy by providing detailed policies that we will use when determining applications for planning permission to ensure that development contributes towards a sustainable and attractive Camden. In particular, it supports the Core Strategy by focussing on:
- promoting sustainable design and construction;
 - reducing our water consumption and the risk of surface water flooding;
 - securing high quality design and conserving our heritage;
 - managing the impact of development and noise and vibration;
 - providing and improving open space, sport and recreation; and
 - our approach to basements and lightwells, improving access, shopfront design and air quality and Camden’s Clear Zone.



Promoting sustainability and tackling climate change

DP22. Promoting sustainable design and construction

- 22.3 Promoting a sustainable Camden is an integral element of our Local Development Framework strategy. Core Strategy policy CS13 – *Tackling climate change through promoting higher environmental standards* sets out a key part of our overall approach to tackling climate change, which includes promoting higher environmental standards in design and construction. Policy DP22 – *Promoting sustainable design and construction* contributes towards delivering the strategy in policy CS13 by providing detail of the sustainability standards we will expect development to meet. DP22 should be read in conjunction with Core Strategy policy CS13 and policy DP23 – *Water*. Core Strategy policy CS11 and policies DP16 to DP21 in this document set out our approach to sustainable transport.
- 22.4 Although the need for sustainable design and construction is not specific to Camden, the borough's highly built-up, inner urban environment means that we face specific environmental issues such as poor air quality and surface water flooding but have fewer options on how we can implement sustainable development and minimise our carbon emissions. The measures we can take to minimise the impacts of climate change and adapt to its effects need to consider, and be appropriate to, Camden's dense and historic character and sensitive environments. They should also take opportunities to build on the borough's past high performance on requiring sustainable measures within developments.
- 22.5 Core Strategy policy CS13 states that the Council will have regard to the costs and feasibility of measures to tackle climate change within developments (paragraph 13.4). This approach also applies to policy DP22. We will also take into account the cumulative costs of not responding to the need to mitigate and adapt to climate change as well as the long term cost savings, such as on energy and water bills, to future occupiers. Measures to tackle climate change are integral in the development process and are a priority of the Council. Therefore they should not be seen as 'add-ons'.



DP POLICY

DP22 – Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

- a) demonstrate how sustainable development principles, including the relevant measures set out in paragraph 22.5 below, have been incorporated into the design and proposed implementation; and
- b) incorporate green or brown roofs and green walls wherever suitable.

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

- c) expecting new build housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6 (zero carbon) by 2016.;
- d) expecting developments (except new build) of 500 sq m of residential floorspace or above or 5 or more dwellings to achieve “very good” in EcoHomes assessments prior to 2013 and encouraging “excellent” from 2013;
- e) expecting non-domestic developments of 500sqm of floorspace or above to achieve “very good” in BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019.

The Council will require development to be resilient to climate change by ensuring schemes include appropriate climate change adaptation measures, such as:

- f) summer shading and planting;
- g) limiting run-off;
- h) reducing water consumption;
- i) reducing air pollution; and
- j) not locating vulnerable uses in basements in flood-prone areas.

Sustainable design and construction measures

- 22.6 The construction and occupation of buildings are major consumers of resources and can produce large quantities of waste and carbon emissions. The possibility of sensitively altering or retro-fitting buildings should always be strongly considered before demolition is proposed. All proposals for demolition and reconstruction should be fully justified in terms of the use of resources and energy, and the energy and water efficiency of the existing and proposed buildings. Where the demolition of a building cannot be avoided we will expect either the re-use of materials on-site or the salvage of appropriate materials to enable their re-use off-site. Where materials cannot be salvaged whole and where aggregate is required on-site, this demolished material should be crushed on-site for re-use, with measures taken to minimise dust and noise. Policy DP26 – *Managing the impact of development on occupiers and neighbours* sets out how we will expect development to limit the disturbance from dust due to demolition.
- 22.7 When a building is constructed, the accessibility of its location; its density and mix of uses; its detailed design taking into account the orientation of the site; and the mechanical services and materials chosen can all have a major impact on its energy efficiency. The Council will require all schemes to consider these general sustainable development principles, along with the detailed elements identified in the table below, from the start of the design process. Developments of 5 or more dwellings or 500sqm of any floorspace should address sustainable development principles in their Design and Access statements or in a separate Energy Efficiency Statement, including how these principles have contributed to reductions in carbon dioxide emissions. When justifying the chosen design with regards to sustainability the following appropriate points must be considered:



Design	Fabric/Services
<ul style="list-style-type: none"> • the layout of uses • floorplates size/depth • floor to ceiling heights • location, size and depth of windows • limiting excessive solar gain • reducing the need for artificial lighting • shading methods, both on or around the building • optimising natural ventilation • design for and inclusion of renewable energy technology • impact on existing renewable and low carbon technologies in the area • sustainable urban drainage, including provision of a green or brown roof • adequate storage space for recyclable material, composting where possible • bicycle storage • measures to adapt to climate change (see below) • impact on microclimate 	<ul style="list-style-type: none"> • level of insulation • choice of materials, including - responsible sourcing, re-use and recycled content • air tightness • efficient heating, cooling and lighting systems • effective building management system • the source of energy used • metering • counteracting the heat expelled from plant equipment • enhancement of/provision for biodiversity • efficient water use • re-use of water • educational elements, for example visible meters • on-going management and review

22.8 Our Camden Planning Guidance supplementary document contains detailed guidance on further elements of sustainable design and construction. Please also see Core Strategy policies CS16 – *Improving Camden’s health and well-being* and CS18 – *Dealing with our waste and encouraging recycling*, and policies DP32 – *Air quality and Camden’s Clear Zone* and DP28 – *Noise and vibration* in this document.

Green and brown roofs and green walls

- 22.9 Green and brown roofs and green walls play important roles in achieving a sustainable development. They retain rainfall and slow its movement, provide additional insulation, provide valuable habitat to promote biodiversity, provide opportunities for growing food, reduce the heating up of buildings and the wider city and provide valuable amenity space. They should be designed to enable the benefits that are most suitable for the site. This will include ensuring a sufficient soil depth is provided and selecting the correct substrate and vegetation. The design of green walls should ensure sufficient irrigation for plants without the need for excessive energy consumption for pumping water.
- 22.10 Green and brown roofs can be easily incorporated into a flat roof and, where carefully designed, on a pitched roof. Therefore, it is important that the inclusion of a green or brown roof is considered at the initial design stage. In historic areas where a specific roof form dominates, it may be possible to incorporate a green or brown roof at the rear of buildings where they would not be visible from the street. Further details on our expectation for green and brown roofs and green walls can be found in our Camden Planning Guidance supplementary document.

Sustainable design and construction assessment tools

- 22.11 The government has set environmental targets for all new build dwellings, in *Building a Greener Future: Towards Zero Carbon*, and produced the Code for Sustainable Homes as the tool to assess these targets. BREEAM (Building Research Establishment Environmental Assessment Method) and EcoHomes assessments, which apply to non-residential developments and residential development arising from conversions and changes of use respectively, are other tools which enable us to assess the environmental sustainability of a development.
- 22.12 These assessment tools contain several categories (such as Energy, Water, Materials, Waste, Surface Water, Management, Transport, Land use, Ecology, Health and Well-being, and Pollution). Each category contains credits that can be obtained by implementing a sustainable design or construction measure. All the credits obtained are weighted and added together to achieve the overall score, which relates to a rating of either Pass, Good, Very Good, Excellent or Outstanding.
- 22.13 For developments in Camden it is generally easy to obtain the transport credits in BREEAM and EcoHomes assessments as the borough is well served by public transport and services. The credits in the management category are also reasonably easy to obtain. Therefore, in recent years we have been successfully applying sub-targets, which we developed in consultation with the Building Research Establishment in 2006, within the assessment categories of Energy, Water and Materials. The securing of the credits in these categories is considered to have the greatest environmental benefits. These sub-targets ensure that developments have fully addressed the main issues of sustainable design and construction and climate change relevant to the borough. They can be found in our Camden Planning Guidance supplementary document. The Council will also expect developments to achieve any higher energy/carbon reduction, water and environmental sustainability targets set by the government in the future.
- 22.14 We have been successfully applying a minimum standard of Level 3 for the Code for Sustainable Homes and Very Good for EcoHomes for residential developments of 5 dwellings or more in the borough. As Camden receives some applications for particularly large dwellings with a relatively higher energy and water use, we will apply this approach to developments of 500sqm or more of residential floorspace. For new build housing we will continue to require developments to achieve Level 3 of Code for Sustainable Homes and encourage improvements in environmental sustainability performance in line with the government's timetable towards zero carbon housing. For EcoHomes assessments (for dwellings resulting from conversions and changes of use) we will continue to expect the existing target of Very Good. The government is consulting on ways to improve energy use in existing buildings and, therefore, we will encourage homes resulting from conversions and changes of use to meet a higher EcoHomes target in 2013, in line with the next stage of the government's timetable towards zero carbon for new housing. Works to listed buildings and development within conservation areas should also consider the policies set out in Core Strategy policy CS14 – *Securing high quality design* and DP25 – *Conserving Camden's heritage*.

- 22.15 We will also apply the 500sqm threshold to non-residential developments to ensure all developments of the same size make a minimum contribution to environmental sustainability. If feasible at the time, we will expect non-residential development to achieve a BREEAM rating of 'excellent' from 2016 so that such schemes make an increasing contribution to environmental sustainability, in line with that expected from housing development.
- 22.16 BREEAM and EcoHomes assessments and the Code for Sustainable Homes provide a good overall guide to the environmental sustainability of a development. However, the largest group of credits in the Energy category of these assessments do not consider the energy efficiency of the initial design. To ensure that developments firstly incorporate energy efficient design, we will require schemes to adopt appropriate energy efficiency principles as highlighted in paragraph 22.7 above. An example of energy efficiency principles are the Passivhaus standards. PassivHaus includes:
- very good levels of insulation with minimal thermal bridges;
 - good utilisation of solar and internal heat gains;
 - an excellent level of air tightness; and
 - good indoor air quality, provided by a whole house mechanical ventilation system with highly efficient heat recovery.

The Council will strongly encourage schemes to meet Passivhaus standards. Further details on energy efficient design and principles and PassivHaus are set out in our Camden Planning Guidance supplementary document.

Designing to adapt to climate change

- 22.17 It is predicted that in the future we will experience warmer and wetter winters and hotter and drier summers. These changes could lead to more intense rainfall and local flooding; subsidence due to increased shrinking and expanding of Camden's clay base; poorer air quality; a hotter micro-climate; and increased summer electricity use due to increased demand for cooling. Alongside the measures to reduce the effects of climate change set out above, we will require developments to incorporate appropriate measures to enable occupants to adapt and cope with climatic changes. Measures include:
- natural ventilation;
 - summer shading;
 - planting trees and vegetation;
 - openable windows;
 - the provision of external space; and
 - the inclusion of pervious surfaces to enable water to infiltrate the ground to reduce clay shrinking and flooding.





- 22.18 The Council will discourage the use of air conditioning and excessive plant equipment. In addition to increasing the demand for energy, air conditioning and plant equipment expel heat from a building making the local climate (microclimate) hotter. Where the use of this equipment is considered acceptable by the Council, for example where sterile internal air is required, we will expect development to make a contribution towards cooling the local environment. This could be through the provision of green or brown roofs, green walls and the planting of trees and vegetation, on or off-site. For further details on the methods that can be incorporated within a development to enable it and its occupants to adapt to climate change and on green and brown roofs and green walls, please refer to our Camden Planning Guidance supplementary document. For further details on how to consider microclimate see policy DP26 – *Managing the impact of development on occupiers and neighbours* and Camden Planning Guidance.
- 22.19 Our expectations on designing for water efficiency and addressing extreme rainfall can be found in policy DP23 – *Water*. Policy DP27 – *Basements and lightwells* sets out our expectations for basement development. Our approach to improving Camden's air quality is set out in policy DP26 – *Air quality and Camden's Clear Zone* and Core Strategy policy CS16 – *Improving Camden's health and well-being*. Please see policy DP24 – *Securing high quality design* for further details on other aspects of design.

Key evidence and references

- Towards a Sustainable Camden. Camden' Environmental Sustainability Delivery Plan 2008-2012
- Camden Sustainability Task Force Report on Energy and Energy Efficiency; 2007
- Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1; Communities and Local Government; 2007
- Building A Greener Future; Communities and Local Government; 2006
- Sustainable Design and Construction – Supplementary Planning Guidance; Mayor of London; 2006
- Building A Brighter Future. A Guide to Low Carbon Building Design; Carbon Trust; 2005
- Building Research Establishment Environmental Assessment Method (BREEAM); Building Research Establishment; 2006 and 2008
- Strategy for Sustainable Construction; BERR; 2008
- Definition of Zero Carbon Homes and Non-domestic Buildings Consultation; CLG; 2008
- Heat and energy saving strategy Consultation; Department of Communities and Local Government & Department of Energy and Climate Change; 2009

DP23. Water

- 23.1 Our built environment plays a large role in the way water is consumed, distributed and disposed of. The way water is used in a building and the pollutants it picks up running across a site affect the quality of the water that reaches our combined storm water and sewer system. In addition, the location of a development, and any flood mitigation measures used, can have an impact on local and downstream surface water flooding. For example, by capturing surface water on-site so that the flood risk to downstream properties is reduced or, in poorly located and designed schemes, by diverting surface water onto adjoining sites, increasing the risk of flooding on those sites.
- 23.2 As noted in paragraph 22.4 above, although the need for sustainable design and construction is not specific to Camden, our dense built-up environment limits the ways sustainability can be addressed. The efficient use and disposal of water and the minimisation of surface water run-off are elements of sustainable design and construction that need to be addressed sensitively taking into account Camden's specific characteristics.
- 23.3 Core Strategy policy CS13 – *Tackling climate change through promoting higher environmental standards* sets out our overall approach to tackling climate change which includes reducing our water consumption and reducing the risk of surface water flooding. Map 2 and policy CS13 identify areas of the borough that have been affected by sewer or surface water flooding in the past as well as areas identified as being at risk of surface water flooding.
- 23.4 Policy DP23 contributes to the implementation of the strategy set out in policy CS13 by seeking to reduce water consumption and limit the amount of waste water entering the combined storm water and sewer network. Policy DP23 should be read in conjunction with policy Core Strategy CS13, policy DP22 – *Sustainable design and construction* above and the North London Strategic Flood Risk Assessment.

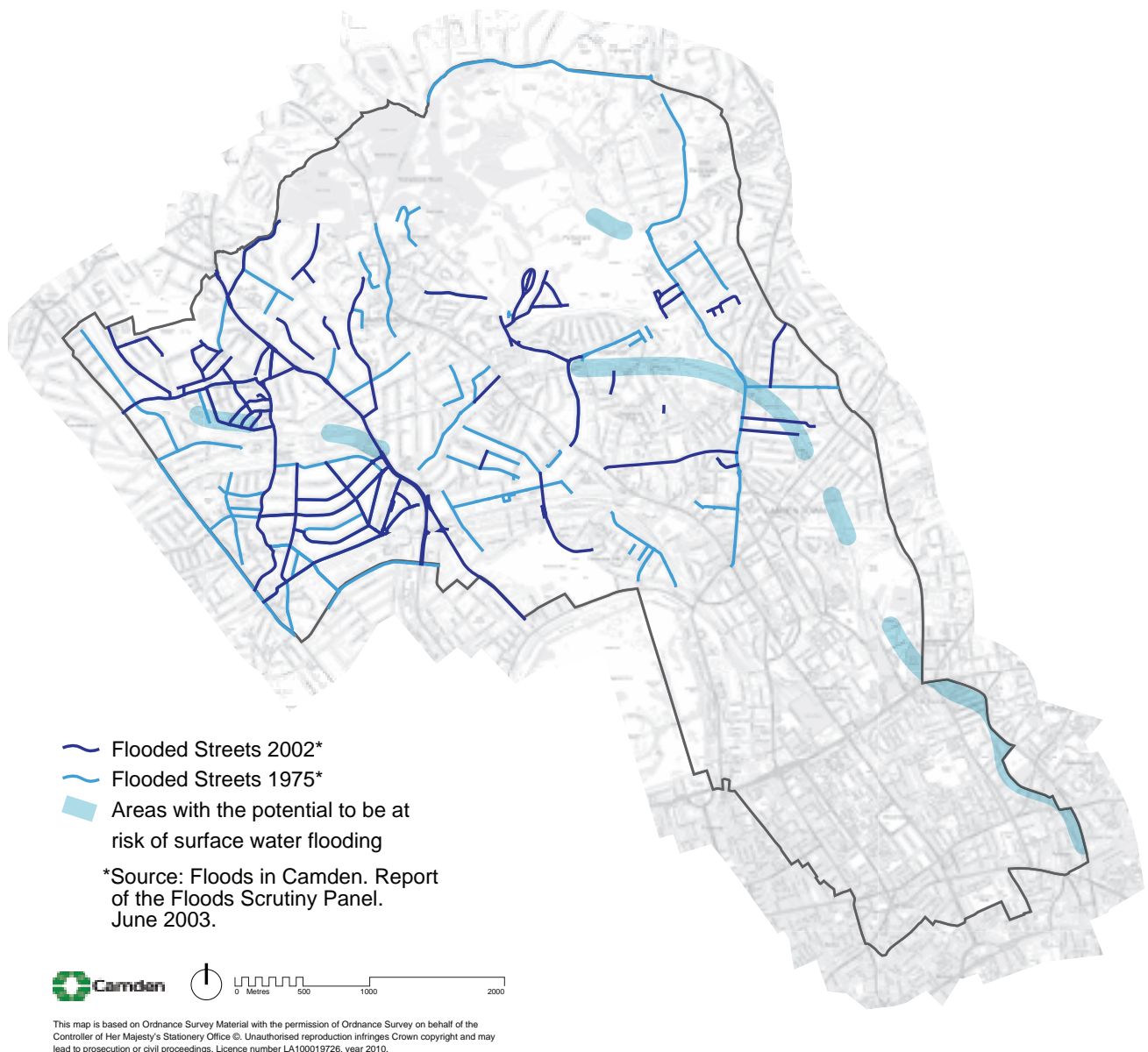
DP POLICY

DP23 – Water

The Council will require developments to reduce their water consumption, the pressure on the combined sewer network and the risk of flooding by:

- a) incorporating water efficient features and equipment and capturing, retaining and re-using surface water and grey water on-site;
- b) limiting the amount and rate of run-off and waste water entering the combined storm water and sewer network through the methods outlined in part a) and other sustainable urban drainage methods to reduce the risk of flooding;
- c) reducing the pressure placed on the combined storm water and sewer network from foul water and surface water run-off and ensuring developments in the areas identified by the North London Strategic Flood Risk Assessment and shown on Map 2 as being at risk of surface water flooding are designed to cope with the potential flooding;
- d) ensuring that developments are assessed for upstream and downstream groundwater flood risks in areas where historic underground streams are known to have been present; and
- e) encouraging the provision of attractive and efficient water features.

Map 2: Flood Risk



- 23.5 We only consume a small proportion of water that enters a building. Most of the water we use is for washing and flushing the toilet and therefore leaves the site again. The pumping and cleaning of water to drinking level consumes energy. In order to save energy and drinking water, water should be consumed efficiently and, where possible, treated and consumed close to source. Most of the water we do not consume, including rainfall, ends up in the combined storm water and sewer system. Our increased use of water, along with a growing population and increasing use of impervious surfaces, means more waste water is entering the combined storm water and sewer system, putting pressure on it.

Efficient use of water

- 23.6 Developments must be designed to be water efficient to minimise the need for further water infrastructure. This can be through the installation of water efficient appliances and by capturing and re-using rain water and grey water on-site. Rainwater harvesting systems are discussed in paragraph 23.8 below. Grey water use captures water from sinks, showers and washing machines for its re-use. Major developments and high or intense water use developments, such as hotels, hostels and student housing, should include a grey water harvesting system. Where such a system is not feasible or practical, developers must demonstrate to the Council's satisfaction that this is the

case. We will assess the performance of water-saving measures against the Water category in BREEAM, EcoHomes or the Code for Sustainable Homes assessments (see our Camden Planning Guidance supplementary document for further details).

Reducing surface water run-off

- 23.7 The water efficient methods expected above will help reduce the overall amount of waste water entering the combined storm water and sewer system so it retains some capacity to deal with heavy rainfall. The volume and rate of run-off from heavy rainfall can be reduced through the use of sustainable urban drainage systems (SUDS), including green and brown roofs, pervious paving and detention ponds or tanks. We will seek to achieve the most sustainable methods of SUDS wherever possible. The Council's expectations for the design and location of green and brown roofs are set out in policy DP22 – *Promoting sustainable design and construction*. Where green or brown roofs are provided we will expect them to be designed to reduce run-off.
- 23.8 Some sustainable urban drainage methods enable captured water to be re-used, and are generally known as 'rainwater harvesting systems'. These systems capture water falling on a site, in particular on roofs and impervious paved areas, and use the water for irrigation, flushing of toilets and, where the water is clean enough, washing clothes. With appropriate filtration, the capture of rainwater can also be incorporated into a grey water system.
- 23.9 It is important that water is captured from the top of the water catchment area, which generally starts at the top of a hill, to prevent flooding of more susceptible sites below. We will require all new build developments where run-off is likely to have an impact on buildings downstream (see Map 2) to include a green or brown roof and/or a rainwater harvesting system, with the aim of achieving a 'greenfield' rate of run-off. A greenfield run-off rate is one that reflects the natural rate of water run-off from a site before it was developed. All other development that increases the amount of impervious surface will be expected to minimise the amount and rate of run-off from the site to at least the existing rate. The size of a rainwater harvesting system should take into account annual rain yield, consumption rates and the need for on-site detention to prevent flooding. Information on sizing based on annual yield and consumption rates can be obtained from the Environment Agency.



Minimising flood risk

- 23.10 All sites over one hectare are required by government Planning Policy Statement (PPS) 25 – *Development and Flood Risk* to produce a site specific Flood Risk Assessment. In Camden these assessments should focus on the management of surface water run-off and should address the amount of impermeable surfaces resulting from the development and the potential for increased flood risk both on site and elsewhere within the catchment.
- 23.11 The area shown on Map 2 is known to be at risk from local surface water flooding. It is especially important for development within this area to be designed to cope with being flooded without placing additional pressure on adjoining sites and on the combined sewer system. For example, development should not prevent the flow of water across its site where this would lead to water build up or divert water onto an adjoining site. Instead, water should be captured and stored for re-use or for slow release to the combined sewer. Where a site is known to have a particular drainage issue, development should not place additional strain on the existing drainage infrastructure. Within the areas shown on Map 2 we will expect water infrastructure to be designed to cope with a 1 in 100 year storm event (including an appropriate allowance for climate change) in order to limit the flooding of, and damage to, property. Please see Planning Policy Statement 25 and its Practice Guide for further guidance on managing flood risk. The Council's Camden Planning Guidance supplementary document also contains further information on water and sustainable design and construction.
- 23.12 Development can have an impact on the water environment beyond the site where it takes place by altering the flow of water above and below ground and changing where water is absorbed or rises to the surface. For example, the construction of a basement could cause surface water flooding if its location forces water to the surface or could cause flooding elsewhere if the movement of water below ground is altered. Changing water movements can alter soil conditions in the wider area. Applications for developments in areas where historic underground streams are known to have been present will be required to include assessments of the potential for, and management of, groundwater flood risk (see our Camden Planning Guidance supplementary document for further information). Basements also affect the ability of the ground to absorb rain when soil is replaced by an impervious structure and can be particularly susceptible to flooding due to their underground location. In certain circumstances the use of basements may be restricted to non-habitable uses. For further detail on our approach to basements please see policy DP27-*Basements and lightwells*.

Water features

- 23.13 Water features can celebrate the importance of water and can be used as an educational tool. We will expect any water feature provided to be of a high quality and, where possible, provide some interpretation of the local environment or community. For example, any water feature provided along the route of the old Fleet River, which used to run from Hampstead Heath to the City of London, could take the opportunity to provide an interpretation of this lost watercourse. Any proposed water feature should also be water and energy efficient.

Key evidence and references

- Camden Sustainability Task Force Report on Food, Biodiversity and Water; 2008
- Towards a Sustainable Camden – Camden's Environmental Sustainability Delivery Plan 2008-2012
- Sustainable Design and Construction Supplementary Planning Guidance; Mayor of London; 2006
- Planning Policy Statement 25 – Development and Flood Risk; CLG, 2006
- Planning Policy Statement 25 – Development and Flood Risk – Practice Guide; CLG, 2008
- North London Strategic Flood Risk Assessment; Mouchel; 2008
- Greywater: An information guide; Environment Agency; 2008
- Harvesting Rainwater for domestic uses; Environment Agency; 2008

Improving and protecting our environment and quality of life

DP24. Securing high quality design

- 24.1 Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage* sets out the Council's overall strategy on promoting high quality places, seeking to ensure that Camden's places and buildings are attractive, safe, healthy and easy to use and requiring development to be of the highest standard of design that respects local context and character. Camden has a unique and rich built and natural heritage, with many areas with their own distinct character, created by a variety of elements including building style and layout, history, natural environment including open spaces and gardens, and mix of uses. We have a duty to respect these areas and buildings and, where possible, enhance them when constructing new buildings and in alterations and extensions.
- 24.2 Policy DP24 contributes to implementing the Core Strategy by setting out our detailed approach to the design of new developments and alterations and extensions. These principles will ensure that all parts of Camden's environment are designed to the highest possible standards and contribute to providing a healthy, safe and attractive environment.
- 24.3 The Core Strategy also sets out our approach to other matters related to design, such as tackling climate change through promoting higher standards (CS13), the importance of community safety and security (CS17) and protecting amenity from new development (CS5). Further guidance on design is contained in our Camden Planning Guidance supplementary document.

DP POLICY

DP24 – Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.



Promoting good design

- 24.4 The Council is committed to design excellence and a key strategic objective of the borough is to promote high quality, sustainable design. This is not just about the aesthetic appearance of the environment, but also about enabling an improved quality of life, equality of opportunity and economic growth. We will therefore apply policy DP24 to ensure that all developments throughout the borough, including alterations and extensions to existing buildings, are of the highest standard of design. In accordance with government guidance in Planning Policy Statement (PPS) 1 – *Delivering Sustainable Development* we will not accept design that is inappropriate to its context or which fails to take opportunities to improve the character and quality of an area and the way that it is used by residents and visitors.
- 24.5 Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings. Design should respond creatively to its site and its context. This concerns both smaller-scale alterations and extensions and larger developments, the design and layout of which should take into account the pattern and size of blocks, open spaces, gardens and streets in the surrounding area (the ‘urban grain’).
- 24.6 The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality contemporary design will be welcomed. When assessing design, we will take into account government/CABE guidance *By Design – Urban Design in the planning system: towards better practice* and our own Camden Planning Guidance supplementary document.
- 24.7 Development should consider:
- the character and constraints of its site;
 - the prevailing pattern, density and scale of surrounding development;
 - the impact on existing rhythms, symmetries and uniformities in the townscape;
 - the compatibility of materials, their quality, texture, tone and colour;
 - the composition of elevations;
 - the suitability of the proposed design to its intended use;
 - its contribution to public realm, and its impact on views and vistas; and
 - the wider historic environment and buildings, spaces and features of local historic value.
- 24.8 Buildings should be designed to be as sustainable as possible. Environmental design and construction measures are set out in Policy DP22 – *Promoting sustainable design and construction*. Sustainable development also embraces principles of social sustainability which can be addressed by new development which:
- provides comfortable, safe, healthy and accessible space for its users;
 - is fit for purpose and can accommodate future flexibility of use;
 - provides a mix of uses and types of accommodation and provides for a range of needs within the community; and
 - provides sufficient amenity space for the promotion of health and wellbeing.



- 24.9 The re-use of existing buildings preserves the ‘embodied’ energy expended in their original construction, minimises construction waste and reduces the use of new materials. Many historic buildings display qualities that are environmentally sustainable and have directly contributed to their survival, for example the use of durable, natural, locally sourced materials, ‘soft’ construction methods, good room proportions, natural light and ventilation and ease of alteration. The retention and adaptation of existing buildings will be encouraged.
- 24.10 Due to the dense nature of Camden with extensive range and coverage of heritage assets, such as conservation areas, numerous listed buildings and five strategic views and two background views crossing the borough, the Council does not consider that it is practical to identify broad areas either suitable, or not suitable, for tall buildings. In the borough, a site may be suitable for a tall building while adjacent sites are not, due to impact on either views, conservations areas or listed buildings. Indeed, in some cases, suitability for a tall building differs across a single site. Given Camden’s strategic environmental characteristics, the entire borough is considered as being within the ‘sensitive’ category, as defined by the English Heritage/CABE Guidance on Tall Buildings (2007). Tall building proposals in Camden will therefore merit detailed design assessments. As part of the revision of the Camden Planning Guidance SPD further clarity will be provided on tall buildings and design issues in Camden.

Respecting local character

- 24.11 Given the highly built-up nature of Camden, careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context is needed in order to achieve high quality development which integrates into its surroundings.
- 24.12 In order to best preserve and enhance the positive elements of local character within the borough, we need to recognise and understand the factors that create it. Designs for new buildings, and alterations and extensions, should respect the character and appearance of the local area and neighbouring buildings. Within areas of distinctive character, development should reinforce those elements which create the character. Where townscape is particularly uniform attention should be paid to responding closely to the prevailing scale, form and proportions and materials. In areas of low quality or where no pattern prevails, development should improve the quality of an area and give a stronger identity.
- 24.13 Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. Overly large extensions can disfigure a building and upset its proportions. Extensions should therefore be subordinate to the original building in terms of scale and situation unless, exceptionally, it is demonstrated that this is not appropriate given the specific circumstances of the building. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations and extensions.
- 24.13 Design and Access statements should include an assessment of local context and character, and set out how the development has been informed by, and responds to it. We have prepared a series of Conservation Area Statements, Appraisals and Management Plans which describe the character and appearance of individual conservation areas and set out how the Council considers each can be conserved and enhanced. These should be used by developers to inform their understanding of the special character of the area, and we will take these into account when assessing development proposals in conservation areas. Development Policy DP25 – *Conserving Camden’s heritage* provides further guidance on the preservation and enhancement of the historic environment.

Detailing and materials

- 24.15 Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings, such as cornices, mouldings, architraves, porches and chimneys should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors and the cladding and painting of masonry can also spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.
- 24.16 Schemes should incorporate materials of an appropriately high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

Contributing to the street frontage

- 24.17 Buildings should be visually interesting at street level, with entrances and windows used to create active frontages, which allow overlooking of public areas, provide a sense of vitality and contribute to making Camden a safer place (see Core Strategy policy CS17). Ground floors should be occupied by active uses and should not turn their back on streets and other public spaces.

Incorporating building services equipment

- 24.18 Building services equipment, such as air cooling, heating, ventilation and extraction systems, lift and mechanical equipment, as well as fire escapes, ancillary plant and ducting should be contained within the envelope of a building or be located in a visually inconspicuous position.

Responding to natural features

- 24.19 New developments should respond to the natural assets of a site and its surroundings, such as slopes and height differences, trees and other vegetation. Extensions and new developments should not cause the loss of any existing natural habitats, including private gardens. Core Strategy policy CS15 – *Protecting and improving our parks and open spaces and encouraging biodiversity* provides further guidance on nature conservation in Camden and the Council's strategy for trees.
- 24.20 Development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. Gardens help shape their local area, provide a setting for buildings and can be important visually. Therefore they can be an important element in the character and identity of an area (its 'sense of place'). We will resist development that occupies an excessive part of a garden, and where there is a loss of garden space which contributes to the character of the townscape.
- 24.21 Development will not be permitted which fails to preserve or is likely to damage trees on a site which make a significant contribution to the character and amenity of an area. Where appropriate the Council will seek to ensure that developments make adequate provision for the planting and growth to maturity of large trees.





Incorporating Landscaping

- 24.22 As with buildings, consideration of context is essential in the design of new hard and soft landscaping. Hard landscape elements (surfaces, boundary treatments etc), and the materials from which they are made, play a significant role in defining the character and attractiveness of a site or area and reinforcing local distinctiveness. New planting can contribute to the attractiveness of a development, soften and balance the impact of buildings and contribute to the biodiversity value of a site. Effective maintenance is often essential to the success of soft landscaping (shrubs, grass etc) and, where appropriate, the Council will expect planting plans to be accompanied by a maintenance schedule. New hard and soft landscaping should be of high quality and should positively respond to its local character.

Providing amenity space

- 24.23 Private outdoor amenity space can add significantly to resident's quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space. Gardens, balconies and roof terraces are greatly valued and can be especially important for families. However, the densely built up nature of the borough means that the provision of private amenity space can be challenging, and the Council will require that the residential amenity of neighbours be preserved, in accordance with policy DP26 – *Managing the impact of development on occupiers and neighbours* and Core Strategy policy CS5 – *Managing the impact of growth and development*.

Accessibility

- 24.24 In line with policy DP29 – *Improving access* the Council will expect all buildings and places to meet the highest practicable standards of access and inclusion. Any adaptation of existing buildings must therefore address this issue and respond to access needs whilst ensuring that alterations are sympathetic to the building's character and appearance. Policy DP25 – *Conserving Camden's heritage* provides further guidance on providing access to listed buildings.

Key evidence and references

- By Design: Urban Design in the Planning System – Towards Better Practice; DETR/CABE; 2000
- Planning Policy Statement (PPS) 1 – Delivering Sustainable Development, 2005
- Planning Policy Statement (PPS) 12 – Local Spatial Planning, 2008
- Making design policy work, CABE; 2005
- The London Plan (consolidated with alterations since 2004); Mayor of London; 2008
- Building in Context, CABE/English Heritage, 2002
- Tree and Woodland Framework for London, Mayor of London, 2005

DP25. Conserving Camden's heritage

- 25.1 Camden has inherited a rich architectural heritage with many special places and buildings from many different eras in the area's history, from the historic villages of Hampstead and Highgate to Georgian squares and John Nash's Regent's Park terraces, from the Victorian engineering of St Pancras Station to iconic modern structures such as Centrepont. These places and buildings add to the quality of our lives by giving a sense of local distinctiveness, identity and history. 39 areas, covering much of the borough, are designated as conservation areas, recognising their special architectural or historic interest and their character and appearance. Also, thousands of buildings in Camden are nationally listed for their special historical or architectural interest (see map 3). We have a responsibility to preserve and, where possible, enhance these areas and buildings. This policy helps to implement Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage*.

DP POLICY

DP25 – Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

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

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

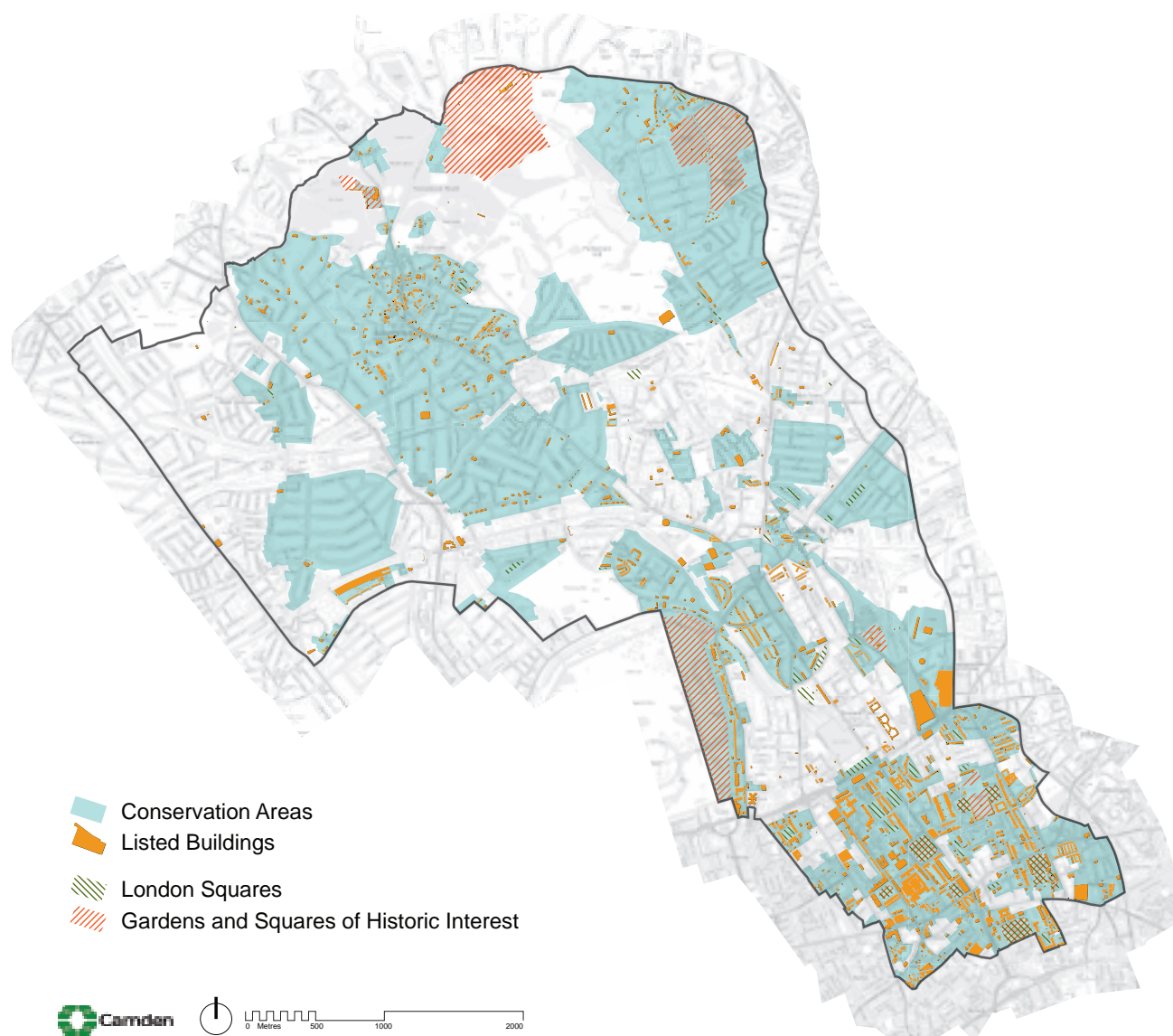
Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

Map 3: Heritage



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Conservation Areas

- 25.2 In order to preserve and enhance important elements of local character, we need to recognise and understand the factors that create this character. The Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved and enhanced. We will take these into account when assessing planning applications for development in conservation areas. We will seek to manage change in a way that retains the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area. The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing, and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character, and set out how the development has been informed by it and responds to it.

- 25.3 The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration. The Council will consider the introduction of Article 4 Directions to remove permitted development rights for the removal or alterations of traditional details where the character and appearance of a conservation area is considered to be under threat.
- 25.4 Historic buildings in conservation areas can be sensitively adapted to meet the needs of climate change and energy saving – preserving their special interest and ensuring their long term survival. For detailed advice on energy saving in historic buildings and conservation areas visit the English Heritage website and our Camden Planning Guidance supplementary document. Changes in patterns of use can also erode the character of an area. It is therefore important that, whenever possible, uses which contribute to the character of a conservation area are not displaced by redevelopment.
- 25.5 The value of existing gardens, trees and landscaping to the character of the borough is described in DP24 – Securing High Quality Design, and they make a particular contribution to conservation areas. Development will not be permitted which causes the loss of trees and/or garden space where this is important to the character and appearance of a conservation area. DP27 – Basements and lightwells provides further guidance on this issue where landscaping may be affected by basements and other underground structures.
- 25.6 The Council has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area, whether they are listed or not so as to preserve the character and appearance of the conservation area. We will not grant conservation area consent for the total or substantial demolition of such a building where this would harm the appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention. Applicants will be required to justify the demolition of a building that makes a positive contribution to a conservation area, having regard to Policy HE7 of Planning Policy Statement (PPS) 5: Planning for the Historic Environment, Camden's conservation area statements, appraisals and management plans and any other relevant supplementary guidance produced by the Council.



- 25.7 When considering applications for demolition, the Council will take account of group value, context and setting of buildings, as well as their quality as individual structures and any contribution to the setting of listed buildings. Applications must clearly show which buildings or parts of buildings are to be demolished.
- 25.8 Applications for total or substantial demolition in conservation areas must demonstrate to the Council's satisfaction that effective measures will be taken during demolition and building works to ensure structural stability of retained parts and adjoining structures. Before conservation area consent for demolition is granted, the Council must be satisfied that there are acceptable detailed plans for the redevelopment. Any replacement building should enhance the conservation area to an appreciably greater extent than the existing building. When a building makes little or no contribution to the character and appearance of a conservation area, any replacement building should enhance the conservation area to an appreciably greater extent than the existing building.
- 25.9 Due to the largely dense urban nature of Camden, the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area.
- 25.10 Our Camden Planning Guidance supplementary document provides further information on our approach to conservation areas.

Listed buildings

- 25.11 Camden's listed buildings and structures provide a rich and unique historic and architectural legacy. They make an important and valued contribution to the appearance of the borough and provide places to live and work in, well known visitor attractions, and cherished local landmarks. We have a duty to preserve and maintain these for present and future generations. There are over 5,600 buildings and structures in Camden that are on the statutory list for their special architectural or historic interest.
- 25.12 The Council has a general presumption in favour of the preservation of listed buildings. Total demolition, substantial demolition and rebuilding behind the façade of a listed building will not normally be considered acceptable. The matters which will be taken into consideration in an application for the total or substantial demolition of a listed building are those set out in Policy HE7 of PPS5.





- 25.13 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building. The matters which will be taken into consideration in an application for alterations and extensions to a listed building are those set out in Policy HE7 of PPS5.
- 25.14 Where listed buildings are being altered for the provision of access for people with disabilities, the Council will balance their needs with the interests of conservation and preservation. We will expect design approaches to be fully informed by an audit of conservation constraints and access needs, and to have considered all available options. The listed nature of a building does not preclude the development of inclusive design solutions, and the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation.
- 25.15 The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it often can extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings. Applicants will be expected to provide sufficient information about the proposed development and its relationship with its immediate setting, in the form of a design statement.
- 25.16 Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest of the building or group. Energy use can be reduced by means that do not harm the fabric or appearance of the building, for instance roof insulation, draught proofing and secondary glazing, more efficient boilers and heating/lighting systems, and use of green energy sources. Depending on the form of the building, renewable energy technologies may also be installed, for instance solar water heating and photovoltaics.
- 25.17 Our Camden Planning Guidance supplementary document provides further information on our approach to listed buildings.

Map 4: Archaeological Priority Areas



Archaeology

25.18 Camden has a rich archaeological heritage comprised of both above and below ground remains, in the form of individual finds, evidence of former settlements and standing structures. These remains are vulnerable to modern development and land use. There are 13 archaeological priority areas in the borough (see map 4):

Hampstead Heath	Hampstead	Highgate
London Suburbs	South End	Bagnigge Wells
St Pancras	West End	Canalside Industry
Kentish Town	Kilburn	
Battle Bridge	Belsize	

- 25.19 The archaeological priority areas provide a general guide to areas of archaeological remains, but do not indicate every find site in the borough. These are based on current knowledge and may be refined or altered as a result of future archaeological research or discoveries.
- 25.20 It is likely that archaeological remains will be found throughout the borough, both within and outside the archaeological priority areas. Many archaeological remains have yet to be discovered, so their extent and significance is not known. When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation. Scheduled monument consent must be obtained before any alterations are made to scheduled ancient monuments. Camden has only one scheduled ancient monument: Boadicea's Grave in Hampstead Heath.
- 25.21 If important archaeological remains are found, the Council will seek to resist development which adversely affects remains and to minimise the impact of development schemes by requiring either in situ preservation or a programme of excavation, recording, publication and archiving of remains. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site, and subsequent analysis, publication and archiving undertaken by an archaeological organisation approved by the Council.
- 25.22 The Council will consult with, and be guided by, English Heritage and the Greater London Archaeology Advisory Service (GLAAS) on the archaeological implications of development proposals. The Greater London Sites and Monuments Record, maintained by English Heritage, contains further information on archaeological sites in Camden. When considering schemes involving archaeological remains, the Council will also have regard to government Planning Policy Guidance (PPG) 16 – Archaeology and Planning.

Other heritage assets

- 25.23 In addition to conservation areas, listed buildings and archaeological remains, Camden contains 14 Parks and Gardens of Special Historic Interest, as identified by English Heritage. There are also 53 London Squares in the borough protected by the London Squares Preservation Act 1931. The Council will encourage the management of Parks and Gardens of Special Historic Interest and London Squares to maintain, and where appropriate, enhance their value and protect their setting. As set out within Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage*, we will consult with English Heritage over proposals affecting these parks and gardens.

Key evidence and references

- Greater London Sites and Monuments Record; English Heritage
- Guidance on conservation area appraisals, English Heritage, 2006
- Guidance on the management of conservation areas, English Heritage, 2006

DP26. Managing the impact of development on occupiers and neighbours

- 26.1 Camden's Core Strategy seeks to sustainably manage growth so that it takes place in the most appropriate locations and meets our needs while continuing to conserve and enhance the features that make Camden such an attractive place to live, work and visit (see policy CS1). Promoting and protecting high standards of amenity is a key element in this and will be a major consideration when the Council assesses development proposals. Core Strategy policies CS5 – *Managing the impact of growth and development* and CS14 – *Promoting high quality places and conserving our heritage* set out our overall approach to protecting the amenity of Camden's residents, workers and visitors, a major factor in people's quality of life. Policy DP26 contributes to the implementation of the Core Strategy by making sure that the impact of a development on occupiers and neighbours is fully considered.

DP POLICY

DP26 – Managing the impact of development on occupiers and neighbours

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. The factors we will consider include:

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage; and
- k) outdoor space for private or communal amenity space, wherever practical.

- 26.2 Development should avoid harmful effects on the amenity of existing and future occupiers and to nearby properties. When assessing proposals the Council will take account the considerations set out in policy DP26. The Council's Camden Planning Guidance supplementary document contains detailed guidance on the elements of amenity.

Visual privacy, overlooking, overshadowing, outlook, sunlight and daylight

- 26.3 A development's impact on visual privacy, overlooking, overshadowing, outlook, access to daylight and sunlight and disturbance from artificial light can be influenced by its design and layout, the distance between properties, the vertical levels of onlookers or occupiers and the angle of views. These issues will also affect the amenity of the new occupiers. We will expect that these elements are considered at the design stage of a scheme to prevent potential negative impacts of the development on occupiers and neighbours. To assess whether acceptable levels of daylight and sunlight are available to habitable spaces, the Council will take into account the standards recommended in the British Research Establishment's Site Layout Planning for Daylight and Sunlight – *A Guide to Good Practice* (1991).

Artificial lighting levels

- 26.4 Lighting creates a sense of safety and can enable activities in the evenings and at night. It can be used to highlight landmark buildings and add vitality to our streets. Lighting can increase the potential for natural surveillance and, where used correctly, can reduce the opportunity for criminal activity and increase the likelihood of it being challenged and/or reported. However, poorly designed internal and external lighting or lighting that operates for an excessive period of time is a form of pollution that can harm the quality of life for those living nearby, affect wildlife and waste energy. Camden's dense character means that light pollution can be a bigger problem in the borough than in lower density areas where uses are not so close together. For example, lighting from conservatories can affect neighbours living above, as well as to the sides and rear, and the lighting of advertisements can affect people living nearby. Glare and light spillage from poorly designed lighting can make it less easy to see things at night and effect wildlife as well as people. Lighting should only illuminate the intended area and not affect or impact on its surroundings. Schemes involving floodlighting and developments in sensitive areas, such as adjacent to sites of nature conservation importance, should employ a specialist lighting engineer accredited by the Institute of Lighting Engineers to ensure that artificial lighting causes minimal disturbance to occupiers and wildlife. For further details on lighting and occupiers and biodiversity please see our Camden Planning Guidance supplementary document.

Noise and vibration

- 26.5 Noise/vibration pollution has a major effect on amenity and health and can be a particularly significant issue in Camden given the borough's dense urban nature. More detail on how to prevent disturbance from noise and vibration, including the requirement for mitigation measures can be found in policy DP28.

Odours, fumes and dust

- 26.6 Camden suffers from extremely poor air quality which has a harmful impact on health and the environment. More detail on how the Council is tackling poor air quality can be found in policy DP32. Camden Planning Guidance provides information on how developments should be designed to prevent occupants from being exposed to air pollution, including mitigation measures.





- 26.7 Odours, fumes and dust can be generated from commercial cooking, industrial process and construction and demolition. We will require all development likely to generate odours to prevent them from being a nuisance by installing appropriate extraction equipment and other mitigation measures. Further details on mitigation measures and where extraction equipment should be located can be found in Camden Planning Guidance. Further details on limiting noise from extraction equipment can be found in DP28. The Council will limit the disturbance from dust due to construction and demolition by expecting developers and their contractors to follow the London Councils' Best Practise Guidance *The control of dust and emissions from construction and demolition*. We will also expect developers to sign up to the Considerate Constructors Scheme. Details of how these will be implemented should be provided in a Construction Management Plan. Please see below for further details on Construction Management Plans.

Microclimate

- 26.8 Developments, especially when large, can alter the local climate. For example, a light coloured building that reflects heat will stay cool on the inside and the outside, whereas a dark building will absorb heat during the day to raise internal temperatures and slowly release this heat as the temperature cools, keeping the local air temperature warmer. Buildings can also affect the flow of air and cause wind tunnels. All developments should consider local topography and the local microclimate in their design. Developments large enough to alter the local climate will be required to submit a statement demonstrating how the design has considered local conditions. Detail of what is expected in such a statement can be found in the Camden Planning Guidance.

Attenuation measures and Construction Management Plans

- 26.9 Most potential negative effects of a development can be designed out or prevented through mitigation measures. For example, appropriately located and insulated extraction equipment can prevent nuisance caused by strong odours and fumes. An air tight building with mechanical ventilation and good insulation can make living adjacent to railways and busy roads acceptable with regards to noise, vibration and internal air quality. We will require any attenuation measures to be identified prior to planning permission being granted and secured for the lifetime of the development.

26.10 Disturbance from development can also occur during the construction phase. Measures required to reduce the impact of demolition, excavation and construction works must be outlined in a Construction Management Plan. We will require Construction Management Plans to identify the potential impacts of the construction phase of the development and state how any potential negative impacts will be mitigated. Construction Management Plans may be sought for:

- major developments;
- basement developments;
- developments involving listed buildings or adjacent to listed buildings;
- developments that could affect wildlife;
- developments on sites with poor or limited access; and
- developments that could cause significant disturbance due to their location or the anticipated length of the, demolition, excavation or construction period.

For further details on construction management plans please refer to our Camden Planning Guidance supplementary. Please see policy DP27 for more on our approach to basements.

Standards of accommodation

26.11 The size of a dwelling and its rooms, as well as its layout, will have an impact on the amenity of its occupiers. Residential standards and guidance are contained in our Camden Planning Guidance supplementary document. Policy DP6 outlines our approach to Lifetime Homes and further detail can be found in Camden Planning Guidance. Details on our approach to providing facilities for waste and for bicycle storage can also be found in Camden Planning Guidance. Details on our requirements for the provision of cycle parking can be found in DP18 – *Parking standards and limiting the availability of car parking*.

26.12 Outdoor amenity space provides an important resource for residents, which is particularly important in Camden given the borough's dense urban environment. It can include private provision such as gardens, courtyards and balconies, as well as communal gardens and roof terraces. The Council will expect the provision of gardens in appropriate developments, and particularly in schemes providing larger homes suitable for families. However, we recognise that in many parts of the borough this will not be realistic or appropriate. In these locations, the provision of alternative outdoor amenity space, for example, balconies, roof gardens or communal space will be expected. These amenity spaces should be designed to limit noise and disturbance of other occupiers and so not to unacceptably reduce the privacy of other occupiers and neighbours.

Key evidence and references

- Air Quality Action Plan 2009-13
- Camden's Noise Strategy, 2002
- Planning Policy Guidance (PPG) 24: Planning and Noise
- The London Plan (consolidated with alterations since 2004); Mayor of London; 2008
- Cleaning London's Air: The Mayor's Air Quality Strategy (2002)
- Sounder City – The Mayor's Ambient Noise Strategy; Mayor of London; 2004
- Institution of Lighting Engineers web-site, <http://www.ile.org.uk>

DP27. Basements and lightwells

- 27.1 The Core Strategy policy CS14 outlines our overall strategy to promoting high quality places. It seeks to secure development of the highest standard of design which respects local context and character. Policy DP27 helps to deliver this by setting out our detailed approach to basements and lightwells. With a shortage of development land and high land values in the borough, the development of basements is becoming increasingly popular as a way of gaining additional space in homes without having to relocate to larger premises. Basements are often also included in developments in the Central London part of Camden and used for various purposes including commercial, retail and leisure uses, servicing and storage.

DP POLICY

DP27 – Basements and lightwells

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that schemes:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area;

and we will consider whether schemes:

- d) harm the amenity of neighbours;

- e) lead to the loss of open space or trees of townscape or amenity value;
- f) provide satisfactory landscaping, including adequate soil depth;
- g) harm the appearance or setting of the property or the established character of the surrounding area; and
- h) protect important archaeological remains.

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

In determining applications for lightwells, the Council will consider whether:

- i) the architectural character of the building is protected;
- j) the character and appearance of the surrounding area is harmed; and
- k) the development results in the loss of more than 50% of the front garden or amenity area.

- 27.2 Although basement developments can help to make efficient use of the borough's limited land it is important that this is done in a way that does not cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas or the natural environment.
- 27.3 For larger schemes, where a basement development extends beyond the footprint of the original building or is deeper than one full storey below ground level (approximately 3 metres in depth) the Council will require evidence, including geotechnical, structural engineering and hydrological investigations and modelling, from applicants to ensure that basement developments do not harm the built and natural environment or local amenity. The level of information required will be commensurate with the scale and location of the scheme. These larger schemes will be expected to provide evidence against each of the considerations (a) to (h) in policy DP27. Smaller schemes will

be expected to submit information which relates to any specific concerns for that particular scheme or location (e.g. any history of flooding at the site or in the vicinity of the site, the presence of underground watercourses, proximity to water bodies such as the ponds on Hampstead Heath, structural instability of the developed or of neighbouring properties, or unstable land). The Council will assess whether any predicted damage to neighbouring properties from the development is acceptable or can be satisfactorily ameliorated by the developer. Applicants should contact the Council's Duty Planning Service about the level of information that should be provided for a particular scheme. Where hydrological and structural reports are required, they should be carried out by independent professionals (e.g. Chartered Structural Engineers). As there is potential for the effects of a basement development on the water environment, subsoil etc to extend beyond the site itself and its neighbouring properties, such reports should also consider the potential wider impacts of basement schemes.

- 27.4 Many potential impacts to the amenity of adjoining neighbours are limited by underground development. However, the demolition and construction phases of a development can have an impact on amenity and this is a particular issue for basements. The Council will seek to minimise the disruption caused by basement development and may require Construction Management Plans to be submitted with applications. Please see our Camden Planning Guidance supplementary document for further information on Construction Management Plans.
- 27.5 When considering applications for basement extensions, Building Control will need to be satisfied that effective measures will be taken during excavation, demolition and construction works to ensure that structural damage is not caused to the subject building. (Demolition is only a planning consideration for listed buildings and buildings which make a positive contribution to conservation areas.)
- 27.6 Government Planning Policy Statement (PPS) 25 – *Development and Flood Risk* states that inappropriate development should be avoided in areas at risk of flooding and categorises basement dwellings as “highly vulnerable” to flooding. The Council will not allow habitable rooms and other sensitive uses for self contained basement flats and other underground structures in areas at risk of flooding. No parts of the borough are currently identified by the Environment Agency as being prone to flooding from waterways although some areas are subject to localised surface water flooding, as identified in the North London Strategic Flood Risk Assessment. Please see Core Strategy policy CS13 – *Tackling climate change and promoting higher environmental standards* and DP23 – *Water* for more on the location of these areas and our approach to flooding. The Council will require the submission of a development-specific flood risk assessment with applications for basements on streets identified as being at flood risk or in an area where historic underground watercourses are known to have been present, in line with the criteria set out in PPS25, unless it can be demonstrated that the scale of the scheme is such that there is no, or minimal, impact on drainage conditions (see our Camden Planning Guidance supplementary document for further information).



- 27.7 Some parts of Camden contain unusual and unstable subsoils, along with many underground streams and watercourses, making drainage and structural safety key concerns (including around Hampstead Heath). In such areas, applications for basement developments may be required to show through hydrological modelling whether it will be possible through the inclusion of drainage systems to prevent any significant harm from changes to groundwater levels or flow.
- 27.8 The use of sustainable urban drainage systems (SUDS) will be encouraged in all basement developments that extend beyond the profile of the original building. For basements that consume more than 50% of the garden space, and are considered otherwise to be acceptable, the use of SUDS will be required to mitigate any harm to the water environment. Further guidance on sustainable urban drainage is contained in policy DP23 – *Water*.
- 27.9 A basement development that does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground. Proposals for basements that take up the whole rear and/or front garden of a property are unlikely to be acceptable. Sufficient margins should be left between the site boundaries and any basement construction to sustain growth of vegetation and trees. Developments should provide an appropriate proportion of planted material above the structure to mitigate the reduction in the natural storm water infiltration capacity of the site and/or the loss of biodiversity caused by the development. This will usually take the form of a soft landscaping or detention pond on the top of the underground structure, which is designed to temporarily hold a set amount of water while slowly draining to another location. It will be expected that a minimum of 0.5 metres of soil be provided above the basement development, where this extends beyond the footprint of the building, to enable garden planting.
- 27.10 Consideration should also be given to the existence of trees on or adjacent to the site, including street trees, and the root protection zones needed by these trees. Where there are trees on or adjacent to the site, the Council will require an arboricultural report to be submitted as part of a planning application.
- 27.11 In the case of listed buildings, applicants will be required to consider whether basement and underground development preserves the existing fabric, structural integrity, layout, inter-relationships and hierarchy of spaces, and any features that are architecturally or historically important. Listed buildings form an intrinsic element of the character of conservation areas and therefore basement development which harms the special architectural and historic interest of a listed building is also likely to fail to preserve or enhance the character or appearance of the conservation area in which it is located. Further guidance on design and heritage is contained in policies DP24 – *Securing high quality design* and DP25 – *Conserving Camden's heritage*.
- 27.12 The Council has produced a guidance note on its approach to basement development – *New Basement Development and Extensions to Existing Basement Accommodation Guidance* – which contains information on planning matters and other relevant regulations and requirements. Many other policies in Camden Development Policies and Camden's Core Strategy are relevant to basement development and will be taken into account when assessing such schemes, for example Core Strategy policies CS13 – *Tackling climate change and promoting higher environmental standards*, CS14 – *Promoting high quality places and conserving our heritage* and CS15 – *Protecting and improving open spaces and encouraging biodiversity*, and Development Policies DP22 – *Promoting sustainable design and construction*, DP23 – *Water*, DP24 – *Securing high quality design* and DP25 – *Conserving Camden's heritage*.

Key evidence and references

- North London Strategic Flood Risk Assessment, Mouchel; 2008
- Floods in Camden – Report of the Floods Scrutiny Panel; London Borough of Camden; June 2003
- Planning Policy Statement 9: Biodiversity and Geological Conservation
- Planning Policy Statement 25: Development and Flood Risk

DP28. Noise and vibration

- 28.1 Noise and vibration can have a major effect on amenity and health and therefore quality of life. Camden's high density and mixed-use nature means that disturbance from noise and vibration is a particularly important issue in the borough. Camden's Core Strategy recognises the importance of this issue for Camden's residents and policy DP28 contributes to implementing a number of Core Strategy policies, including CS5 – *Managing the impact of growth and development*, CS9 – *Achieving a successful Central London*, CS11 – *Promoting sustainable and efficient travel* and CS16 – *Improving Camden's health and well-being*.

DP POLICY

DP28 – Noise and vibration

The Council will seek to ensure that noise and vibration is controlled and managed and will not grant planning permission for:

- a) development likely to generate noise pollution; or
- b) development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided.

Development that exceeds Camden's Noise and Vibration Thresholds will not be permitted.

The Council will only grant permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed our noise thresholds.

The Council will seek to minimise the impact on local amenity from the demolition and construction phases of development. Where these phases are likely to cause harm, conditions and planning obligations may be used to minimise the impact.

- 28.2 The effect of noise and vibration can be minimised by separating uses sensitive to noise from development that generates noise and by taking measures to reduce any impact. Noise sensitive development includes housing, schools and hospitals as well as offices, workshops and open spaces, while noise is generated by rail, road and air traffic, industry, entertainment (e.g. nightclubs, restaurants and bars) and other uses.
- 28.3 The Council will only grant planning permission for development sensitive to noise in locations that experience noise pollution, and for development likely to generate noise pollution, if appropriate attenuation measures are taken, such as double-glazing. Planning permission will not be granted for development sensitive to noise in locations that have unacceptable levels of noise. Where uses sensitive to noise are proposed close to an existing source of noise or when development that generates noise is proposed, the Council will require an acoustic report to ensure compliance with PPG24: *Planning and noise*. A condition will be imposed to require that the plant and equipment which may be a source of noise pollution is kept working efficiently and within the required noise limits and time restrictions. Conditions may also be imposed to ensure that attenuation measures are kept in place and effective throughout the life of the development.
- 28.4 In assessing applications, we will have regard to the Noise and Vibration Thresholds, set out below. These represent an interpretation of the standards in PPG24 and include an evening period in addition to the day and night standards contained in the PPG, which provide a greater degree of control over noise and vibration during a period when noise is often an issue in the borough.

Table A: Noise levels on residential sites adjoining railways and roads at which planning permission will not be granted

Noise description and location of measurement	Period	Time	Sites adjoining railways	Sites adjoining roads
Noise at 1 metre external to a sensitive façade	Day	0700-1900	74 dB L_{Aeq} 12h	72 dB L_{Aeq} 12h
Noise at 1 metre external to a sensitive façade	Evening	1900-2300	74 dB L_{Aeq} 4h	72 dB L_{Aeq} 4h
Noise at 1 metre external to a sensitive façade	Night	2300-0700	66 dB L_{Aeq} 8h	66 dB L_{Aeq} 8h

Table B: Noise levels on residential streets adjoining railways and roads at and above which attenuation measures will be required

Noise description and location of measurement	Period	Time	Sites adjoining railways	Sites adjoining roads
Noise at 1 metre external to a sensitive façade	Day	0700-1900	65 dB L_{Aeq} 12h	62 dB L_{Aeq} 12h
Noise at 1 metre external to a sensitive façade	Evening	1900-2300	60 dB L_{Aeq} 4h	57 dB L_{Aeq} 4h
Noise at 1 metre external to a sensitive façade	Night	2300-0700	55 dB L_{Aeq} 1h	52 dB L_{Aeq} 1h
Individual noise events several times an hour	Night	2300-0700	>82 dB L_{Amax} (S time weighting)	>82 dB L_{Amax} (S time weighting)

Table C: Vibration levels on residential sites adjoining railways and roads at which planning permission will not be granted

Vibration description and location of measurement	Period	Time	Vibration levels
Vibration inside critical areas such as a hospital operating theatre	Day, evening and night	0000-2400	0.1 VDV ms ^{-1.75}
Vibration inside dwellings	Day and evening	0700-2300	0.2 to 0.4 VDV ms ^{-1.75}
Vibration inside dwellings	Night	2300-0700	0.13 VDV ms ^{-1.75}
Vibration inside offices	Day, evening and night	0000-2400	0.4 VDV ms ^{-1.75}
Vibration inside workshops	Day, evening and night	0000-2400	0.8 VDV ms ^{-1.75}

Where dwellings may be affected by ground-borne regenerated noise internally from, for example, railways or underground trains within tunnels, noise levels within the rooms should not be greater than 35dB(A)_{max}

Table D: Noise levels from places of entertainment on adjoining residential sites at which planning permission will not be granted

Noise description and measurement location	Period	Time	Sites adjoining places of entertainment
Noise at 1 metre external to a sensitive façade	Day and evening	0700-2300	L _{Aeq} ' 5m shall not increase by more than 5dB*
Noise at 1 metre external to a sensitive façade	Night	2300-0700	L _{Aeq} ' 5m shall not increase by more than 3dB*
Noise inside any living room of any noise sensitive premises, with the windows open or closed	Night	2300-0700	L _{Aeq} ' 5m (in the 63Hz Octave band measured using the 'fast' time constant) should show no increase in dB*

* As compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place

Table E: Noise levels from plant and machinery at which planning permission will not be granted

Noise description and location of measurement	Period	Time	Noise level
Noise at 1 metre external to a sensitive façade	Day, evening and night	0000-2400	5dB(A) <LA90
Noise that has a distinguishable discrete continuous note (whine, hiss, screech, hum) at 1 metre external to a sensitive façade.	Day, evening and night	0000-2400	10dB(A) <LA90
Noise that has distinct impulses (bangs, clicks, clatters, thumps) at 1 metre external to a sensitive façade.	Day, evening and night	0000-2400	10dB(A) <LA90
Noise at 1 metre external to sensitive façade where LA90>60dB	Day, evening and night	0000-2400	55dBL _{Aeq} '

Key evidence and references

- Camden's Noise Strategy, 2002
- The London Plan (Consolidated with Alterations since 2004), 2008
- Planning Policy Guidance 24: Planning and noise

DP29. Improving access

- 29.1 Part of achieving the Community Strategy vision of making Camden a borough of opportunity is making sure everyone has access to important facilities, such as housing, jobs, educational opportunities and community facilities. Good access benefits everyone. However, many people are disadvantaged by poor access to facilities and buildings and vulnerable and disadvantaged groups, such as the elderly and disabled people, can be particularly affected. Poor access can also be caused by difficulties in using the facilities themselves.
- 29.2 Policy DP29 contributes to the implementation of Core Strategy policy CS14 – *Promoting high quality places and conserving our heritage* which seeks the highest standards of access in all buildings and places. It also helps to deliver elements of policies CS1 – *Distribution of growth*, CS5 – *Managing the impact of growth and development* and CS11 – *Promoting sustainable and efficient travel*.

DP POLICY

DP29 – Improving access

The Council will seek to promote fair access and remove the barriers that prevent people from accessing facilities and opportunities. We will:

- a) expect all buildings and places meet the highest practicable standards of access and inclusion;
- b) require buildings and spaces that the public may use to be designed to be as accessible as possible;
- c) expect facilities to be located in the most accessible parts of the borough;
- d) expect spaces between buildings to be fully accessible;
- e) encourage accessible public transport;
- f) secure car parking for disabled people; and
- g) secure accessible homes.

- 29.3 Many people experience difficulties in using buildings and spaces as their access needs are ignored or considered too late in the development process to ensure the removal of barriers that can exclude or segregate. We will seek to make sure that any expansion of activities that are likely to lead to a significant increase in travel demand are located in the parts of the borough that can be most easily reached by walking, cycling and public transport.
- 29.4 The Council will require new buildings and spaces that the public may use to be fully accessible to promote equality of opportunity. As accessibility is influenced by perceptions as well as physical factors, buildings should also be designed to appear, as well as be, accessible. We will require a Design and Access Statement for new developments of public buildings and spaces to show how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development, and how inclusion will be maintained and managed.
- 29.5 The Council will balance the needs of people with mobility difficulties with the interests of conservation and preservation. We will seek sensitive design solutions to achieve access for all to, and within, listed buildings that require public access. Policy DP25 – *Conserving Camden's heritage* sets out our detailed approach to development affecting listed buildings.



- 29.6 Making sure that people can move through streets and places, easily and safely is as important as making the buildings themselves accessible. The Council will seek improvements for pedestrians and people with disabilities to ensure good quality access and circulation arrangements, including improvements to existing routes and footways. The Camden Streetscape Design Manual and our Camden Planning Guidance supplementary document provide further more detailed guidance on this issue.
- 29.7 The Council aims to increase the attractiveness of public transport by creating networks which make people feel safe, link to all parts of the borough and enable use by people with mobility difficulties. The provision of public transport allows independence in travel choices and is vital to those without access to, or without the means to use, a car. We are committed to a number of public transport improvement schemes to increase public transport capacity and to improve accessibility throughout the borough. The Core Strategy gives further detail on the key transport infrastructure proposals that are being promoted in Camden, in particular in policies CS2 – *Growth areas* and CS11 – *Promoting sustainable and efficient travel* and Core Strategy Appendix 1 – *Key Infrastructure Programmes and Projects*.
- 29.8 While the Council encourages public transport and car-free schemes, in line with sustainable development objectives, we recognise that some disabled people rely on private motorised transport. We will therefore require relevant planning applications to demonstrate how the needs of disabled drivers have been addressed. We will also welcome disabled parking and drop-off facilities which are integrated with public transport facilities.
- 29.9 The Council believes that new housing should allow less mobile residents to live as independently as possible. Accessible homes give them greater choice about where to live and mean people are less likely to need to move when they become less mobile. The Council will therefore seek to secure ‘lifetime homes’, which are designed to meet the differing requirements created by changing life circumstances, and housing accessible to wheelchair users. Detail on the Council’s approach to lifetime homes and wheelchair housing is set out in policy DP6 – *Lifetime homes and wheelchair homes*.

Key evidence and references

- The London Plan (consolidated with changes since 2004); Mayor of London; 2008
- Camden Streetscape Design Manual
- Easy Access to Historic Buildings, English Heritage, 2004

DP30. Shopfronts

- 30.1 Camden Core Strategy Policy CS7 – *Promoting Camden's centres* and shops seeks to promote successful and vibrant centres throughout the borough. The approach includes seeking to improve Camden's centres through environmental and design measures. It recognises that shopfronts can contribute greatly to the character of centres and their distinctiveness. Most of Camden's town and neighbourhood centres date back to the 19th Century and earlier, having developed from commercial activities that first took place within dwellings, although there are some significant 20th Century shopping parades. Policy DP30 provides more detail on our approach to shopfronts.
- 30.2 This policy should be read in conjunction with Policy DP24 – *Securing high quality design* and, where appropriate, policy DP25 – *Conserving Camden's heritage*. It should also be read in conjunction with the centre specific planning objectives under Core Strategy policy CS7, which set out the Council's approach to managing the proportion of units in retail use in each of Camden's centres.

DP POLICY

DP30 – Shopfronts

The Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features. When considering proposals for shopfront development we will consider:

- a) the design of the shopfront or feature;
- b) the existing character, architectural and historic merit and design of the building and its shopfront;
- c) the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell;
- d) the general characteristics of shopfronts in the area; and

- e) community safety and the contribution made by shopfronts to natural surveillance

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

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

Protecting existing shopfronts

- 30.3 Shopfronts form an essential part of the character and attractiveness of many areas in Camden, in particular its centres, and contribute to the creation of vibrant streets and public spaces. We will seek to protect existing shopfronts that make a highly significant contribution to the appearance and feel of an area, for example through their architectural and historic merit. We will consider the need to keep the appearance of the shopfront, taking into account the quality of its design, its historic importance and its location. Good examples of shopfronts should be retained wherever possible.
- 30.4 A number of Camden's centres lie within conservation areas. The Council has prepared conservation area statements, appraisals and management plans for these which set out detailed information on the area and its character, and the Council's approach to their preservation and enhancement including, where relevant, shopfronts.

Design of new shopfronts

- 30.5 The quality of shopfronts and the way in which they relate to their surroundings make an important contribution to the character and attractiveness of an area. The Council will therefore seek to ensure that new shopfronts are of a high quality and are sensitive to the area in which they are located. Transparent shopfronts will be sought for units containing shops and other town centre uses, due to the contribution that they make to the vitality and attraction of centres.
- 30.6 The Council considers that the attractiveness of shopfronts can usually best be maintained by taking inspiration from the architecture of the building and neighbouring units and reflecting the general scale and pattern of shopfront widths in the area. New shopfronts should contribute towards the maintenance of a cohesive streetscape appearance, retain a consistent building line and contribute to the character and attractiveness of the centre it is located in. As shopfronts are seen at close quarters the detailing, quality of materials, execution and finishes are very important. Contemporary shopfront designs will be supported in appropriate locations. All new and altered shopfronts should be designed to be fully accessible for all.
- 30.7 If a shopfront is replaced or altered, the design should respect the characteristics of the building and, where appropriate, shopfront windows and framework features, such as pilasters, fascias and console brackets, should be retained or restored. Careful consideration will be given to proposals for excavating or re-opening lightwells in front of shopfronts, particularly those in a group, as they can affect the cohesiveness of a frontage.
- 30.8 Folding/opening shopfronts will not generally be acceptable, as they can create a void at ground level that can harm the appearance of a building, and can also have a negative impact on local amenity, for example in terms of noise and disturbance.





Shop windows

- 30.9 Shop windows provide views into and from premises and can help bring activity and enhance feelings of security by providing natural surveillance. Displays in shop windows can add to the attractiveness of a premises and the vitality and attraction of the centre. Security features associated with shop window displays should generally be internal in order to avoid harming the appearance of shop premises and creating clutter. Solid shutters are generally not considered to be acceptable as they are unsightly and can generate feelings of insecurity in those walking by, hide internal intruders, and encourage graffiti.
- 30.10 As set out in Core Strategy Policy CS17 – *Making Camden a Safer Place*, lighting from shop windows can help to increase security after dark. The Council may therefore seek the maintenance of some shopfront lighting overnight, where appropriate, particularly in areas identified as having high levels of crime. However, this lighting should be well-designed so it does not cause light pollution.
- 30.11 The Camden Planning Guidance supplementary document provides more detail on the Council's approach to the design of shopfronts.

Key evidence and references

- Conservation Area Statements/Appraisals/Management Plans; London Borough of Camden; various dates
- Planning Policy Statement 1: Delivering sustainable development; ODPM; 2005.

DP31: Provision of, and improvements to, open space and outdoor sport and recreation facilities

- 31.1 Public open space and outdoor sport and recreation facilities are of great importance in Camden in terms of health, play, culture, social interaction, biodiversity, growing food and in providing breaks in our built-up area. The borough has over 250 designated parks and open spaces, ranging from local play areas to Hampstead Heath. Our open spaces include parks, natural green spaces, play spaces, outdoor sport and recreation facilities, community gardens and allotments; while sports and recreation facilities include sports halls, swimming pools and tennis courts. There are large discrepancies across the borough with regards to open space provision. Some areas have low levels of open space with limited opportunities for additional spaces to be provided, while other areas have large metropolitan or regional parks, which provide for a range of open space uses.
- 31.2 Camden Core Strategy policy CS15 – *Protecting and improving our parks and open spaces and encouraging biodiversity* protects Camden's limited open space and seeks to secure additional open space as well as improvements to existing open spaces. Core Strategy policy CS10 – *Supporting community facilities and services* promotes the provision of community facilities including open space and outdoor sports and leisure facilities. Policy DP31 helps to deliver the strategy set out in Core Strategy policy CS15 – *Protecting and improving our parks and open spaces and encouraging biodiversity* by giving further detail on how we will secure the provision and improvements to open space, sport and recreation facilities. Policy DP31 should be read in conjunction with Core Strategy policies CS15 and CS10. We will use Camden's Site Allocations document to promote areas and development sites where the Council will expect new public open space to be incorporated within development proposals.

DP POLICY

DP31 – Provision of, and improvements to, open space and outdoor sport and recreation facilities

To ensure the quantity and quality of open space and outdoor sport and recreation facilities in Camden are increased and deficiencies and under provision are not made worse, the Council will only grant planning permission for development that is likely to lead to an increased use of public open space where an appropriate contribution to the supply of open space is made. Priority will be given to the provision of publicly accessible open space.

Open space standard

- 31.3 The Camden Open Space, Sport and Recreation Study Update 2008 found that Camden has 17sqm of open space per person, applying the assessment method outlined in Planning Policy Guidance 17: Planning for open space, sport and recreation. In accordance with PPG17, parts of the borough that do not have access to 17sqm of open space are considered to be deficient in open space. However, there are large discrepancies in the provision of open space across Camden due to the presence of Hampstead Heath, Regent's Park and Primrose Hill. For example, Kentish Town and the western part of Camden have an average of 2sqm of open space per person living in the area, while the residents and occupiers of the Hampstead and Highgate areas have 85sqm of open space per person. Given these large discrepancies, the Core Strategy outlines and identified areas that are considered to have an under-provision of open space. When

the amount of open space is averaged out for the areas without one of the large parks mentioned above, there is approximately 9sqm of open space per person in the borough. The Council will therefore apply a standard of 9 sqm per person when assessing the appropriate contributions to open space from residential developments.

- 31.4 Camden's Central London area experiences additional pressure on its limited open space from the substantial number of people who work in the area. The Camden Open Space, Sport and Recreation Study Update 2008 found that there is 0.74sqm of open space per worker within Central London. To ensure that this situation is not made worse, the Council will apply a standard of 0.74sqm of open space per person when assessing appropriate contributions to open space from commercial developments in Central London. In accordance with the Camden Open Space, Sport and Recreation Study Update 2008 we will consider 19sqm of commercial floorspace as catering for one worker.
- 31.5 When assessing the amount of open space to be provided, the Council will take account of a development's contribution towards other policy aims and priorities. Our priority for open space provision is for on-site public open space provision. Where on-site open space is provided we will take into account the characteristics of the site and its relationship with adjoining development when negotiating the level of open space provision.

Developments considered to increase demand for open space

- 31.6 All developments that increase the demand for public open space facilities will be expected to make an appropriate contribution to meeting that additional demand. Schemes considered to increase the demand for public open space are:
- schemes of 5 or more additional dwellings;
 - student housing schemes creating 10 or more units/rooms or occupiers; and
 - developments of 500sqm or more of floorspace that are likely to increase the resident, worker or visitor populations of the borough.

Open space priorities and thresholds for types of open space provision

- 31.7 Camden's Core Strategy identifies areas with an under-provision of open space as well as areas deficient in open space (see policy CS15). In these areas, the priority will be for the provision of open space on development sites. Our Site Allocations Local Development Framework document will identify development sites considered suitable to provide open space on the site. Any other sites that would result in an increased demand for open space and meet the thresholds in the Table 1 below will also be expected to provide open space on site. We will expect on-site open space to be incorporated from the initial layout and design stage to ensure its inclusion in development proposals. The Council's priority for on-site provision will be play and informal recreation facilities for children and young people and provision for residents, especially allotment or community garden space where these are appropriate. Further details on the type of open space sought is set out in our Camden Planning Guidance supplementary document.



- 31.10 The Council will seek opportunities to bring private open space into public use and for development sites adjacent to existing open space to increase the size of the open space, where practicable. We are especially keen to secure vacant land as open space for nature conservation use.
- 31.11 The Camden Open Space, Sport and Recreation Study Update 2008 also includes recommendations on how to best meet our open space needs and priorities. We will use these recommendations when negotiating open space provision, as well as the Council's Open Space Strategy for Camden 2006-2011, existing plans for the management of open space, and the site's proximity to deficiencies and under provision in open space. We will also take into account exercise rates and obesity levels in the surrounding area. Our Camden Planning Guidance supplementary document provides further details on how open space should be provided and how it will be secured by the Council.

Key evidence and references

- Camden Open Space, Sport and Recreation Study Update; Atkins; 2008
- Planning Policy Guidance (PPG) 17 : Planning for open space, sport and recreation; ODPM; 2004
- The London Plan (consolidated with Alterations since 2004); Mayor of London; 2008
- Supplementary Planning Guidance: Providing for Children and Young People's Play and Informal Recreation; Mayor of London; 2008.
- Open space strategy for Camden 2006-2011



DP32. Air quality and Camden's Clear Zone

- 32.1 The Core Strategy highlights the need to promote higher standards of air quality within the borough. It is recognised that parts of Camden have some of the poorest air quality levels in London and consequently the whole of the borough has been declared an Air Quality Management Area. The Council has produced an Air Quality Action Plan that identifies actions and mitigating measures necessary to improve air quality in the borough.
- 32.2 A key challenge therefore is to make our local environment better by reducing air pollution. This underpins many of the Core Strategy policies, including CS9 – *Achieving a successful Central London*, CS11 – *Promoting sustainable and efficient travel*, CS13 – *Tackling climate change through promoting higher environmental standards* and CS16 – *Improving Camden's health and well-being*.
- 32.3 The designation of Central London as a Clear Zone region is a key way to reduce congestion and promote walking and cycling as a way of improving the borough's air quality.

DP POLICY

DP32 – Air quality and Camden's Clear Zone

The Council will require air quality assessments where development could potentially cause significant harm to air quality. Mitigation measures will be expected in developments that are located in areas of poor air quality.

The Council will also only grant planning permission for development in the Clear Zone region that significantly increases travel demand where it considers that appropriate measures to minimise the transport impact of development are incorporated. We will use planning conditions and legal agreements to secure Clear Zone measures to avoid, remedy or mitigate the impacts of development schemes in the Central London Area.

Air Quality

- 32.4 The Council will take into account impact on air quality when assessing development proposals. Regard will be paid to Camden's Air Quality Action Plan and to Cleaning London's Air: The Mayor's Air Quality Strategy. Where development could potentially cause significant harm to air quality, we require an air quality assessment. Where the assessment shows that a development would cause significant harm to air quality, planning permission will be refused unless mitigation measures are adopted to reduce the impact to acceptable levels. Further guidance on air quality and when assessments will be required is provided in the Council's Camden Planning Guidance supplementary planning document.
- 32.5 Our growth areas of Euston, Kings Cross, Holborn, Tottenham Court Road and West Hampstead (see Core Strategy policy CS2) are located along busy roads and currently experience poor levels of air quality and disturbance from noise. Developments in these areas will need to be well protected against air and noise pollution to ensure they are suitable for occupation. Where mechanical ventilation is required due to poor environmental conditions we will expect developments to incorporate high standards of energy efficient design, for example 'Passivhaus' principles. Policy DP22 – *Promoting sustainable design and construction* gives more guidance on energy efficient design and Passivhaus. Our Camden Planning Guidance supplementary document gives more information on mitigating against poor air quality and Passivhaus principles.

- 32.6 Core Strategy policy CS13 promotes the use of renewable energy technologies to reduce carbon emissions and tackle climate change. The burning of biomass in a boiler is identified as a renewable energy resource in the Mayor's Energy Strategy. Boilers can burn solid biomass or liquid biofuels and are popular on high density sites with small footprints as their use can be the only way for development to reduce their carbon emissions by 20%. However, in central London there are air quality implications for the use of biomass as higher levels of nitrogen oxides (NOx) and particulates are released than conventional gas boilers or gas-fired community heating facilities. Given the existing poor air quality in Camden, the use of biomass as a renewable energy source will be the Council's least preferred option for the provision of renewable energy. We will expect developments to focus on energy efficiency and an efficient energy supply. Details on potential low carbon and renewable energy technologies can be found in the Camden Planning Guidance and also within policy DP22 – *Promoting sustainable design and construction*.

Camden's Clear Zone

- 32.7 Camden has been a leading council in the development of policies and initiatives to reduce the impact of transport on the environment. We are the lead borough in the Clear Zone Partnership, which covers the Central London part of Camden, with the City of Westminster and the Corporation of London. The Clear Zone Partnership aims to reduce congestion, noise and air pollution; encourage a shift to walking, cycling and public transport; and improve the urban realm. It uses partnership working, innovative technologies and sustainable transport measures to achieve these aims. The Council will expect development schemes to contribute to Clear Zone measures where appropriate.
- 32.8 The objectives of the Clear Zone region are to:
- reduce congestion and pollution through piloting sustainable transport measures and innovative technologies;
 - improve air quality;
 - reduce noise pollution;
 - improve accessibility and mobility for walking, cycling and public transport;
 - improve our streets, places and open spaces;
 - make it easier for people to find their way around through installing pedestrian and cycling signage systems;
 - encourage cycling by promoting secure cycle stations and city bike hire schemes;
 - promote car-free and traffic reduced areas and developments, complemented by car clubs;
 - reduce the amount of through traffic;
 - promote good management in development schemes through construction, servicing and waste management plans; and
 - promote alternatively fuelled and low emission vehicles for freight distribution and servicing.
- 32.9 More detail on the Clear Zone and the types of measures we will promote within it, such as travel plans, car clubs, construction, servicing and waste management plans, pedestrian and cycle facilities, is set out in the Council's Camden Planning Guidance supplementary document.

Key evidence and references

- Camden's Noise Strategy, 2002
- The London Plan (Consolidated with Alterations since 2004), 2008
- Planning Policy Guidance 24: Planning and noise
- Camden's Air Quality Action Plan
- Cleaning London's Air: The Mayor's Air Quality Strategy





Section 4

Delivery and monitoring

- 33.1 Camden Development Policies provides more detail on the Council's approach to the planning matters set out in the Camden Core Strategy. It is therefore a key element in achieving the vision and objectives of the Core Strategy and contributes to achieving the aims of the Camden's Community Strategy, Camden Together, and its vision of making Camden a borough of opportunity.
- 33.2 Camden Development Policies will be delivered through the Council's decisions on planning applications. The Council will use the policies in this document, alongside those in the Core Strategy and other relevant Local Development Framework documents, when it determines applications for planning permission in the borough. We will also take account of the Council's supplementary planning documents (including Camden Planning Guidance, planning briefs and frameworks and conservation area statements, appraisals and management plans) when assessing applications.
- 33.3 The section on delivery and monitoring in the Core Strategy provides more information on how we will deliver the vision and objectives of our Local Development Framework documents. It sets out our approach to:
- ensuring necessary infrastructure is provided to support Camden's growth;
 - the use of planning obligations; and
 - working with our partners.



Flexible implementation

- 33.4 Our Local Development Framework documents need to be flexible enough to ensure that the Council's vision and objectives for Camden can be delivered in future years despite changing circumstances.
- 33.5 The current economic situation creates a particular need for sensitive and flexible implementation. However, while our plans must be suitably flexible, it is vital that the level of flexibility does not create uncertainty or harm the overall delivery of our vision and objectives. Our Local Development Framework documents have therefore been prepared to be flexible enough to cope with a changing world, while ensuring our vision and objectives for the borough are delivered.
- 33.6 Individual policies in Camden Development Policies include an element of flexibility where appropriate, in particular in relation to the consideration of the viability of development schemes, the feasibility of particular measures, and site specific issues.
- 33.7 Regular monitoring will be a key tool in providing flexibility. This will measure progress in delivering our Local Development Framework, and identify any aspects that are not being achieved as planned and any changing circumstances that may affect implementation. This will allow us to adjust the application of policies where appropriate and, if necessary, bring forward alternative approaches or policies.

Monitoring

- 33.8 The Council will monitor the effectiveness of the policies in this document by regularly assessing their performance against a series of indicators. A set of Development Policies Monitoring Indicators are published alongside this document and include core indicators, set by the government, and local, Camden-specific indicators.
- 33.9 Each year we will publish an Annual Monitoring Report, which will:
- assess the performance of Camden Development Policies and other Local Development Framework documents by considering progress against the Development Policies Monitoring Indicators published alongside this document;
 - set out the Council's updated housing trajectory (see policy DP2);
 - identify the need to reassess or review any policies or approaches;
 - make sure the context and assumptions behind our strategy and policies are still relevant; and
 - identify trends in the wider social, economic and environmental issues facing Camden.

Key evidence and references

- Camden Together – Camden's Sustainable Community Strategy; 2007-2012
- Camden Annual Monitoring Report 2007/08



'SIZZLING'
LBC



Appendix 1

Threshold for transport assessments and transport statements

The table below gives guidance on the scale of development that is likely to generate a significant travel demand and thus would require either a transport assessment or transport statement. Please also see the Camden Planning Guidance SPD for further information on the need for and contents of Transport Assessments and Statements.

Land Use	Guideline floorspace threshold for <i>Distribution of growth</i> (CS1)	Guideline floorspace threshold for minimum transport information (DP16)	Guideline floorspace threshold for Transport Assessment (DP16)
A1 – Shops	1,000 sq m GFA or more	500 sq m GFA or ore	1,000 sq m GFA or more
A2 – Financial and Professional Services			
A3 – Restaurants and cafés			
A4 – Drinking establishments			
A5 – Hot food takeaway			
B1 – Business	2,500 sq m GFA or more	1,000 sq m GFA or more	2,500 sq m GFA or more
B2 – General Industry	Not applicable	1,000 sq m GFA or more	2,500 sq m GFA or more
B8 – Storage and Distribution			
C1 – Hotels	1,000 sq m GFA or more	10 beds or more estimated at 200 sq m GFA or more	50 beds or more, estimated at 1,000 sq m GFA or more
C2 – Residential Institutions	2,500 sq m GFA or more	Always sought where justified by travel demand or transport conditions	Always sought where justified by travel demand or transport conditions
C3 – Dwellings	Not applicable	10 units or more	80 units or more
D1 – Non-residential institutions	2,500 sq m GFA or more	Always sought where justified by travel demand or transport conditions	Always sought where justified by travel demand or transport conditions
D2 – Leisure	1,000 sq m GFA or more	500 sq m GFA or more	1,000 sq m GFA or more

Appendix 2

Parking Standards

In line with the policy DP18 – *Parking standards and limiting the availability of car parking*, the parking standards that follow aim to promote the use of bicycles, cater for people with disabilities and essential service vehicles, and deter unnecessary car use. This Appendix gives the spaces permitted or required by each land-use, with an interpretation section explaining the calculation and different categories of spaces. Additional details of the dimensions, layout and location of parking are included in our Camden Planning Guidance supplementary document.

Vehicle Type	Standard
A1– Shops, A2 – Financial & professional services, A3 – Restaurants and cafes, A4 – Drinking establishments, A5 – Hot food takeaways	
Cycles	Staff – from threshold of 500 sq m, 1 space per 250 sq m or part thereof. Customer – from threshold of 500 sq m, 1 space per 250 sq m or part thereof.
People with disabilities	Staff/ operational – 1 space per disabled employee or, from a threshold of 1,000 sq m, 1 space per 20,000 sq m or part thereof - whichever is the greater. Customer – from threshold of 1,000 sq m, 1 space per 500 sq m or part thereof.
Service vehicles	Required above 1,000 sq m. One 3.5m x 16.5m bay, or one 3.5m x 8m bay where a servicing agreement is secured as part of a Travel Plan.
Taxis	One pick-up/set-down bay required above 1,000 sq m, with any departure justified by a Transport Assessment.
Other staff/ operational parking	Low parking provision areas: maximum of 1 space per 1,500 sq m Rest of borough: maximum of 1 space per 1,000 sq m
Other customer parking	Only considered if supported by a Transport Assessment (or supporting information as appropriate for smaller schemes) showing that existing spaces, public transport and home delivery services cannot cater for the expected travel demand, and a Travel Plan can be secured.
B1– Business	
Cycles	Staff – from threshold of 500 sq m, 1 space per 250 sq m or part thereof. Visitor - from threshold of 500 sq m, minimum of 2 if any visitors are expected, plus any additional spaces needed to bring the total number up to 10% of the visitors likely to be present at any time.
People with disabilities	Staff/ operational – 1 space per disabled employee or, from a threshold of 2,500 sq m, 1 space per 20,000 sq m or part thereof - whichever is the greater. Visitor - from threshold of 2,500 sq m, minimum of 1 if any visitors are expected, plus any additional spaces needed to bring the total number up to 5% of the visitors likely to be present at any time.
Service vehicles	Required above 2,500 sq m. One 3.5m x 16.5m bay, or one 3.5m x 8m bay where a servicing agreement is secured as part of a Travel Plan.
Other staff/ operational parking	Low parking provision areas: maximum of 1 space per 1,500 sq m Rest of borough: maximum of 1 space per 1,000 sq m

Vehicle Type	Standard
B2 – General industry	
B8 – Storage and distribution	
Cycles	Staff – from threshold of 500 sq m, 1 space per 250 sq m or part thereof. Visitor - from threshold of 500 sq m, minimum of 2 if any visitors are expected, plus any additional spaces needed to bring the total number up to 10% of the visitors likely to be present at any time.
People with disabilities	Staff/ operational – 1 space per disabled employee or, from a threshold of 2,500 sq m, 1 space per 20,000 sq m or part thereof - whichever is the greater. Visitor – from threshold of 2,500 sq m, minimum of 1 if any visitors are expected, plus any additional spaces needed to bring the total number up to 5% of the visitors likely to be present at any time.
Service vehicles	Required above 2,500 sq m - one 3.5m x 16.5m bay.
Other staff/ operational parking	Low parking provision areas: maximum of 1 space per 1,500 sq m Rest of borough: maximum of 1 space per 1,000 sq m
C1 – Hotels	
Cycles	Staff – from threshold of 500 sq m, 1 space per 500 sq m or part thereof. Customer – from threshold of 500 sq m, 1 space per 500 sq m or part thereof.
People with disabilities	Staff/ operational – 1 space per disabled employee or, from a threshold of 2,500 sq m, 1 space per 20,000 sq m or part thereof – whichever is the greater. Customer – from threshold of 2,500 sq m, 1 space per 1,250 sq m or part thereof.
Service vehicles	Required above 2,500 sq m - one 3.5m x 8.5m bay.
Coaches	Above 2,500 sq m – the Transport Assessment required under policy T1B / Appendix 2 will be required to consider the need for space for coaches to pick-up/ set-down and wait.
Taxis	Pick-up/set-down bay adequate for 2 required above 2,500 sq m, with any departure justified by a Transport Assessment.
Other staff/ operational parking	Low parking provision areas: maximum of 1 space per 1,500 sq m Rest of borough: maximum of 1 space per 1,000 sq m
Other resident parking	Only considered if supported by a Transport Assessment (or supporting information as appropriate for smaller schemes) showing that existing spaces, public transport and coaches/ taxis cannot cater for the expected travel demand, and a Travel Plan can be secured.

Vehicle Type	Standard
Hostels	
Cycles	Staff – from threshold of 500 sq m, 1 space per 250 sq m or part thereof. Resident - from threshold of 500 sq m, 1 space per 250 sq m or part thereof.
People with disabilities	Staff/ operational – 1 space per disabled employee or, from a threshold of 2,500 sq m, 1 space per 20,000 sq m or part thereof - whichever is the greater. Resident – from threshold of 2,500 sq m, 1 space per 1,250 sq m or part thereof.
Service vehicles	Required above 2,500 sq m - one 3.5m x 8.5m bay.
Coaches	Above 2,500 sq m – the Transport Assessment required under policy DP16 / Appendix 1 will be required to consider the need for space for coaches to pick-up/ set-down and wait.
Taxis	Pick-up/set-down bay adequate for 2 required above 2,500 sq m, with any departure justified by a Transport Assessment.
Other staff/ operational parking	Low parking provision areas: maximum of 1 space per 1,500 sq m Rest of borough: maximum of 1 space per 1,000 sq m
Other resident parking	Only considered if supported by a Transport Assessment (or supporting information as appropriate for smaller schemes) showing that existing spaces, public transport and coaches/ taxis cannot cater for the expected travel demand, and a Travel Plan can be secured.
C2 - Residential Institutions	
Cycles	Staff – from threshold of 500 sq m, 1 space per 250 sq m or part thereof. Customer – from threshold of 500 sq m, 1 space per 250 sq m or part thereof. A lower figure may be accepted where visitors are unlikely to use cycles due to age, disability or infirmity. Resident (education only) – from threshold of 500 sq m, 1 space per 250 sq m or part thereof.
People with disabilities	Staff/operational – 1 space per disabled employee or, from a threshold of 2,500 sq m, 1 space per 200 beds or part thereof - whichever is the greater. Visitor/patient/resident students – from threshold of 2,500 sq m, 1 space per 50 beds or part thereof.
Service vehicles	Required above 2,500 sq m - one 3.5m x 8.5m bay. For hospitals and care homes, the Transport Assessment required under policy DP16/ Appendix 1 will be required to consider the need for space for ambulances and other patient transport vehicles.
Taxis	One pick-up/set-down bay required above 1,000 sq m, with any departure justified by a Transport Assessment. Pick-up / set-down bay adequate for 2 required for hospitals and care homes above 100 beds, with any departure justified by a Transport Assessment.
Other staff/ operational parking	Low parking provision areas: maximum of 1 space per 20 beds. Rest of borough: maximum of 1 space per 10 beds. Any additional needs for staff providing home visits and working anti-social hours will be considered provided they are supported by a Transport Assessment (or supporting information as appropriate for smaller schemes), and a Travel Plan can be secured.
Other customer parking	Spaces will be considered provided they are supported by a Transport Assessment (or supporting information as appropriate for smaller schemes) showing that existing spaces, public transport and taxis cannot cater for the expected travel demand, and a Travel Plan can be secured. The need for patients to be accompanied and for patients and visitors to attend at anti-social hours will be considered.

Vehicle Type	Standard
C3 – Residential development (housing)	
Cycles	Residents – 1 storage or parking space per unit. An exception may be made for dwellings available solely to occupants unlikely to use cycles due to age or disability. Visitors – from threshold of 20 units, 1 space per 10 units or part thereof.
People with disabilities	Wheelchair housing: 1 space per dwelling, with dimensions suitable for use by people with disabilities. General housing: where justified by the likely occupancy of the dwelling and reserved for use by people with disabilities, above a threshold of 10 units, 1 space per 20 units or part thereof, with dimensions suitable for use by people with disabilities.
General car parking	Low parking provision areas: maximum of 0.5 spaces per dwelling. Rest of borough: maximum of 1 space per dwelling.
D1 – Non-residential institutions	
Cycles	Staff – from threshold of 500 sq m, 1 space per 250 sq m or part thereof. Visitor – from threshold of 500 sq m, 1 space per 250 sq m or part thereof.
People with disabilities	Staff/ operational – 1 space per disabled employee or, from a threshold of 2,500 sq m, 1 space per 20,000 sq m or part thereof - whichever is the greater. Visitors / students – from threshold of 2,500 sq m, 1 space per 500 sq m or part thereof.
Service vehicles, coaches and taxis	No minimum requirement, on-site provision should be on the basis of early negotiation supported by the Transport Assessment required under policy DP16 / Appendix 1.
Other staff/ operational parking	Low parking provision areas: maximum of 1 space per 1,500 sq m Rest of borough: maximum of 1 space per 1,000 sq m Any additional needs for staff providing home visits and working anti-social hours will be considered provided they are supported by a Transport Assessment (or supporting information as appropriate for smaller schemes), and a Travel Plan can be secured.
Other visitor parking	Spaces will be considered for healthcare provided they are supported by a Transport Assessment (or supporting information as appropriate for smaller schemes) showing that existing spaces, public transport and taxis cannot cater for the expected travel demand, and a Travel Plan can be secured. The need for injured people to visit, and for patients to be accompanied will be considered.
D2 – Recreation and leisure	
Cycles	Staff – from threshold of 500 sq m, 1 space per 250 sq m or part thereof. Customer – from threshold of 500 sq m, 1 space per 250 sq m or part thereof.
People with disabilities	Staff/operational – 1 space per disabled employee or, from a threshold of 1,000 sq m, 1 space per 20,000 sq m or part thereof - whichever is the greater. Visitor – from threshold of 1,000 sq m, 1 space per 500 sq m or part thereof.
Service vehicles and coaches	No minimum requirement, on-site provision should be on the basis of early negotiation supported by the Transport Assessment required under policy DP16 / Appendix 1.
Taxis	Pick-up / set-down bay adequate for one required above 1,000 sq m, with any departure justified by a Transport Assessment.
Other staff/ operational parking	Low parking provision areas: maximum of 1 space per 1,500 sq m Rest of borough: maximum of 1 space per 1,000 sq m Any additional needs for staff working anti-social hours will be considered provided they are supported by a Transport Assessment (or supporting information as appropriate for smaller schemes), and a Travel Plan can be secured.
Other visitor parking	Only considered if supported by a Transport Assessment (or supporting information as appropriate for smaller schemes) showing that existing spaces, public transport and taxis cannot cater for the expected travel demand, and a Travel Plan can be secured.

Parking standards interpretation

Calculation of parking standards	<p>Numerical parking standards for cycles and car spaces for people with disabilities are requirements. Above the thresholds specified, the requirement for a specific scheme is calculated by rounding any fractions up to a whole number.</p> <p>Other car parking standards are maximum standards, and the maximum for a specific scheme is calculated by rounding any fractions down to a whole number. This practice will ensure that marginal floorspace increases are not used as justification for excess spaces.</p> <p>Applications which do not meet the standards for cycle parking or car spaces for people with disabilities should demonstrate that the development cannot accommodate these requirements and/or demonstrate (generally through a Transport Assessment (or supporting information as appropriate for smaller schemes)) that the needs of cyclists and people with disabilities can be met in other ways. Applications involving parking provision in excess of the maximum standards (for example, to meet the operational needs of a small business) should be supported by a Transport Assessment (or supporting information as appropriate for smaller schemes), and a Travel Plan should be agreed. In cases where standards do not provide for spaces for service vehicles and visitors (e.g. residential development), to justify provision in excess of the standards, the Transport Assessment/ supporting information will have to demonstrate to the satisfaction of the Council that the needs of servicing and visitors cannot be met by existing on-street spaces, public car parking, public transport and taxis.</p>
Sui Generis Uses	<p>Sui generis uses are uses that fall outside any use class. Parking standards for one sui generis use (hostels) are given in this appendix. For other sui generis uses, use classes of a similar nature to the proposed use can be used for guidance.</p> <p>Applications for sui generis uses involving parking provision in excess of the relevant maximum standard or failing to meet relevant requirements for cycles and people with disabilities should be supported by a Transport Assessment (or supporting information as appropriate for smaller schemes). Please also see the guidance in this appendix relating to Mixed use development, including premises containing two or more related uses.</p>
Measurements	<p>Parking standards which relate to floorspace are assessed as spaces per sq m of gross floor area (GFA).</p>
Service vehicles	<p>Above the thresholds specified in the standards, for most land uses there is a requirement for off-street space for service vehicles, with specific dimensions. Applications involving provision of a different amount of space for service vehicles, whether greater or less, should be supported by a Transport Assessment (or supporting information as appropriate for smaller schemes), and a Travel Plan should be agreed to include a servicing agreement.</p>
Operational parking	<p>Operational parking (other than parking for people with disabilities and space for service vehicles) is included within the maximum permitted standards. Applications involving parking provision for genuine operational needs in excess of the minimum standards should be supported by a Transport Assessment (or supporting information as appropriate for smaller schemes), and a Travel Plan should be agreed.</p>
Motorcycle parking	<p>The Council welcomes provision of motorcycle parking as a substitute for car parking (other than parking for people with disabilities and space for service vehicles). Motorcycle parking may be provided within the space allowed by the maximum standards, at a guideline rate of 5 motorcycle spaces in place of each permitted car parking space.</p>
Electric vehicles	<p>The Council welcomes provision of electric vehicle charging facilities for any permitted car parking space.</p>
Low parking provision areas	<p>Central London Area, the town centres of Camden Town, Finchley Road / Swiss Cottage, Kentish Town, Kilburn High Road and West Hampstead, and other areas within Controlled Parking Zones that are easily accessible by public transport.</p>

Parking standards interpretation (continued)

Mixed use development, including premises containing two or more related uses	<p>In the case of a mixed use development, the standards should be applied to each land use. Dual use of parking spaces will be encouraged where practical.</p> <p>The same principle will be applied where there are premises containing a number of related uses, such as a hotel containing a public restaurant.</p>
Design considerations	<p>Parking standards need to be considered alongside the other policies contained within the Camden local development framework. Applications where the number of spaces complies with the parking standards will not automatically be permitted if the accommodation of these spaces creates conflicts with other elements of local development framework, such as policies relating to road safety, visual appearance and street frontages.</p>

Appendix 3

UDP saved policies replaced

UDP Policy	Policy Name	Policies superseded by Camden Core Strategy	Policies superseded by Camden Development Policies
Sustainable Development			
SD1	Quality of life	CS15 CS16 CS17	DP29
SD2	Planning obligations	CS19	
SD3	Mixed Use Development		DP1
SD5	Location of Development with Significant Travel Demand	CS1	
SD6	Amenity for Occupiers and Neighbours	CS1 CS5	DP26
SD7	Light, Noise and Vibration Pollution		DP26 DP28
SD8	Disturbance		DP26 DP28
SD9	Resources and Energy	CS13 CS16	DP22 DP23 DP32
SD11	Waste Management Facilities	CS18	
SD12	Development and Construction Waste	CS18	
SD13	Aggregate facilities	Policy not replaced	
Housing			
H1	New Housing	CS6	DP2
H2	Affordable Housing	CS6	DP3
H3	Protecting Existing Housing	CS6	DP2
H4	Protecting Affordable Housing	CS6	DP4
H5	Conversion to Short Stay Accommodation		DP2
H6	Protection of Housing in Multiple Occupation		DP9
H7	Lifetime Homes and Wheelchair Housing	CS6	DP6
H8	Mix of Units	CS6	DP5
H9	Hostels		DP8
H10	Accommodation Providing an Element of Care		DP7 DP8
H11	Gypsies and Travellers	CS12	

UDP Policy	Policy Name	Policies superseded by Camden Core Strategy	Policies superseded by Camden Development Policies
Built Environment			
B1	General Design Principles	CS14	DP24
B3	Alterations and Extensions		DP24
B4	Shopfronts, Advertisements and Signs		DP30
B6	Listed Buildings	CS14	DP25
B7	Conservation Areas	CS14	DP25
B8	Archaeological Sites and Monuments	CS14	DP25
Natural Environment			
N1	Metropolitan Open Land	CS15	
N2	Protecting Open Space	CS15	DP31
N3	Protecting Open Space Designations	CS15	
N4	Providing Public Open Space	CS15	
N5	Biodiversity	CS15	
N6	Nature Conservation Sites	CS15	
N7	Protecting Species and their Habitats	CS15	
N8	Ancient Woodlands and Trees	CS15	
Transport			
T1	Sustainable Transport Space	CS11	DP17
T2	Capacity of Transport Provision		DP16
T3	Pedestrian and Cycling	CS11	DP17
T4	Public Transport		DP17
T5	Transport Interchanges		DP17
T6	Maintenance and Storage of Public Transport Equipment	CS11	
T7	Off-street parking, city car clubs and city bike schemes	CS11	
T8	Car-free housing and car capped housing	CS11	DP18 DP19
T9	Impact of Parking		DP19
T10	Public Off-Street and Contract Parking		DP19
T12	Works Affecting Highways		DP21
T13	Adoption of Highways and Other Access Routes		DP21
T16	Movement of goods	CS11	DP16

UDP Policy	Policy Name	Policies superseded by Camden Core Strategy	Policies superseded by Camden Development Policies
Town Centres, Retail and Entertainment			
R1	Location of New Retail and Entertainment Uses	CS7	DP12
R2	General Impact of Retail and Entertainment Uses	CS7	
R3	Assessment of Food and Drink uses and Licensed Entertainment		DP12
R4	Markets	CS7	DP11
R6	Other Town Centre Uses		DP12
R7	Protection of Shopping Frontages and Local Shops		DP30
R8	Upper Floors and Shopfronts		DP30
Economic Activity			
E1	Location of Business Uses	CS8	
E2	Retention of Existing Business Uses	CS8	DP13
E3	Specific Business Uses and Areas	CS8	
E4	Live/work Units		DP13
Community Leisure and Tourism			
C1	New Community Uses	CS10	DP15
C2	Protecting Community Uses	CS10	
C3	New Leisure Uses		DP15
C4	Protecting Existing Provision	CS10	DP15
C5	Tourism Uses	CS8	DP14
King's Cross Opportunity Area			
KC1	Mixed use development	CS1	
KC2	Prioritisation	CS1	DP1
KC3	Economic activities	CS8	
KC4	Housing	CS6	
KC5	Transport	CS11	
KC6	Transport accessibility and safety	CS11	
KC7	Parking		DP18 DP19
KC10	Open space	CS15	
KC12	Integration, regeneration and community development	CS5 CS10	

UDP Policy	Policy Name	Policies superseded by Camden Core Strategy	Policies superseded by Camden Development Policies
Regent's canal			
RC1	Character and vitality of Regent's Canal	CS5 CS15	
RC2	Building use along Regent's Canal	CS8 CS15	
RC3	Permanent mooring of boats	Policy not replaced	
Land use proposals			
LU1	Schedule of land use proposals	This policy will be replaced by Camden's Site Allocations Local Development Framework document.	
Transport proposals			
TP1	Schedule of transport proposals	Appendix 1. Key Infrastructure Programmes and Projects	



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