

LONDON BOROUGH OF CAMDEN

Regeneration and Planning

Authority Monitoring Report

2012/13



Strategic Planning and Implementation
LB Camden, 2013
Cover image: Lamb's Conduit Street July 2013
(designated as a Neighbourhood Centre)

Contents

Foreword	5
Summary	6
Introduction	12
Place Shaping	17
Neighbourhood planning	18
Indicators by policy	19
Housing	22
1. Housing trajectory	22
2. Net additional dwellings – in previous years	22
3. Net additional dwellings – for the reporting year	22
4. Net additional dwellings – in future years (including five-year housing land supply)	23
5. Managed delivery target	23
6. Affordable housing completions	30
7. Completed non self contained dwellings by type (hostels, residential institutions etc)	32
8. Mix of dwelling sizes in developments	33
9. Vacant dwellings	34
10. Net additional Gypsy and Traveller pitches	35
11. Number and proportion of completed wheelchair homes	36
12. Housing Quality – Building for Life Assessments	37
Employment	39
13. Employment floorspace completed	39
14. Employment land available	42
15. Jewellery workshops in Hatton Garden	45
16. Change in VAT registered businesses	45
17. Local training scheme places achieved from completed development	46
Town Centres and Retail	48
18. Vacancy in shopping streets	49
19. Retail and food, drink and entertainment uses in shopping streets	52
20. Retail and food, drink and entertainment floorspace completed	55
21. Hotel accommodation	56
Sustainable development	57
22. Sustainable design assessment, BREEAM, EcoHomes, Code for Sustainable Homes	57
23. Renewable energy generation	58
24. Sustainable urban drainage systems (SUDS)	59
25. Air Quality	59
26. Open spaces and nature conservation sites	64

27. Areas of biodiversity importance	66
28. Safeguarding of the Regis Road waste site	66
29. Municipal waste arisings and household recycling rates	67
Transport	69
30. Proportion of the population travelling to work on foot or bicycle...	69
31. Traffic flows	70
32. Car free and car capped developments	71
33. Travel Plans	72
Heritage	75
34. Buildings at risk	75
Basements.....	77
35. Basements	77
36. Basement schemes with SUDS	78
Planning obligations (Section 106 agreements)	79
37. S106 contributions negotiated	79
38. Section 106 financial activity.....	80
Infrastructure	81
39. Delivery of identified infrastructure projects (appendix 1 of the Core Strategy).....	81

Foreword

Every year Camden monitors how we are performing in implementing our planning policies. This report sets our progress against a series of indicators – however behind the indicators are the trends and developments that affect the lives of all who live and work in the borough, and which will influence how the borough will be for future generations.

Our planning policies aim to build new homes, to provide the premises for the business and employment, to ensure our town centres are vibrant, and to ensure development is well designed and sustainable. Good planning is also essential to achieving the objectives of the Camden Plan including reducing inequality, creating and benefiting from economic growth, and ensuring cohesive and resilient communities.

Despite significant and competing pressures Camden has met or is on track to meet its key targets – for example we are on track to meet our house building targets, vacancy rates in town centres have dropped, and our targets for sustainable design are being met or exceeded.

Councillor Phil Jones

Cabinet Member for Sustainability, Transport, and Planning

Summary

Every year the Council monitors and analyses the performance of its planning policies and progress producing our planning policy documents. In total, 39 indicators are used to track our performance against the Camden Core Strategy and Development Policies documents. The key outcomes for 2012/13 are set out below.

Housing

Housing supply

In 2012/13 a net total of 545 homes were completed. While this is below the annualised London Plan target of 665, Camden is on track to meet its targets for new housing over the plan period. Camden's five-year supply of deliverable sites for housing amounts to 7,072 homes (or circa 1,414 homes per year), significantly exceeding the annual target of 665 homes.

Affordable housing

In 2012/13, 299 net affordable dwellings were completed, 53% of all net additional homes completed in the Borough, a greater proportion than Camden's target for 50% of housing to be provided as affordable housing.

Employment floorspace

Offices

The amount of office floorspace developed in Camden varies year by year. 2012/13 saw a reduction in office floorspace overall with a net loss of approximately 12,500sq m. However there is a good supply of office floorspace projected for development with approximately 526,000sq m net additional office floorspace expected to be created over the plan period. A large proportion of this (approximately 460,000sq m) will be built at King's Cross Central.

Industrial, storage and distribution

In 2012/13 there was no change in the amount of B2 industrial floorspace in the borough, and a small loss of B8 storage and distribution space due to two residential developments.

Town centres and retailing

Vacancy rates

In 2012/13 for the first time since 2007 (the beginning of the comparable data) we recorded a decrease in the vacancy rate in the designated shopping frontages in Camden's centres. Vacancy rates gradually rose from 5% vacant in 2007 up to 7% in 2012, and then down to 6% in 2013. Camden has lower average vacancy rates than the London (10%) and national averages (14%).

Mix of uses on high streets

In 2012/13 the number of shops (A1) fell and the number of food, drink and entertainment uses (A3, A4 and A5) increased, but only very slightly with 26 fewer A1 shops and 8 additional premises in the food, drink, and entertainment category. (There are 4,153 shops on protected retail frontages in the borough.)

Housing quality

Building for Life is a nationwide tool for assessing the design quality of homes in which points are awarded according to a number of criteria including environment and community, character, street, parking and pedestrianisation, and design and construction. In 2012/13 71% of the major new build homes developed (269 homes across 4 schemes) received a very high Building for Life score of 16 or more. This is an improvement on 2011/12 where 52% (81 homes across 2 schemes) scored 16 or more.

Sustainable development

All eligible schemes in 2012/13 met their sustainable design assessment tool targets of BREEAM assessment 'very good' or Code for Sustainable Homes Level 3 (2012) to Level 4 (2013).

In 2012-13, of the 14 schemes undertaking BREEAM assessments:

- 2 schemes achieved an 'Excellent' rating; and
- 12 achieved a 'Very Good' rating.

In 2012-13, 9 schemes undertook a Code for Sustainable Homes assessment with:

- 1 scheme achieving 'Level 5';
- 5 schemes achieving 'Level 4'
- 3 schemes achieving 'Level 3'.

Transport

Car and cycle usage

There has been a considerable change in transport modes used within the borough over recent years, with a clear decrease in car usage and increase in bicycle travel. According to screenline data in the period 2006 to 2012 bicycles increased from 9% to 16% of the proportion of all traffic, representing a 70% increase. Cars, in contrast, have been declining as a proportion of traffic, falling from 47% in 2006 to 44% in 2012 - a 14% decrease.

The past year has seen a flattening of these trends, with cycle mode share dropping from 16% back to 15% and the share of cars remaining steady at 44%.

Heritage

Buildings at Risk are listed buildings which are in a poor condition and often, but not necessarily, vacant. They are in need of repair and if vacant need to be put to a suitable use. In 2012/13 Camden had 40 Buildings at Risk entries – 3 less than the 2012 figure. Six buildings were removed from the register as a result of repairs or being brought back into use and three buildings were added.

Major schemes completed in 2012/13

The annual monitoring statistics for Camden are heavily influenced by a small number of larger schemes. The details of the major schemes completed in 2012/13 are summarised below.

Kings Cross Central, Development Zone R5 North

R5 north is a group of three residential buildings in Kings' Cross Central which contribute to Camden's supply of housing (and in particular affordable housing) in scheme with high standards of design and sustainability. This scheme provides 144 residential units, 40 of which are extra care units with shared communal facilities. The remaining 103 units are all affordable, split between General Needs Social Rented (63 units) and Shared Ownership tenure (40 units). A single market unit is provided. The scheme also provides 675sq m of flexible commercial floorspace on the ground floor with an active frontage to the street. The residential component here achieves Code for Sustainable Homes Level 4, and the Extra Care units achieve BREEAM Multi-Residential 'excellent', both exceeding the standards. The scheme connects to the King's Cross district heating network and incorporates Sustainable Urban Drainage Systems (SUDS) including green and brown roofs. (Ref: 2011/0431/P)

Club Quarters Hotel, 61-62 Lincoln's Inn Fields

This scheme converts a Grade II listed building from office use building to provide a 151 room business hotel. The previous office use did not meet modern standards and was not viable to improve to office use. The scheme expands and improves the restaurant (855sq m A3 use) and bar (567sq m A4 use), provides a shop (405sq m A1 use), a non-residential institution space (272sq m of D1 use) and 5 market residential units. This scheme helps in meeting the high demand for visitor accommodation in the borough. The scheme achieves a BREEAM score of 'Very Good' and achieves a 28% reduction in carbon emissions through a combined heat and power system and air source heat pumps. (Ref: 2010/3759/P)

The former the City Literary Institute building, 16 Stukeley Street

Following the relocation of the City Literary Institute, the building (constructed 1938) was redeveloped to introduce 10 new self-contained residential units while retaining 517sq m of D1 educational use. In addition to providing housing the scheme improves the sustainability values of the building (EcoHomes 'Very Good', solar hot water panels) and will fund pedestrianisation and tree planting on part of Smart's Place. (Ref: 2006/3798/P)

Olive & Douglas Waite Houses, 73 -79 Priory Road

This scheme involved demolition of the existing 1960s residential building which had deteriorated seriously and did not meet modern residential requirements. The new replacement building provides 55 affordable homes targeted at the elderly, comprising 43 social rented and 12 intermediate

homes. The replacement building provides a larger floorspace for residential use, however as the units are larger to meet current standards, and as there is a good proportion of larger family sized units there is a net reduction of 15 units on the site. The scheme includes a central private open space, meets Code for Sustainable Homes Level 3, and includes a gas powered CHP facility and solar panels which will provide 16% of predicted energy requirements through renewables sources. (Ref: 2009/1534/P)

1 Mill Lane

This scheme built on a largely undeveloped wedge shaped site adjacent to a railway line part of which is a designed private open space. A new residential building has been developed to provide 39 homes, including 13 affordable homes (32% based on floorspace) comprising 8 social rented and 5 shared ownership. A land swap was arranged to mitigate the development on the private open space which provides substitute land of better quality to be in the control of the Council. The scheme achieves Code for Sustainable Homes Level 3, and provides over 20% of its energy from renewable sources. (Ref: 2008/3963/P)

154 Loudoun Road

This scheme is a new build residential building developed on a cleared site that was formerly used as a plant hire business (Class B8). The change of use is in line with the Unitary Development Plan which sought provision of residential and affordable housing provision on site. The scheme provides 42 dwellings with 21 affordable homes (9 social rented and 12 intermediate/shared ownership) which equates to 55% affordable housing based on floorspace. The scheme achieves Code for Sustainable Homes Level 4 and incorporates solar thermal panels to reduce the schemes carbon emissions by 44% beyond building regulations. (Ref: 2009/2946/P)

Conway House, 18 - 22 Quex Road

The site was formerly occupied by a 117 bed hostel and ancillary facilities, catering for homeless men of all ages and operated by Irish Centre Housing. The existing hostel accommodation was incapable of meeting contemporary standards for housing homeless people and was demolished and replaced with:

- a new hostel built in accordance with the 'Places for Change' principles of Camden's Hostel Pathway Model, providing 60 individual bedrooms, with shared kitchens, staff facilities, interview rooms and a communal dining room,
- a residential block with 6 affordable (social rented) housing units, and
- a social enterprise space to provide training opportunities for residents.

The scheme achieves Code for Sustainable Homes Level 3 and 15% of the site's energy consumption would be generated through onsite renewables using photovoltaic solar panels. (Ref: 2010/4583/P)

18-28 Hatton Wall

The existing building was demolished and replaced with a new mixed use building which:

- increases the amount of B1c workshop space (429sq m to 833sq m) while protecting the amount of space reserved for jewellery workshops (314sq m) as required by policy,
- increases the office space (1,740sq m to 2,246sq m),
- increases retail shop floorspace (136sq m to 183sq m), and
- introduces three market residential flats.

The scheme achieves BREEAM 'Very Good' and meets 10% of energy requirements of the development through renewable energy sources (ground source heating and cooling). (Ref: 2008/1886/P)

John Kirk House, 31 - 32 John Street

John Kirk House is Grade II listed terrace in the Bloomsbury Conservation Area. It was rebuilt internally in the 1960s and then refurbished in the 1980s as an office building divided into numerous spaces and which is now unsuitable modern office use. This scheme involves a high quality refurbishment and sensitive additions to create 15 new residential units, comprising 10 market units and 5 social rented units. The scheme achieves EcoHomes 'Very Good' and includes a gas combined heat and power generator, air source heat pumps, and photovoltaic panels to provide 34% reduction in carbon emissions. (Ref: 2011/4196/P)

Netley Primary School, 30 William Road

2012/13 saw the completion of temporary school buildings at Netley Primary School, required for a period of two years while the new Netley facilities are being developed. The temporary buildings are modular and pre-fabricated and provide 1,116sq m of school (D1) floorspace accommodating over 500 pupils. This scheme forms part of the Council's Community Investment Programme. (Ref: 2012/1970/P)

Victory House, 163 - 170 Tottenham Court Road

This scheme converted serviced apartments that have been vacant since 2007 into out-patient accommodation for persons having to visit London for specific treatment at one of the many nearby hospitals, including University College London Hospital (UCLH). The out-patient accommodation would be aimed at most patients who do not need to stay in hospital overnight and will be managed by UCLH. No such specialised short stay accommodation currently exists in Camden despite the number of hospitals in the Borough. The scheme achieves BREEAM 'Very Good' and uses an air source heat pump system and solar thermal panels to reduce the carbon emissions of the scheme by 70% over the existing arrangement. (Ref: 2011/4069/P)

Further details are available on these schemes on Camden's [planning application search page](#).

Introduction

Every year Camden monitors and analyses the performance of our planning policies and our progress on our planning policy documents and publishes the details in the Authority Monitoring Report.

We monitored 39 indicators in 2012/13 to track our performance against our planning policies. Where possible we link indicators to existing planning policies and targets, although not all indicators are directly related to planning activity. Some, such as air quality and recycling indicators, monitor the significant effects of activities on which planning has limited influence on which nevertheless provide an insight on the state of the borough and its environment.

Planning policy documents being prepared or recently adopted

Euston Area Plan

The Euston Area Plan (EAP) is a planning framework to guide development in the Euston area up to 2031 that is being produced by Camden, the Greater London Authority (GLA) and Transport for London (TfL). The plan responds to the government's plan to build a new high speed rail link (HS2), which terminates at Euston, and seeks to shape emerging station designs. The Council is opposed to the HS2 project and the current HS2 station design but if the project and design proceed, it wants to secure the best deal for local communities.

Consultation has recently closed on a draft version of the Euston Area Plan. We received a large number of responses via our online questionnaire, email and at consultation events, and are now considering the comments and preparing a revised 'proposed submission' version of the Plan, planned for publication in December 2013. An independent examination of the document is then anticipated for summer 2014, with adoption in autumn 2014. To find out more information about the Euston Area Plan, or to sign up to our project mailing list, please visit the [Euston Area Plan web page](#).

North London Waste Plan

Camden is the lead borough in a consortium of seven planning authorities preparing the North London Waste Plan (NLWP), which is a Joint Waste Development Plan Document. The six other boroughs are Barnet, Enfield, Hackney, Haringey, Islington and Waltham Forest.

The NLWP will consider the total amount of waste likely to be generated across all waste streams in the next 15 years. It will safeguard sites across the boroughs and allocate new sites to meet North London's waste needs. The NLWP will establish a planning framework in the sub region for the development of waste management facilities needed to meet EU and national targets and to replace the current reliance on landfill.

A data study is currently being prepared to provide key information for the waste plan. It considers the amount of waste generated in north London, existing waste sites, future growth scenarios, potential gaps in provision and cross-boundary waste movements. A report on the launch consultation on the waste plan, held in April - June 2013 is now available on the [NLWP website](#).

Site Allocations

Camden Site Allocations sets out the Council's expectations for areas and sites in the borough that are likely to experience significant development. It focuses on the Growth Areas set out in the Camden Core Strategy, as well as other key sites which fall outside them. It outlines what we expect to see on each site. Camden Site Allocations was submitted to the Secretary of State for examination in October 2012. This follows three stages of public consultation which took place between 2008 and 2011 and a final stage of representations from March to May 2012.

On the 9th September 2013 Camden resolved to adopt its Site Allocations plan, including changes to the Policies Map. The period for any legal challenge has expired and the document will now be subject to a redesign and will be posted on the website in early 2014. Full details, including the document, Adoption Statement and Sustainability Appraisal can be found on the [Site Allocations webpage](#).

Fitzrovia Area Action Plan

We prepared an Area Action Plan for Fitzrovia to help shape the future of the area by developing a shared direction and coordinating development proposals across a number of significant sites. It seeks to balance the needs of the residential community with those of businesses and institutions.

We developed the plan working closely with the Fitzrovia AAP steering group, which is comprised of key landowners, community representatives, councillors and council officers.

Formal consultation was held in early December 2012 for 6 weeks followed by a Public Examination of the plan by an independent planning inspector in July 2013. Consultation on proposed modifications to the Plan was held in late September to early November 2013. The Inspector is considering the modifications and the consultation responses and will then issue her report, which is expected in early 2014. You can find out more on the [Fitzrovia Area Action Plan webpage](#).

Updates to Camden Planning Guidance

In September 2013 the Council adopted a number of amendments to Camden Planning Guidance - the series of documents that provide further advice and information on how we will apply our planning policies. The main changes and additions are listed below:

- guidance for central London for retail, specialist retail and food, drink and entertainment uses (CPG5 Town Centres, Retail and Employment).
- maximising affordable housing by using deferred contributions and stronger guidance on including affordable homes on-site, and additional guidance in on combining two homes to one; (CPG2 Housing)
- additional guidance on how the Council will assess applications for artworks, statues and memorials, (CPG1 Design)
- new requirements for evidence regarding applications for basements (CPG4 Basements and Lightwells)

You can see the revised documents on our [Camden Planning Guidance webpage](#).

The consultation in November and December 2012 included amendments CPG2 Housing that related to the affordable rent model of delivering housing. These were not taken forward to Cabinet for adoption as there were conflicts with alterations to the London Plan. Camden and several other London boroughs are considering making a legal challenge to the publication of the Revised Early Minor Alterations to the London Plan, which sets out the Mayor's approach to affordable rent.

Current planning documents

The current statutory 'development plan' for Camden, which forms the starting point our planning decisions consists of the following documents:

- Camden Core Strategy
- Camden Development Policies.
- The London Plan 2011

In addition, we have produced many other planning policy documents (known as supplementary planning documents or SPD) to provide further guidance on our approach to specific topics, areas or sites. Along with the Core Strategy, Development Policies and London Plan they make up Camden's Local Development Framework (LDF), the group of documents that set out our planning strategy and policies. Our current supplementary planning documents are listed below:

Camden Planning Guidance (CPG) Supplementary Planning Guidance:

CPG 1 Design
 CPG 2 Housing
 CPG 3 Sustainability
 CPG 4 Basements and lightwells
 CPG 5 Employment sites and business premises
 CPG 6 Amenity
 CPG 7 Transport
 CPG 8 Planning obligations

Other Supplementary Planning Guidance documents:

- Euston Area Planning Framework (April 2009)

- Hawley Wharf Area Planning Framework (February 2009)
- Revised Planning Guidance for Central London – Food, Drink and Entertainment, Specialist and Retail Uses (October 2007)
- Camden Town Underground Station Planning Brief (October 2007)
- Sites of Nature Conservation Importance in Camden SPD (September 2006)
- King's Cross Opportunity Area Planning and Development Brief (January 2004)
- Planning Framework for Tottenham Court Road Station & St Giles High Street Area (July 2004)
- Denmark Place Planning Brief (July 2004)
- Planning Brief for 21-31 New Oxford Street (former Post Office Site) (July 2004)
- Midland Road Site - Land to the rear of the British Library - Planning Brief (October 2003)
- London Electricity Site at 2-16 Betterton Street Planning Brief (April 2002)
- Phoenix Place Planning Brief (April 2002)

Development Management statistics (updated)

In 2012/13 Camden approved 83% of all applications. Major developments comprised 1.6% of all applications. Refer to Table 1 below.

Table 1. Planning decisions by type 2005/06-2010/12

Period	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13
Major applications								
Number of decisions	58	45	30	28	45	68	42	54
% of total	1.9%	1.5%	0.9%	1.0%	1.7%	2.0%	1.2%	1.6%
Number granted	44	37	15	19	32	54	32	41
% granted	76%	82%	50%	68%	71%	79%	76%	76%
Minor applications								
Number of decisions	956	926	907	777	868	1,383	1,459	1,527
% of total	31%	30%	27%	27%	33%	42%	43%	45%
Number granted	791	769	708	649	751	1,187	1,247	1,230
% granted	83%	83%	78%	84%	87%	86%	85%	81%
Other applications								
Number of decisions	2,081	2,076	2,420	2,079	1,731	1,869	1,871	1,827
% of total	67%	68%	72%	72%	65%	56%	55%	54%
Number granted	1,798	1,800	2,061	1,799	1,495	1,639	1,679	1,571
% granted	86%	87%	85%	87%	86%	88%	90%	86%
All applications								
Number of decisions	3,095	3,047	3,357	2,884	2,644	3,320	3,372	3,408
Number granted	2,633	2,606	2,784	2,467	2,278	2,880	2,958	2,842
% granted	85%	86%	83%	86%	86%	87%	88%	83%

Source: Development Management, LB Camden

Place Shaping

'Place shaping' is a strategic, holistic approach to the way the Council serves different parts of the borough, matching resources to the needs of places.

A multi disciplinary Place Shaping service works together with communities and partners to create and deliver a vision for Camden, harnessing opportunities from the key areas of change within the Borough.

Placeshaping links key Council programmes and initiatives, such as the Local Development Framework (LDF) spatial strategy and infrastructure planning, with the Community Investment Plan (CIP) and Borough Investment Plan (BIP).

The CIP sets out the Council's priorities across the borough for the delivery of council services, focusing on housing, health care and schools. The BIP sets out Camden's housing investment needs and priorities and will form the basis of the Council's Borough Investment Agreement with the Homes and Communities Agency (HCA).

Place shaping involves the collaborative working between Council departments and other organisations, particularly the HCA, Camden Primary Care Trust and stakeholder groups. This work is important in delivering key corporate objectives in times of reduced resources, whilst cherishing what is special about our valued places and seeking improvements to those areas in need.

Place Plans

Place Plans set out the visions and priorities for the identified areas of focus. They are prepared with extensive input from ward members and stakeholder groups from the initial key issues stage, meaning that local people are helping to define vision for their areas. Each Place Plan includes an action plan to be delivered by Council and other organisations involved in an area, including the Metropolitan Police, Transport for London, Business Improvement District Partnerships and local business and resident groups.

Progress on Place Plans

The following plans have now been approved and are in the implementation stage for delivering the shared vision and actions identified within the plans:

- Camden Town Place Plan – April 2010, updated December 2013;
- Kentish Town Place Plan - February 2012;
- West Hampstead Place Plan - March 2012;
- King's Cross Place Plan - July 2012;
- St Giles to Holborn - October 2012

Examples of key actions being progressed include working collaboratively with the emerging Neighbourhood Forum in Kentish Town which can help

see the place plan's strategic objectives translated to ideas for interventions on the ground. Work is progressing in relation to public realm improvements in the West Hampstead area and joint working with the Business Forum is helping to support the local economy. Work in conjunction with the CIP is helping to deliver the King's Cross actions in partnership with Islington.

- We are currently undertaking an extensive regeneration programme in Gospel Oak; and
- We are now preparing an Area Action Plan for the area around Euston Station with the GLA and TfL which will also be adopted by the GLA as part of their suite of Opportunity Area Planning Frameworks. The plan will help to mitigate the potential impacts of the proposed High Speed 2 project, which requires significant land take around Euston Station.

Neighbourhood planning

In November 2011, the Government established Neighbourhood Planning under the Localism Act. The Neighbourhood Planning Regulations came into effect in April 2012 and this has introduced the option for communities to prepare neighbourhood plans to influence the future of their area. Neighbourhood plans are planning documents that allow communities to set out their vision for their local area and general planning policies to shape and direct development in their neighbourhood.

Neighbourhood plans can provide detail on how the Councils borough – wide planning policies should be applied in a local area, to reflect the aspirations of the community and local circumstances. Neighbourhood plans have to be in line with the overall strategic approach in Camden's existing adopted plans and national policy.

Seven communities in the borough are progressing neighbourhood planning with a similar number expressing an interest. At November 2013, 5 neighbourhood Forums and Areas have been formally designated. These are:

- Dartmouth Park.
- Fortune Green and West Hampstead
- Highgate (jointly with Haringey)
- Kentish Town; and
- Somers Town.

Indicators by policy

Table 2. List of indicators relevant for each policy

POLICY	INDICATORS
1 Location and management of Camden's growth	
CS1 Distribution of Growth:	0, 13, 14
CS2 Growth areas:	13, 14, 19, 20
CS3 Other highly accessible areas:	13, 18, 19, 20
CS4 Areas of more limited change:	13
CS5 Managing the impact of growth and development:	13, 18
DP1 Mixed use development:	No indicator
2 Meeting Camden's needs Providing homes, jobs and facilities	
CS6 Providing quality homes:	1, 8, 9
CS7 Promoting Camden's centres and shops:	18, 19, 20
CS8 Promoting a successful and inclusive Camden economy:	13, 14, 15, 16, 17
CS9 Achieving a successful Central London:	13, 18, 19, 20
CS10 Supporting community services and facilities:	39
CS11 Providing sustainable and efficient travel:	31, 32, 33
CS12 Sites for gypsies and travellers:	10
DP2 Making full use of Camden's capacity for housing:	9
DP3 Contributions to the supply of affordable housing:	1, 8
DP4 Preventing the loss of affordable housing:	1, 8
DP5 Homes of different sizes:	8
DP6 Lifetime homes and wheelchair homes:	11
DP7 Sheltered housing and care homes for older people:	No indicator
DP8 Homeless people, vulnerable people and hostels:	No indicator
DP9 Student Housing, bedsits and other housing with shared facilities:	1, 7
DP10 Helping and promoting small and independent shops:	No indicator
DP11 Markets:	No indicator

DP12 Managing the impact of food, drink, entertainment and other town centre uses:	18, 19, 20
DP13 Employment sites and premises:	13, 14, 15, 16, 17
DP14 Tourism development and visitor accommodation:	21
DP15 Community and leisure uses:	39
DP16 Transport implications of development:	33, 34
DP17 Walking, cycling and public transport:	31
DP18 Parking standards and limiting the availability of car parking:	32, 33
DP19 Managing the impact of parking:	No indicator
DP20 Movement of goods:	No indicator
DP21 Development connecting to the highway network:	No indicator
3 A sustainable and attractive Camden Tackling climate change and improving and protecting Camden's environment and quality of life	
CS13 Tackling climate change through promoting higher environmental standards:	22, 23, 24, 25, 33
CS14 Promoting high quality places and conserving our heritage:	12
CS15 Improving and protecting our parks and open spaces and encouraging biodiversity:	26, 27
CS16 Improving Camden's health and wellbeing:	25
CS17 Making Camden a safer place:	12
CS18 Dealing with our waste and encouraging recycling:	28, 29
CS19 Delivering and monitoring the Core Strategy:	39.
DP22 Promoting sustainable design and construction:	22, 23.
DP23 Water:	24, 36, 36.
Improving and protecting our environment and quality of life	
DP24 Securing high quality design:	12.
DP25 Conserving Camden's heritage:	34.
DP26 Managing the impact of development on occupiers and neighbours:	No indicator
DP27 Basements and lightwells:	24, 36, 37

DP28 Noise and vibration:	No indicator
DP29 Improving access:	11
DP30 Shopfronts:	No indicator
DP31 Provision of, and improvements to, open space, sport and recreation:	26, 27
DP32 Clear Zone and air quality:	25

Housing

The Local Development Framework seeks to make full use of Camden's capacity for housing to establish a plentiful supply and broad range of homes with particular concern to provide affordable housing. In addition to meeting or exceeding Camden's housing targets, the Local Development Framework seeks to ensure that new homes are built to a high standard and provide well-designed accommodation that meets the needs of a range of occupiers.

The following housing indicators seek to monitor past and projected housing delivery against our housing targets.

1. Housing trajectory

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	See housing trajectory
TARGET MET	Yes
RELATED POLICIES	CS1 Distribution of Growth, 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

2. Net additional dwellings – in previous years

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	London Plan housing target for the preceding 5 years
TARGET MET	Yes
RELATED POLICIES	DP3 – Contributions to the supply of affordable housing, DP4 – Minimising the loss of affordable homes

3. Net additional dwellings – for the reporting year

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	500 self contained and 165 non self-contained housing homes for 2012/13
TARGET MET	Self contained target met (566 homes), non self-contained target not met (-21) for the reporting year (2012/13). Please see para 5.1 for further details
RELATED POLICIES	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

4. Net additional dwellings – in future years (including five-year housing land supply)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	6,650 homes between 2011 and 2021 3,325 homes between 2013 and 2018 (3,990 with 20% margin)
TARGET MET	On course to meet these targets
RELATED POLICIES	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

5. Managed delivery target

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	To keep the annual managed delivery requirement below the annual housing target set by the London Plan
TARGET MET	No for the reporting year, however, on course to meet future target
RELATED POLICIES	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

- 5.1. The housing indicators above (indicators 1 to 5) are included in our housing trajectory which is presented in Table 4 and Figure 1 below. The Council produces and updates a housing trajectory each year as part of the Annual Monitoring Report. It shows how we are bringing forward sites to deliver self-contained homes over the next 15 years, and measures Camden's anticipated performance against our monitoring target for additional homes. The housing trajectory relates to the creation of self-contained homes and non self-contained dwellings through the planning process. The annual target between 2011 and 2021 is 665 (500 self contained and 165 non-self contained). During 2012/13, there was a net increase of 545 homes (566 additional self contained homes and a loss of 21 non self-contained homes), which is lower than our annual housing target. However, Camden is still on target to meet its long term housing supply targets.
- 5.2. Table 3 below shows Camden's housing targets. Figure 1 shows the housing provided in Camden up to 2012/13 and gives a projection of likely provision set against the GLA housing targets. The bottom chart on Figure 1 shows that Camden is on target to meet and exceed its London Plan target before the end of the plan period.

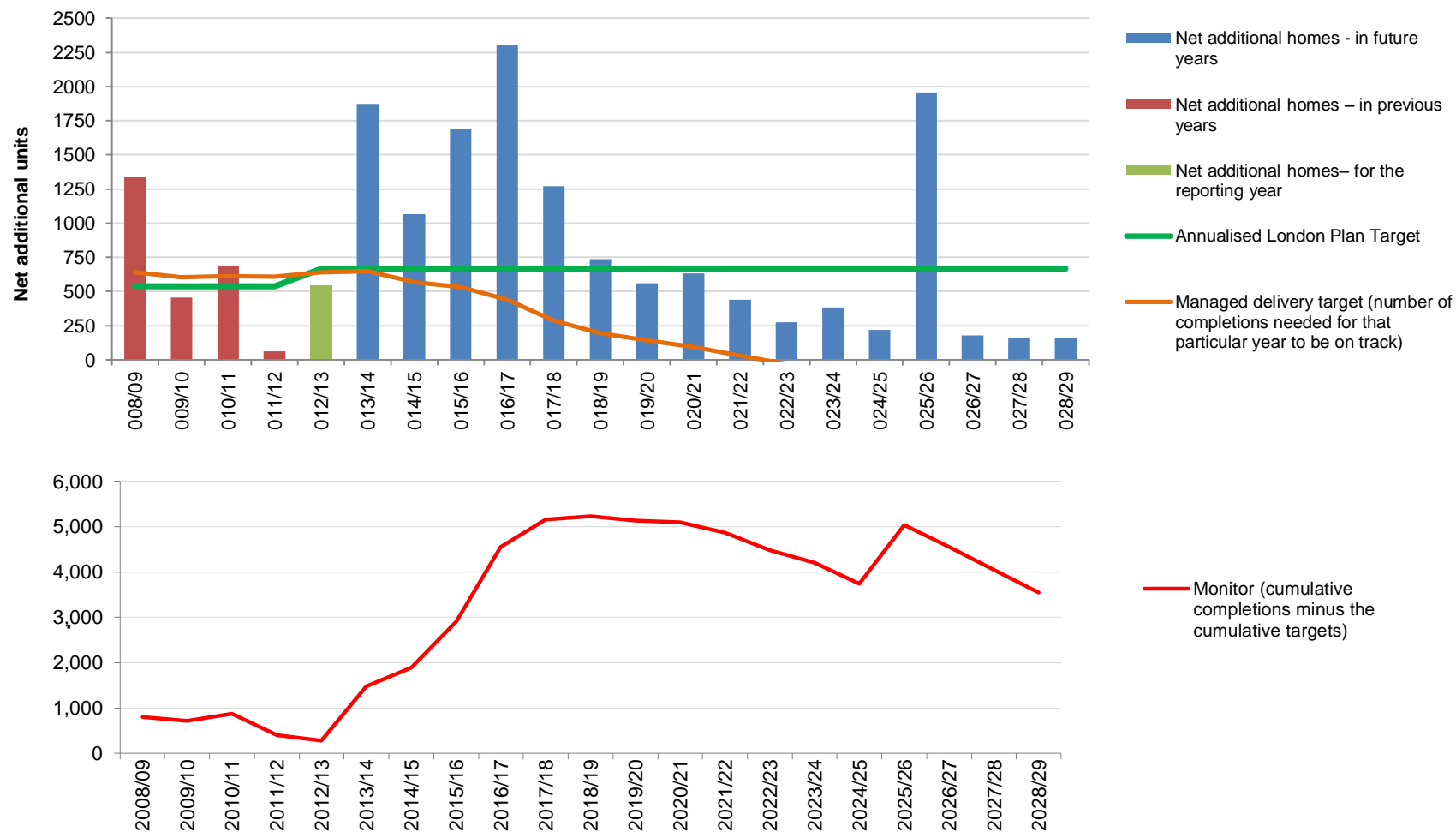
Table 3. London Plan Housing Provision Annual Target and 2012/13 Completions

Plan Period	London Plan Target	2012/13 Camden Provision
Self-contained homes	500	566
Non self-contained household spaces (e.g. Halls of residence, hostels)	165	-21
Total	665	545

Source: Strategic Planning and Implementation team, LB Camden

Table 4. Camden's Housing Trajectory 2013 (Summary)

Indicator	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Net additional dwellings – in previous years	886	420	551	366	566																
Net additional student accommodation - completions	603	54	115	96	0																
Net additional hostel bedrooms - completions	-149	-17	23	-401	-21																
Allocated Sites						446	647	1,272	1,889	851	737	402	472	281	215	124	58	1,800	20	0	0
Local authority delivery sites (not covered above)						0	255	382	778	42	317	182	269								
Allocated student accommodation (including West Hampstead Growth Area)						1,006															
Permissions (dwellings)						205	205	205	205	205											
Permissions (student accommodation)						408	408	408	408	408											
Permissions (hostel bedrooms)						11	11	11	11	11											
Windfall Projection (small sites)												153	153	153	153	153	153	153	153	153	153
Net additional homes – in future years						1,871	1,066	1,691	2,308	1,270	737	555	655	434	268	377	211	1,953	173	153	153
Annualised London Plan Target	537	537	537	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665	665
Cumulative Annualised Planning Target	537	1,074	1,611	2,148	2,813	3,478	4,143	4,808	5,473	6,138	6,803	7,468	8,133	8,798	9,463	10,128	10,793	11,458	12,123	12,788	13,453
Cumulative Completions	1,340	1,797	2,486	2,547	3,092	4,963	6,029	7,720	10,020	11,290	12,035	12,596	13,227	13,667	13,941	14,324	14,541	16,500	16,679	16,838	16,997
Monitor (cumulative completions minus the cumulative targets)	803	723	875	399	279	1,485	1,886	2,912	4,555	5,160	5,232	5,128	5,094	4,869	4,478	4,196	3,748	5,042	4,556	4,050	3,544
Managed delivery target (no of completions needed to be on track)	641	606	613	609	642	648	566	530	441	285	196	142	95	28	-31	-81	-174	-272	-1016	-1613	-3385

Figure 1. Camden's Housing Trajectory 2013 (includes non self-contained accommodation)

Five Year Housing Land Supply

- 5.3 The National Planning Policy Framework (NPPF) published in March 2012, states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.
- 5.4 Camden's five-year land supply has been included in our housing trajectory above. To inform and underpin Camden's five-year housing land supply the Council has undertaken the following tasks:
- assessed the likely level of housing that could be provided if unimplemented planning permissions are implemented;
 - assessed land availability by identifying buildings or areas of land that have development potential for housing, including those within mixed use developments, and the potential level of housing that can be provided on identified land;
 - evaluated past trends in windfall land¹ coming forward for development and estimated the likely future implementation rate;
 - identified constraints and issues that might make a particular site unavailable, unviable or unsuitable for development.
- 5.5 We estimate that the amount of windfall housing will remain relatively constant throughout the plan period (although this will be annually reassessed through the housing trajectory), while the proportion of dwellings built on identified sites will fluctuate.
- 5.6 We have identified sites that have the potential to deliver housing during the next 5 years, following the government's assessment criteria. Potential sites include 'saved' UDP site allocations²; sites that have planning permission (outline or a full planning permission that has not been implemented); and sites in the Site Allocations document³ that have the potential to make a significant contribution to housing delivery during the 5 year period.
- 5.7 Taking into account all of the sources mentioned above, Camden's five-year supply (2014/15 – 2018/19) of deliverable sites for housing amounts to

1.1. _____

¹ Windfall sites are sites that do not yet have planning permission and have not been individually identified in a development plan document.

² Prior to being replaced by our Local Development Framework (LDF), our Unitary Development Plan set out our strategy for managing growth and development in the borough. Only policy LU1 - Schedule of Land Use Proposals is still part of our development plan, the rest has been replaced by the LDF. The sites in LU1 have been 'saved' until the site allocations document and the Fitzrovia Area Action Plan are adopted:

³ Site Allocations document was submitted to the Secretary of State in September 2012 and was subsequently found sound (subject to modifications) in June 2013 following an examination in public by a planning inspector.

7,072 homes (or circa 1,414 homes per year). This significantly exceeds the annual target of 665 homes. Table 5 outlines the proposed sites that Camden expects to be developed in the next five years. 'Permissions' refer to unallocated sites that had planning permission at the end of March 2013. These include 20 sites that each provide 10 or more additional homes and have been assessed as deliverable: 8 of these are already under construction. Sites with permission for 10 or more additional homes are expected to deliver 644 homes in total.

- 5.8 However, with regards to self-contained homes, sites providing fewer than 10 self-contained dwellings represent over 97% of existing number of schemes and 53% of net additional homes. It would not be feasible to predict delivery dates for so many individual sites at that scale. Therefore to calculate the number of homes deliverable, we have applied the past ratio of completions to permissions for small sites (53%) to current small-site permissions. We expect that sites with permission for less than 10 additional homes will deliver 381 homes in total. The overall number of deliverable homes (1,026) has been divided equally between the 5 years from 2014/15 to 2018/19, giving roughly 205 net additional homes per year.

Table 5. Five year housing delivery 2014/15 – 2018/19

Address	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Arthur Stanley House, 44-50 Tottenham St, W1			16			16
Middlesex Hospital Annex, Cleveland St WC1			58			58
1 Dumpton Place & Rear of Gloucester Avenue	6					6
Bangor Wharf, Georgiana Street			36			36
202-212 Regents Park Road, (Roundhouse Car park)			50			50
Westminster Kingsway College, Regents Park Centre,		55				55
Hawley Wharf, Water Lane and 39-45 Kentish Town Rd.		50	51			101
115 Wellesley Road (including 2-16 Vicars Road) and			50	50		100
Former Nurses Hostel, 29 New End		15				15
Land Bound by New Oxford Street, Museum Street and			11			11
Land Bounded by 50-57 High Holborn, (including		22				22
Herbal House, 10 Back Hill, EC1R 5LQ			30			30
Royal Mail Sorting Office, 21-31 New Oxford St WC1				31		31
12-42 Southampton Row & 1-4 Red Lion Square			35			35
Phoenix Place WC1		100	100	90		290
Fire Station 20 Highgate Road				26		26
Former BR Staff Club, College Lane		30				30
19-37 Highgate Road, former Lensham House (A&A		30				30
Kentish Town Police Station, 10A,12A, 14 Holmes Road					35	35
Belsize Road Car Park				50	67	117
Camden Town Hall Extension				13		13
277a Grays Inn Road					40	40
Land at Goldsmith's House and adjoining land,			60			60
103 Camley Street		40				40
4 St Pancras Way				94		94
24-58 Royal College Street			97	100		197
Kings Cross Railway Lands	150	150	200	150	178	828
40-49 St Edmunds Terrace, former car park and	31					31
100 Avenue Road, Swiss Cottage					100	100
14 Blackburn Road			14			14
156 West End Lane NW6 (West End Lane 2)		93				93
187-199 West End Lane NW6 (West End Lane 1)		100	98			198
Arthur Stanley House, 44-50 Tottenham St, W1			16			16
Additional Local Authority sites	255	382	778	42	317	1,774
Permissions (dwellings)	205	205	205	205		820
Permissions (student accommodation not covered	408	408	408	408		1,632
Permissions (hostel bedrooms)	11	11	11	11		44
Total net additional homes - in future years	1,066	1,691	2308	1270	737	7,072
London Plan target	665	665	665	665	665	3,325

Source: Sites Development Team, Strategic Planning and Implementation team, LB Camden

6. Affordable housing completions

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	50% of all housing in schemes of 10 dwellings or more to be affordable
TARGET MET	Yes
RELATED POLICIES	CS6 - Providing quality homes DP3 – Contributions to the supply of affordable housing DP4 – Minimising the loss of affordable homes

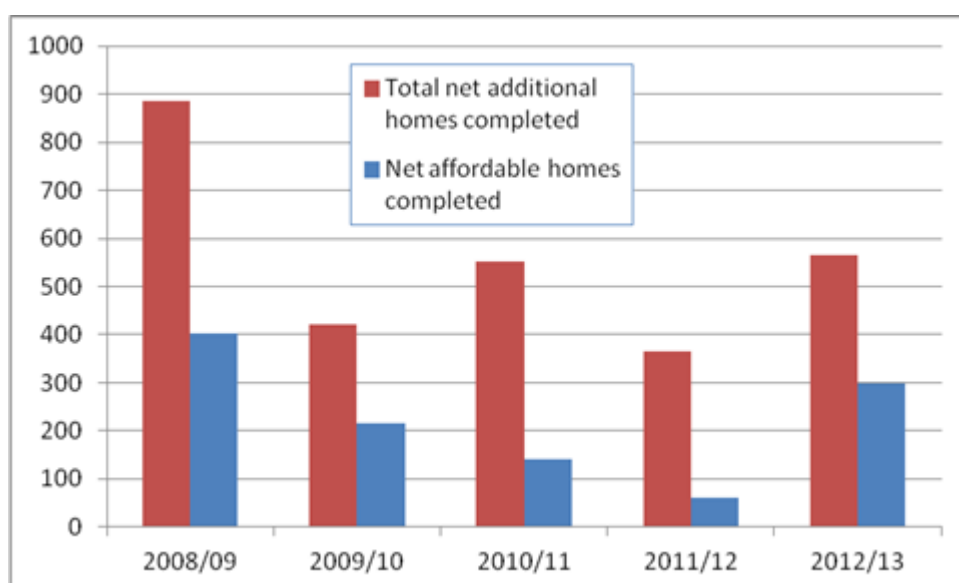
- 6.1. In November 2010, the Council adopted its Local Development Framework (LDF) Core Strategy and the Development Policies documents. This introduced a sliding scale approach to affordable housing whereby requiring a varying percentage of homes to be affordable depending on the size of the housing scheme i.e. 10% of 10 homes, 20% of 20 homes, and 50% of 50 or more of additional homes.
- 6.2. The Council expects residential developments providing 10 or more homes to make a contribution to the supply of affordable housing. The Council negotiates on the basis of a target of 50% affordable housing for each development. In considering the amount of affordable housing sought in new developments the Council takes into consideration a number of factors including character and size of the site, other planning objectives that are a priority for the site and the financial viability of the development (refer to DP3 in the Local Development Framework Development Policies Document for more detail).
- 6.3. In 2012/13, 299 net affordable dwellings were completed, 53% of all net additional homes completed in the Borough. Delivery of housing and the overall proportion of completed affordable housing can show significant swings from one year to another as illustrated in table 1 above and table 4 below. The fluctuations are due to different number and size of schemes brought forward by the developers each year.

Table 6. Affordable Housing completed, 2008/09 to 2012/13

Financial Year	Total number of completed dwellings		Affordable Housing Completed	
	Gross*	Net	Gross	Net
2008/09	1026	886	407 (41%)	402 (49%)
2009/10	696	420	219 (31%)	216 (51%)
2010/11	744	551	142 (19%)	142 (26%)
2011/12	543	366	164 (30%)	62 (17%)
2012/13	746	566	377 (50%)	299 (53%)

Source: London Development Database

* Gross figures only consider what has been built, where as the net figures take into account the number of homes lost through demolition or conversion as part of the development.

Figure 2. Affordable Housing completed (2008/09 – 2012/13)

Source: London Development Database

- 6.4. Affordable housing is mainly required from schemes that produce 10 or more additional dwellings, as a result 96% of affordable homes completed were in schemes of 10 dwellings or more. This is in contrast to the profile of total number of dwellings completed overall in Camden, in which 60% were in schemes of 10 dwellings or more. During 2012/13, 81% of the number of completed dwellings from schemes proposing at least 10 homes were affordable. Overall about 50% of all proposed homes (gross) were affordable. The difference in affordable housing across all completed homes can be explained by the number of completed homes in schemes of less than 10 dwellings (114), where securing affordable housing is very difficult.

Table 7. Affordable housing by number of dwellings in development completed 2012/13 (Gross)

Scheme size	Dwellings	Residential %	Affordable dwellings	Affordable Housing %
10 and over	447	60%	362	81%
Under 10	304	40%	15	5%
Grand Total	751	100%	377	50%

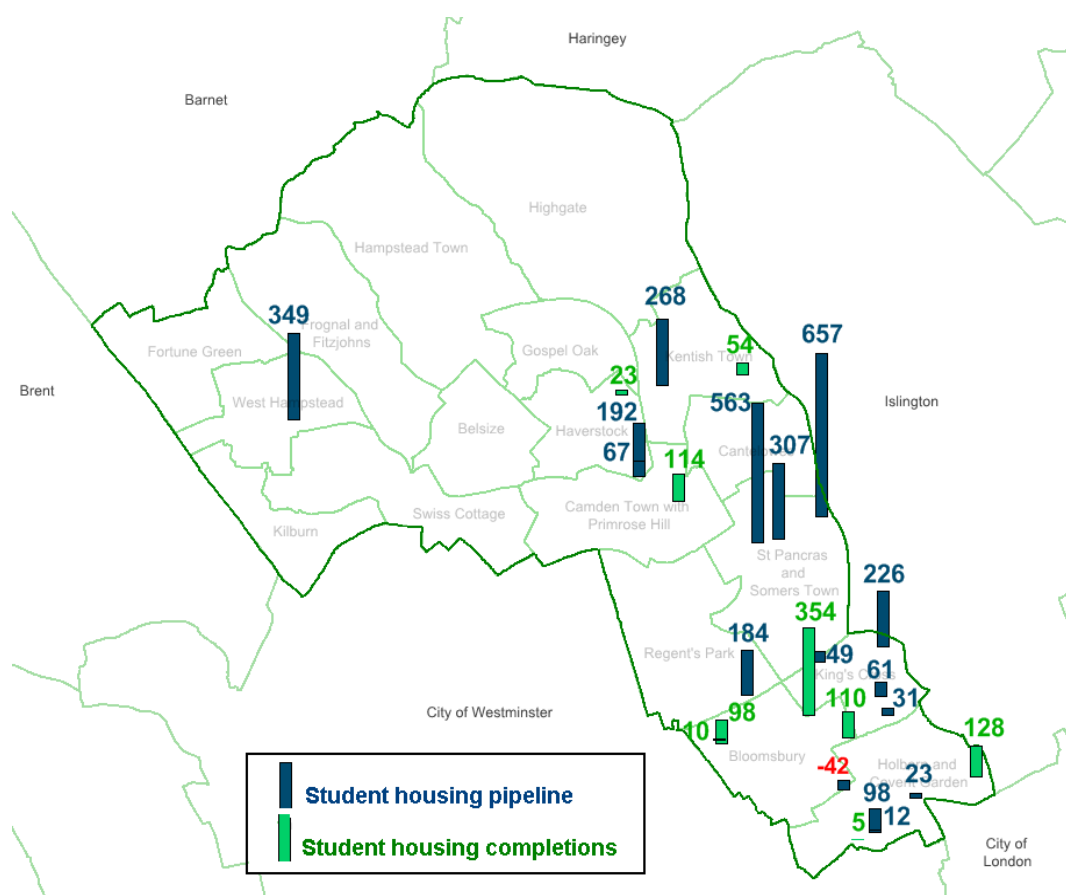
Source: London Development Database.

7. Completed non self contained dwellings by type (hostels, residential institutions etc)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Gain of 165 non self-contained dwellings per year
TARGET MET	No. Recorded loss of 21 hostel bedrooms
RELATED POLICIES	DP9 Student Housing, bedsits and other housing with shared facilities

- 7.1. The London Strategic Housing Land Availability Assessment and the Housing Capacity Study 2009 identified that Camden has a capacity for achieving 165 non self-contained dwellings per year between 2011 to 2021 (25% of the overall target for housing delivery). This study classifies non self-contained dwellings as development of residential premises that do not fall within planning use class C3 (dwelling houses).
- 7.2. From 1 April 2008 to 31 March 2013 we recorded 303 new additional non self-contained housing units in Camden, mostly from student accommodation. In fact during the same period there was an overall net loss of 565 hostel bedrooms and a gain of 868 student bedrooms. During 2012/13, there were no new student bedrooms completed and 21 hostel bedrooms were lost from the borough supply of hostel bedrooms.
- 7.3. The distribution of completed and pipeline of permitted student accommodation schemes is demonstrated by Figure 8 below. As of 1 April 2013 there were 3,045 unimplemented student bedrooms in the Borough.

Figure 3. Geographical distribution of completed and unimplemented Student Accommodation schemes (2008/2013)



Source: London Development Database

8. Mix of dwelling sizes in developments

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	To secure a range of housing types to meet housing needs
TARGET MET	Yes
RELATED POLICIES	Development Policy DP5

- 8.1. Camden's Housing Needs Survey identified needs for a range of housing to cater for the population of Camden. Camden aims to secure a range of suitable housing types, as well as a range of tenures. The Council's Development Policy DP5 states that Camden "will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes" and sets out a Dwelling Size Priorities Table in the policy (republished in this report in Table 9 below). The council will aim for at least 50% of social rented dwellings and 10% of intermediate affordable dwellings to be large homes with 3-bedrooms or more, and for at least 40% of market housing to contain 2-bedrooms.

- 8.2. Figure 9 shows that 38% of all self-contained homes completed in 2012/13 had one-bedroom, 38% had two bedrooms, 17% had three bedrooms and 6% had four or more bedrooms. Overall there is a good mix of housing sizes across all tenures.

Table 8. Mix of dwelling sizes

No. of Bedrooms	2008/09	2009/10	2010/11	2011/12	2012/13
studio	3%	2%	8%	4%	1%
1	49%	38%	34%	40%	38%
2	28%	34%	34%	33%	38%
3	13%	16%	15%	16%	17%
4 +	8%	10%	9%	7%	6%

Source: London Development Database

- 8.3. According to our records, 25% of all affordable completions in 2012/13 were made up of 3 or more bedrooms (larger homes). This outcome is below the target set out in the DP5. During 2012/13 completed intermediate homes consisted of one and two bedroom units and the lack of larger intermediate homes brings the overall proportion of completed large affordable homes from 34% (social rent) to 25% (all affordable). During the same period 44% of all market housing contained 2-bedrooms. Please see the table below.

Table 9. Dwelling Size Priorities Table

	1-bedroom (or studio)	2-bedroom	3-bedrooms	4-bedroom or more	Aim	2012/13 completions
Social Rented	lower	medium	high	very high	50% large	34% large
Intermediate affordable	medium	high	high	High	10% large	0% large
Market	lower	very high	medium	medium	40% 2-bed	44% 2-bed

Source: Local Development Framework

9. Vacant dwellings

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Reduce the number of dwellings which are vacant for more than 6 months
TARGET MET	Yes
RELATED POLICIES	London Plan target

- 9.1. According to Camden's Housing Strategy Statistical Appendix 2013, as at 1st April 2013 there were 210 properties that have been vacant for more than 6 months. This represents continued success in reducing the number of vacant homes which have been vacant for 6 or more months.

Table 10. Number of dwellings vacant for more than 6 months

Year	Dwellings
2008/09	544
2009/10	562
2010/11	639
2011/12	313
2012/13	210

Source: Housing Strategy Statistical Appendix 2013

10. Net additional Gypsy and Traveller pitches

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	No net loss of gypsy traveller sites
TARGET MET	Yes
RELATED POLICIES	CS12 Sites for Gypsies and Travellers

- 10.1. The Housing Act 2004 required local authorities to include Gypsies and Travellers in their Accommodation Needs Assessment, and to have a strategy in place which sets out how any identified needs will be met as part of their wider housing strategies. There are two permanent gypsy and traveller sites in the borough, providing five pitches. These sites (105 Camden Street and 96 Castlehaven Road) are managed by Camden Council. In addition, there is a privately owned site for travelling show people at the Vale of Health. In 2012/13 there was no loss of gypsy accommodation in the borough.

Table 11. Gypsy and traveller pitches in Camden

Site/ Location Name and address	Grid Ref	Total number of pitches	Total number of Caravans/ Movable Dwellings on both residential and transit pitches
105 Camden Street NW1 0HS	529147 183902	4	6
96 Castlehaven Road NW1 8PU	529147 183902	1	1

Source: Camden iForm. Data correct as of 01/02/2013

11. Number and proportion of completed wheelchair homes

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	All new housing to meet Lifetime Homes standards and be 10% wheelchair housing
TARGET MET	Yes for permitted schemes (information not available for completed schemes)
RELATED POLICIES	DP6 Lifetime homes and wheelchair homes DP29 Improving access

- 11.1. Camden recognises that housing should be built to be accessible to everyone, regardless of their ease of mobility. Therefore, policy DP6 seeks for all housing development to meet Lifetime Homes standard and for 10% of homes developed to either meet wheelchair housing standards or be easily adaptable to meet them.

- 11.2. During 2012/13, 1,072 out of the 1,371 homes that were permitted in the borough proposed to comply with all lifetime homes criteria. 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 and change of use applications, but considers that each scheme should achieve as many features as possible. A significant number of housing schemes propose to partially meet lifetime homes standards. We are currently exploring ways to monitor whether built schemes meet the required lifetime homes criteria.

In this monitoring year, 149 permitted homes (11% of total Lifetime Homes) proposed to either meet wheelchair housing standards or are to be easily adaptable to meet them.

12. Housing Quality – Building for Life Assessments

OBJECTIVE	To show the level of quality in new housing development
TARGET	Majority of assessed developments awarded at least 10 out of 20
TARGET MET	Yes
RELATED POLICIES	<u>Core Strategy</u> CS6 Providing quality homes CS11 Promoting sustainable and efficient travel CS13 Tackling climate change through promoting higher environmental standards CS14 Promoting high quality places and conserving our heritage CS17 Making Camden a safer place <u>Development Policies</u> DP15 Community & leisure uses DP17 Walking cycling and public transport DP18 Parking standards and limiting the availability of car parking DP22 Promoting sustainable design and construction DP24 Securing high quality design

- 12.1. Building for Life is a tool for assessing the design quality of homes and neighbourhoods in England. It was developed by the Commission for Architecture and the Built Environment (CABE), with partners the Home Builders Federation, the Civic Trust and Design for Homes. It is now the national standard for well-designed homes.
- 12.2. As Building for Life is a nationwide indicator some aspects of the criteria and scoring are not relevant to Camden's urban setting and more suited to development on large scale or greenfield sites. We have therefore adjusted the criteria and scoring accordingly to take account of Camden's context and setting.
- 12.3. A score of five points can be awarded in each of the following categories: environment and community; character; street, parking and pedestrianisation; and design and construction.
- 12.4. Camden planning officers undertook 10 informal building for life assessments for major residential development completed in 2012/13. Camden has met its target for 2012/13 whereby all major residential completions were awarded a score of more than 10 out of 20 points. Four schemes received a score of 16 or more and 3 schemes received a score of 14 or more. The remaining four schemes scored between 10 and 13 points. The building for life assessments for 2012/13 are summarised in the table below on the following page.

Summary of building for life scores from 2009/10 to 2012/13

Score		2009/10	2010/11	2011/12	2012/13
Less than 10	No. of sites	0	0	0	0
	No. of dwellings on these sites	0	0	0	0
	% of dwellings	0%	0%	0%	0%
10 to 13	No. of sites	4	1	3	1
	No. of dwellings on these sites	263	13	75	10
	% of dwellings	65%	4%	48%	3%
14 and 15	No. of sites	1	1	0	3
	No. of dwellings on these sites	72	70	0	99
	% of dwellings	18%	21%	0	26%
16 or more	No. of sites	2	5	2	4
	No. of dwellings on these sites	55	256	81	269
	% of dwellings	14%	76%	52%	71%

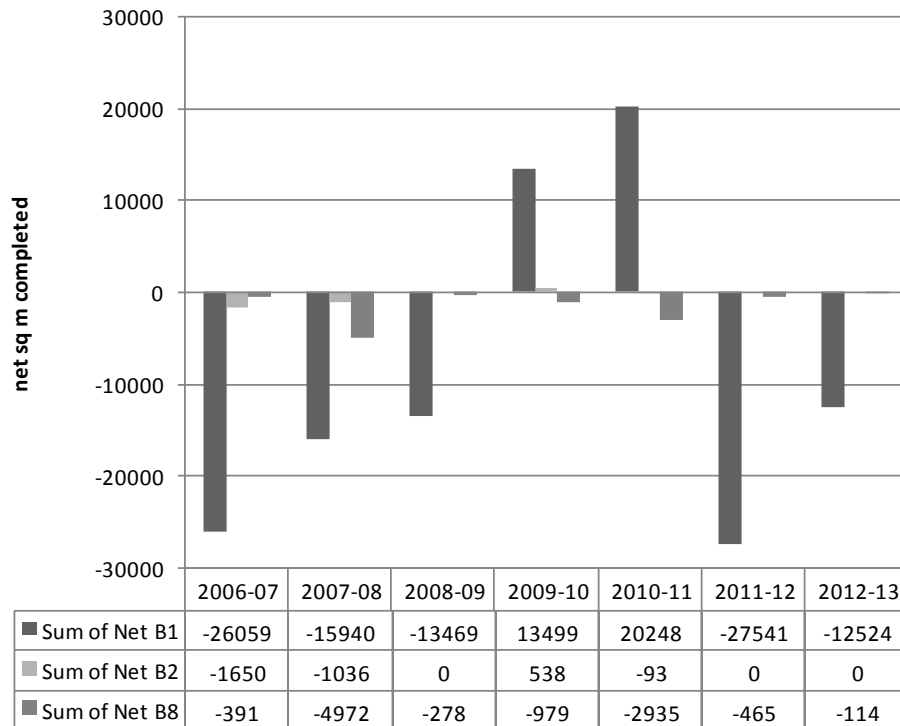
Source: Camden development monitoring

Employment

13. Employment floorspace completed

OBJECTIVE	Provide adequate employment floorspace to meet demand.
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

- 13.1. In 2012/13 a total of 3,756sq m of B1 floorspace was completed and 16,280sq m was removed through change of use or redevelopment, resulting in a net loss of 12,524sq m of B1 floorspace. From the 24 schemes completed in the financial year that involved a change B1 floorspace 20 had a net loss and 4 a gain.
- 13.2. Trends in B1 floorspace vary year by year however the last 7 years have seen a net loss of B1 floorspace of approximately 61,000sq m (see Figure 4 below). Most loss of B1 business floorspace is for redevelopment or conversion to housing.
- 13.3. The scheme with the largest loss of B1 office floorspace in 2012/13 was 61-62 Lincoln's Inn Fields (2010/3759/P). This scheme resulted in the net loss of approximately 6,200sq m of B1 floorspace through change of use and extension to form a hotel, conference facilities, restaurant, bar, retail, and residential.
- 13.4. The scheme with the largest gain of B1 floorspace was 18-28 Hatton Wall (2008/1886/P) which provided a net gain of 910sq m of B1 floorspace. This scheme involved demolition of the existing building and replacement with a seven storey building comprising B1c light industrial workshops and B1a office space.
- 13.5. There was no change in B2 floorspace in 2012/13.
- 13.6. There was a small loss of B8 (114sq m) floorspace in 2012/13. This was due to two schemes:
- Builders yard land adjacent to 9 St. Martins Close (2004/1287/P): Change of use from a storage yard (Class B8) to a single family dwelling house (Class C3) comprising the erection of a four storey two bedroom dwelling. (loss of 86sq m B8)
 - 1 Mill Lane (2008/3963/P): Demolition of existing buildings and erection of a five storey main building and a two storey detached building comprising of 39 residential units. (loss of 28sq m B8)

Figure 4. Change in employment floorspace chart (7 years)

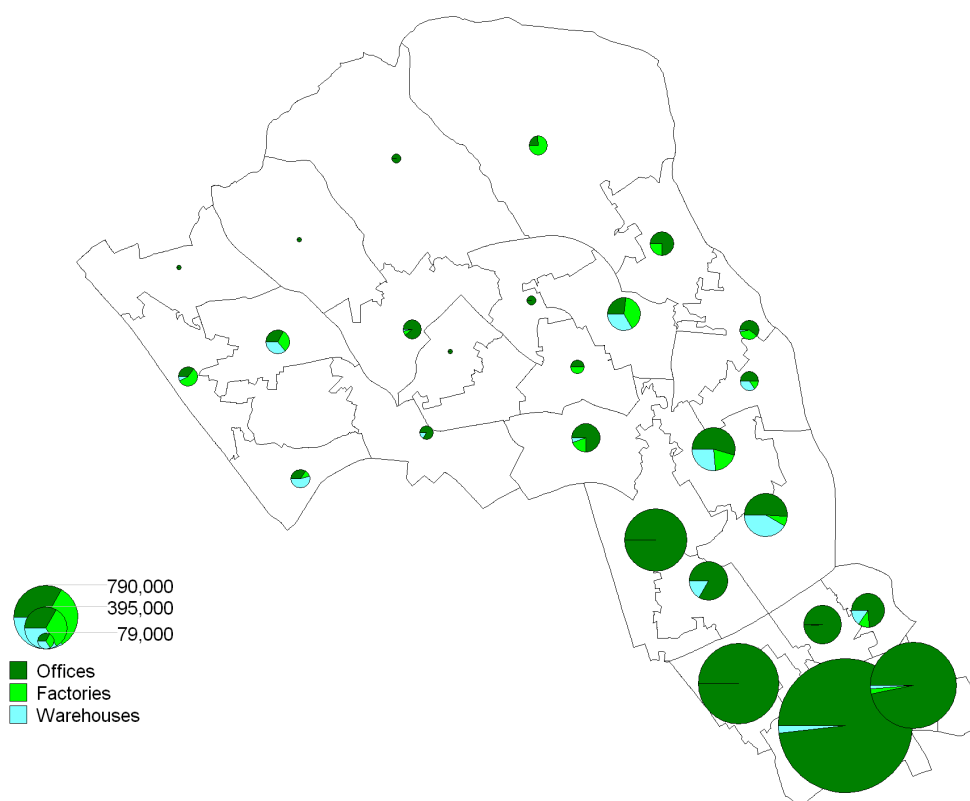
Source: London Development Database

The total commercial and industrial floorspace in Camden:

- 2,171,000 sq m of office
- 163,000 sq m of industrial
- 193,000 sq m of warehouse

13.7. As shown in Figure 5, below the majority of this floorspace in 2008 was within the Central London Area. However, the majority of future employment floorspace is expected to be completed in the King's Cross Growth Area (St Pancras and Somers Town ward) as a result of the King's Cross Central development. For anticipated floorspace figures please refer to table 10 below.

Figure 5. Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008



Source Commercial and Industrial Floorspace and Rateable Value Statistics (2005 Revaluation), 2008 (latest available). Valuation Office Agency, <http://www.neighbourhood.statistics.gov.uk>, Physical Environment

14. Employment land available

OBJECTIVE	Provide adequate employment floorspace to meet demand
TARGET	No target
RELATED POLICIES	CS1 Distribution of growth CS8 Promoting and a successful and inclusive Camden economy DP13 Employment premises and sites

- 14.1. This indicator reports the supply of employment land in the borough. Employment land refers to:

- Offices, research and development, and light industry (B1),
- General industrial uses (B2),
- Storage and distribution (warehousing) (B8), and
- Other classified uses of a similar nature under sui generis.

Employment sites and premises that meet the needs of businesses are protected by Local Development Framework Core Strategy CS8 and Development Policy DP13. Camden seeks to ensure a range of employment sites and premises are available across the borough to suit the different needs of businesses for space and location, to support Camden's economy and competitiveness and to provide a diverse range of employment opportunities.

The amount of employment land available is estimated by calculating all existing, unimplemented planning permissions in the borough for employment uses combined with the development projected to come forward in Camden's Growth Areas.

Growth Areas projected floorspace by end of plan period

The London Plan allocates employment growth in Opportunity Areas, those which are located in LB Camden are designated as Growth Areas in the Local Development Framework. The estimates are derived from a range of sources including the London Employment Sites database. This estimate in number of new jobs has been converted to floorspace to establish the approximate quantity of new floorspace that may be expected to be constructed in these areas. The conversion has been undertaken at a rate of 1 job = 19sq m. This rate is derived from Employment Densities (Arup for English Partnerships and the Regional Development Agencies, 2001).

Table 12. London Plan Growth Area Indicative Employment

Growth Area	Indicative Employment Capacity (jobs)	Indicative employment floorspace (sq m) at 1 job = 19sq m
Euston	5,000	95,000
King's Cross	25,000	475,000*
Tottenham Court Road	5,000	95,000
Holborn	2,000	38,000
West Hampstead	100	1,900

*Development in King's Cross Growth Area (King's Cross Central Ref: 2004/2307/P) is already included in as a permission under construction in Table 13, below.

Source: London Plan July 2011

Permissions

- 14.2. All Schemes with planning permission that have not been built yet are included in the figures. This comprises schemes that have not been started or are under construction as of the end of the financial year 2012/13. An analysis of the planning permissions pipeline involving a net change of employment floorspace is provided in Table 13, below.

Table 13. Employment land pipeline: permissions under construction and not started (sq m)

	Floorspace	Under Construction	Not Started	Total
All Camden (excluding King's Cross Central)				
Proposed B1		91,934	222,748	314,682
Net B1		47,581	-25,828	21,753
Proposed B2		1,875	1,325	3,200
Net B2		-2,640	-3,382	-6,022
Proposed B8		6,341	8,095	14,436
Net B8		2,343	-31,980	-29,637
King's Cross Central				
Proposed B1		471,092	45,065	516,157
Net B1		459,909	44,564	504,473
Proposed B2		0	0	0
Net B2		-9,162	0	-9,162
Proposed B8		5,113	0	5,113
Net B8		-28,044	0	-28,044
Total				
Proposed B1		563,026	267,813	830,839
Net B1		507,490	18,736	526,226
Proposed B2		1,875	1,325	3,200
Net B2		-11,802	-3,382	-15,184
Proposed B8		11,454	8,095	19,549
Net B8		-25,701	-31,980	-57,681

Source: London Development Database

- 14.3. The planning application for King's Cross Opportunity Area (2004/2307/P) accounts for the majority of B1 uplift and loss of B2 industrial and B8 storage and distribution floorspace. Development at King's Cross will result in:

- 459,909sq m additional B1 business floorspace;
- 9,162sq m less B2 general industrial floorspace and
- 28,044sq m less B8 storage / distribution floorspace.

- 14.4. Redevelopment anticipated in Camden's Site Allocations policy document have not been included in this calculation because:

- Many of the redevelopments included will not result in a net increase in employment floorspace.
- For those that will, it is difficult to estimate the quantity or composition of floorspace uplift at this stage.

15. Jewellery workshops in Hatton Garden

OBJECTIVE	To promote a successful and inclusive Camden economy To promote and protect the jewellery industry in Hatton Garden
TARGET	No target
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP13 Employment sites and premises

- 15.1. Monitoring for the securing of Jewellery workshop space in Hatton Garden began in 2010/11.
- 15.2. In 2010/11 a total of 1,327.3sq m and £45,000 was secured in S106 agreements as part of planning applications.
- 15.3. In 2011/12 no workshop space was secured in planning applications. One scheme (Ref: 2011/1963/P) was permitted which included the requirement to pay a financial contribution to the value of £16,214 in lieu of provision of jewellery workshop space. This scheme was too small to provide jewellery space on site as it involved conversion of 57sq m of B1 office floorspace to a residential dwelling.
- 15.4. In 2012/13 no schemes involved changes of use for jewellery workshops in Hatton Garden.

16. Change in VAT registered businesses

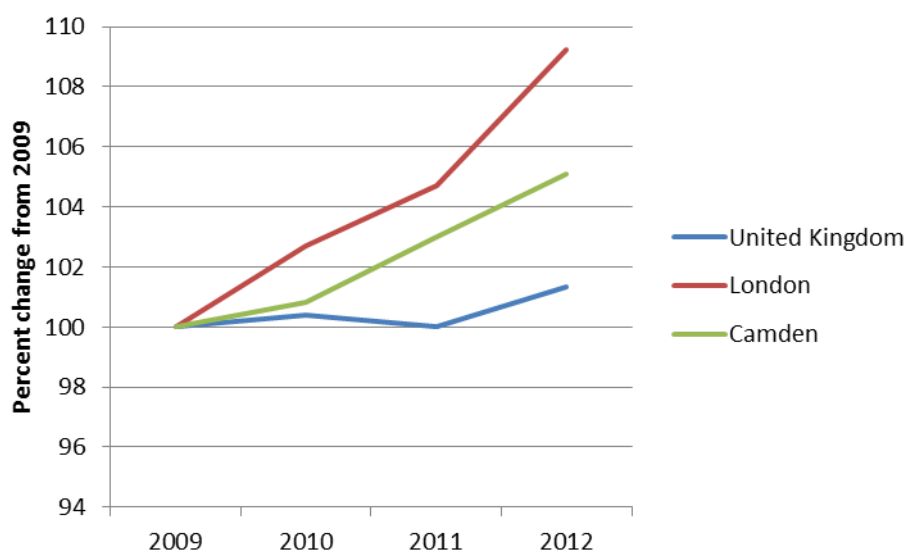
OBJECTIVE	To monitor economic prosperity and diversity
TARGET	No net loss in the number of businesses
TARGET MET	Met
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP13 Employment sites and premises

- 16.1. According to this measure Camden has the second largest number of businesses in London (26,400 enterprises), with Westminster having the most (47,010 enterprises).
- 16.2. The number of business in Camden grew by 2.0% in 2012, behind London (9.2%) but ahead of the United Kingdom (1.3%) (see Table 14 below).

Table 14. Business Enterprises

	2009	2010	2011	2012
United Kingdom	2,341,900	2,351,425	2,342,595	2,372,960
London	402,315	413,260	421,185	439,405
Camden	25,175	25,380	25,930	26,460

Source: Office for National Statistics, Business Demography 2012, Enterprise Births, Deaths and Survivals

Figure 6. Change in number of businesses (percentage change from 2009)

Source: Office for National Statistics, Business Demography 2012, Enterprise Births, Deaths and Survivals

17. Local training scheme places achieved from completed development

OBJECTIVE	To ensure that new development provides training opportunities for Camden residents
TARGET	No target
RELATED POLICIES	CS8 Successful and inclusive economy DP13 Employment premises and sites

- 17.1. Planning guidance indicates that developers should provide one apprentice per £3m build cost. A total of 22 apprenticeship places were negotiated in 2011/12 through Section 106 Agreements, an improvement on the 14 places negotiated in 2010/11. Data for 2012/13 has not become available yet however this document will be updated when it does.

Table 15. Apprenticeship places negotiated in 2011/12

Organisation	Places
Argent/ King's Cross Central/ Carillion	1
Morrisroe/ Regent's Place North East Quadrant	2
PJ Carey/ British Museum	2
Laing O Rourke/ Francis Crick	5
Kier/ Kings Cross central	4
Gardener/ Regent's Place North East Quadrant	2
Measoms/ Regent's Place North East Quadrant	2
Argus/ Regent's Place North East Quadrant	2
Briggs/ Regent's Place North East Quadrant	2

Source: LB Camden Economic Development

Town Centres and Retail

- 17.2. In the period 2008-2011 town centre vacancy rates across Great Britain increased from 5% to 14.5%. In comparison to national figures London has a lower level of vacancy at 10.2% (2011)⁴. Camden has also experienced increasing vacancy rates and a loss of retail uses in its centres, although at much lower rates than the national and London wide levels with vacancy rates of approximately 7.7%.
- 17.3. Some of the factors influencing town centres and retailing are:
- the economic downturn,
 - increasing consumer mobility and changing shopping preferences: consumers seeking locations with greater choice and which provide a shopping 'experience', leading to fewer, longer trips to reach larger centres⁵,
 - increasing market share of large retailers and a decline of share for the small independent retail sector⁶, and
 - increasing online sales.
- 17.4. Camden monitors three indicators related to its town centres and retailing:
- the proportion of retail uses, and food, drink and entertainment uses in protected frontages in the borough,
 - the proportion of vacant premises on protected frontages in the borough, and
 - the change in the amount of floorspace through development for all A use class uses (retail, professional services, cafes and restaurants, drinking establishments and hot food take aways) across the borough.

1.1.

⁴ London Data Company as referenced in the Guardian:

<http://www.guardian.co.uk/news/datablog/2011/sep/08/high-street-vacancy-rates-retail#data>

Note: London Data Company statistics are not directly comparable with figures from the LB Camden Annual Retail Frontages Survey. For example Camden Town in 2011 was 9.2% vacant according to the Local Data Company whereas it was to 5% vacant according to the Annual Retail Frontages Survey. This variation could be due to different in town centre boundaries.

⁵ CBRE, UK Shoppers Spend More But Take Less Trips, Press Release, 24 October 2011

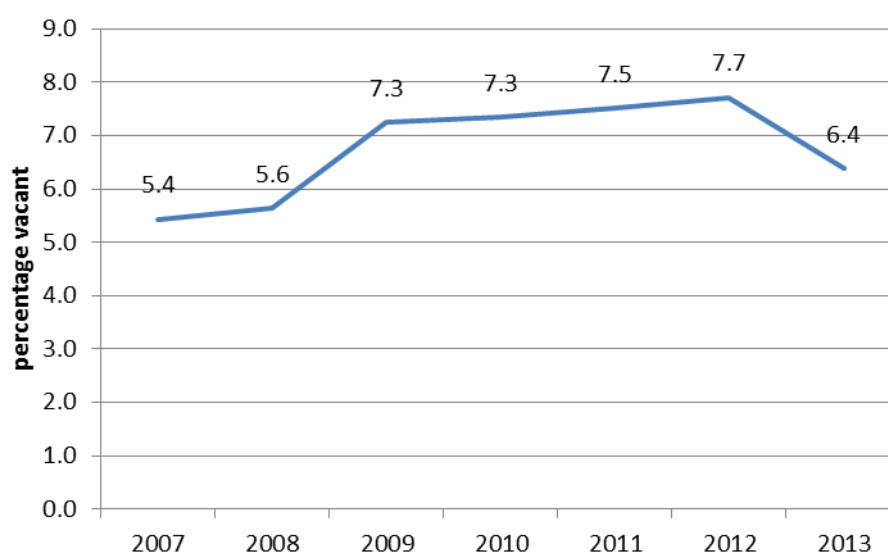
⁶ Page 24-25 House of Commons, All-Party Parliamentary Small Shops Group, High Street Britain: 2015

18. Vacancy in shopping streets

OBJECTIVE	Minimise the number of vacant premises.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

- 18.1. 2013 saw a reduction in vacant premises on Camden's protected shopping frontages - contrary to the national and London wide trends of increasing vacancy rates. The percentage of vacant premises on Camden's protected shopping frontages dropped from 7.7% in 2012 to 6.4% in 2013.
- 18.2. The vacancy rates on designated shopping frontages across the borough rose from 5.4% vacant in 2007 gradually up to 7.7% in 2012, with 2013 being the first year of recorded improvement since comparable records began in 2007.

Vacancy rate, all designated shopping frontages, 2007-2013



Source: Annual Retail Frontages Survey

Vacancy rates for the individual centres 2013

Town Centres	Vacant	Central London Frontages	Vacant
Camden Town	5%	Tottenham Court Road	5%
Hampstead	2%	New Oxford Street	3%
Finchley Road / Swiss Cottage	5%	King's Cross	29%*
Kilburn	6%		
West Hampstead	5%		

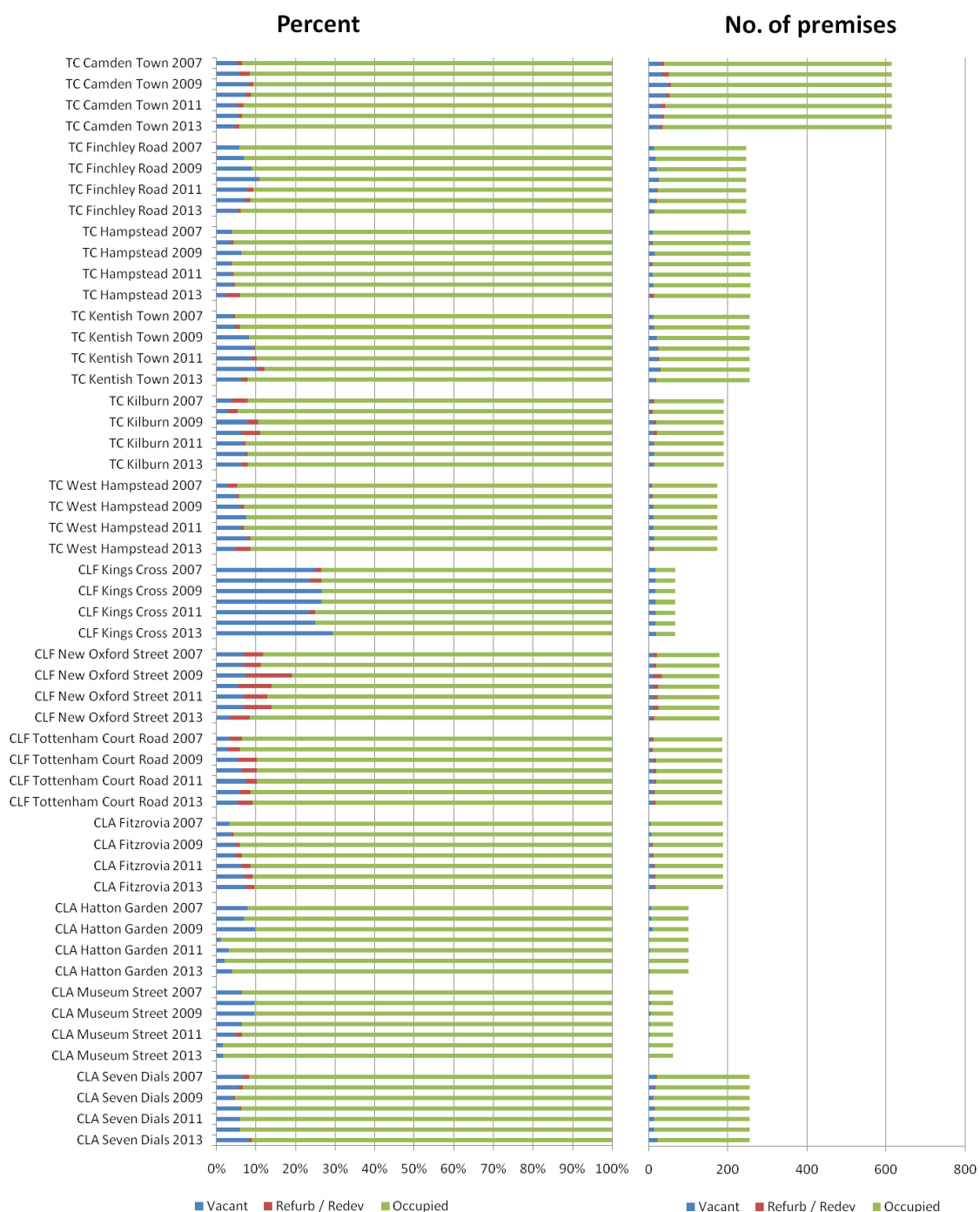
Central London Areas	Vacant
Covent Garden	8%
Hatton Garden	4%
Museum Street	2%
Fitzrovia	7%

Source: Annual Retail Frontages Survey

*The high vacancy rate on the King's Cross Central London Frontage is largely due to the redevelopment of the Lighthouse Block which previously contained 14 separate shops at ground level all of which remain vacant while the site is redeveloped.

- 18.3. Refer to Figure 2 on the following page for the change in vacancy for each centre over time.
- 18.4. Neighbourhood Centres have mixed trends centre by centre, but overall there is a vacancy rate of 8%.

Figure 7. Vacancy rates and premises in Town Centres, Central London Frontages, Central London Local Areas, 2007-2013.



Source: Annual Retail Frontages Survey

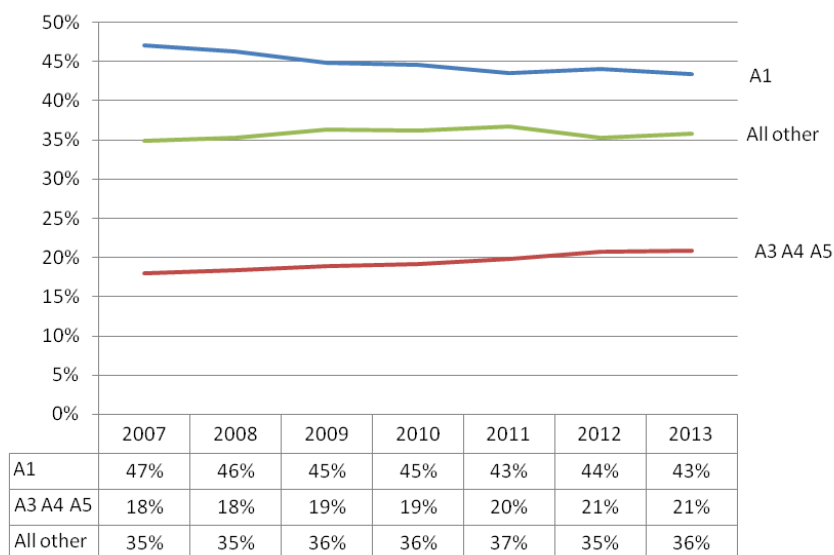
19. Retail and food, drink and entertainment uses in shopping streets

OBJECTIVE	Protecting and improving Camden's shopping streets.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

LB Camden

- 19.1. Reflecting national trends, across the borough there has been a longer term and gradual trend toward fewer A1 shops and more food, drink and entertainment uses.

Figure 8. Retail (A1 shops), food, drink and entertainment (A3, A4, A5), all protected shopping frontages in LB Camden, 2007 to 2013.



Source: Annual Retail Survey

A1 shops

- 19.2. The proportion of A1 shops in protected frontages in Camden over the period 2007 to 2013 changed from 47% to 43% – a net reduction in 156 A1 shops. There are 4,153 shops on protected retail frontages in the borough. In the last year this trend continued with the number of shops changing 44.0% (2012) to 43.3% (2013) – a net reduction of 26 shops.

Food, drink and entertainment uses (A3, A4 and A5)

- 19.3. The proportion of food, drink and entertainment uses over the period 2007 to 2013 increased from 18% to 21% – a net increase of 121 premises. In

the last year this trend continued but much more gradually, with a change from 20.7% (2012) to 20.9% (2013) - a net increase of only 8 premises.

Town Centres, Central London Frontages and Central London Areas

A1 shops

- 19.4. From 2007 to 2013 all of the individual Town Centres, Central London Frontages and Central London Areas in the borough have seen a reduction in A1 shops, with the exception of Hatton Garden and Museum Street, which recorded slight increases in A1 shops (7 shops and 1 shop respectively). Figure 9 on page 54 shows graphically the change for each centre.
- 19.5. Over the last year however (2012 to 2013) three centres recorded net increases in A1 shops - Finchley Road (8 shops), Kentish Town (3 shops), New Oxford Street (1 shop).

Food, drink and entertainment uses (A3, A4 and A5)

- 19.6. For the Town Centres, Central London Frontages and Central London Areas the longer term trend is an increase in food drink and entertainment uses. In the period 2007 to 2013 all of these areas recorded gains in food, drink and entertainment uses with the exception of Hatton Garden and Fitzrovia which had a net loss of 2 premises and 7 premises respectively.

Neighbourhood Centres

A1 shops

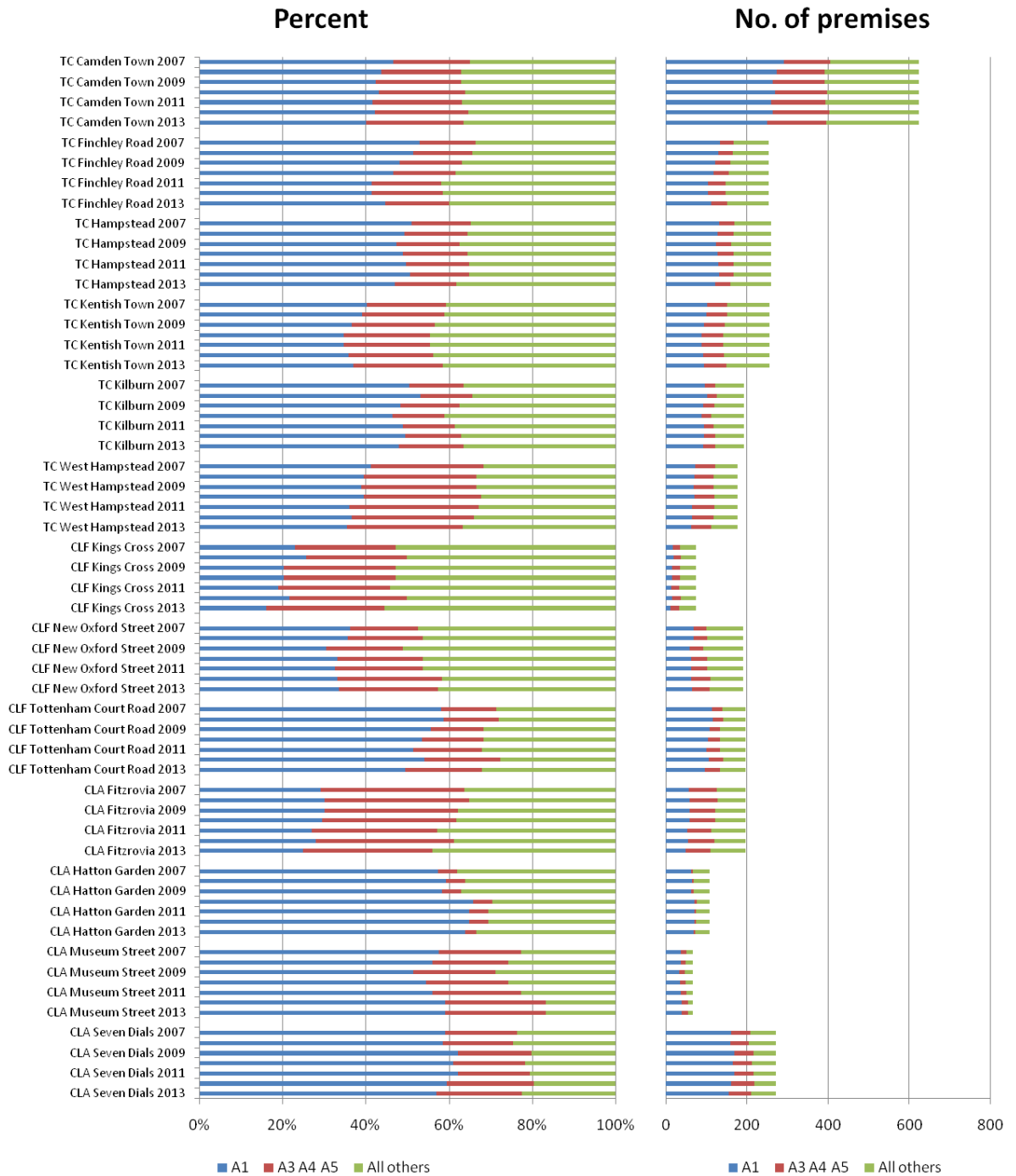
- 19.7. In Neighbourhood Centres, the overall number of A1 shops declined from 2007 to 2013 (net loss of 29 premises, with 19 of the 37 centres recording a loss). In the last year (2012 to 2013) this trend has reversed and there was an increase in A1 shops (net increase of 16 premises, with only 8 of the 37 centres recording a loss).

Food drink and entertainment uses (A3, A4 and A5)

- 19.8. In the period 2007 to 2013 a net 42 additional food, drink or entertainment uses were established in Neighbourhood Centres across the borough. There was a net gain of 11 premises from 2012 to 2013.

Source: Camden Retail Frontages Survey

Figure 9. Retail (A1 shops), food, drink and entertainment (A3, A4, A5) in Town Centres, Central London Frontages, Central London Local Areas, 2007-2013



Source: Annual Retail frontages survey

20. Retail and food, drink and entertainment floorspace completed

OBJECTIVE	Protecting and improving Camden's shopping streets.
RELATED POLICIES	CS7 Promoting Camden's centres and shops DP12 Supporting strong centres and managing the impact of food drink, entertainment and other town centre uses

- 20.1. The predominant trend for retail floorspace change in Camden is the redevelopment of mixed use schemes to provide a similar quantity but higher quality of retail space.
- 20.2. The yearly results show some variation, affected by a small number of large schemes. In the 5 year period 2008/09 to 2012/13 139 schemes involved a change of A1 shops, but only 11 schemes involved change of more than 500sq m (7 with a net increase of >500sq m, 4 with a net loss of >500sq m).
- 20.3. In 2012/13 there was little net change in the A uses overall, the largest being a reduction in 1,506sq m of A4 uses (drinking establishments).

'A' uses change 2008/09 to 2012/13

Year	A1 shops (sq m net)	A2 financial and professional services (sq m net)	A3 Restaurants and cafes (sq m net)	A4 Drinking establishments (sq m net)	A5 Hot food take away (sq m net)
2008-09	4,347	177	318	-1,635	0
2009-10	-2,669	-293	888	-157	0
2010-11	-4,116	-623	1,556	-436	0
2011-12	1,492	1,947	2,293	1,803	1,947
2012-13	123	-134	954	-1,506	-85

Source: London Development Database

- 20.4. Most of the reduction in A4 uses was the conversion and redevelopment of public houses to houses and flats. In 2012/13 a total of four pubs were redeveloped to provide 13 homes, and the ancillary accommodation in one pub was converted to provide 3 flats.

21. Hotel accommodation

OBJECTIVE	Protecting existing visitor accommodation in appropriate locations. Ensuring large scale tourism development is located in highly accessible locations.
TARGET	London Plan target of achieving 40,000 net additional hotel bedrooms by 2026 across London
TARGET MET	Part met
RELATED POLICIES	CS8 Promoting a successful and inclusive Camden economy DP14 Tourism development and visitor accommodation

- 21.1. With around 22,000 rooms, Camden has the second highest number of hotel rooms of London boroughs. Neighbouring Westminster has the highest number with around 35,000 rooms (London Development Agency, Planning for Visitor Accommodation in London).
- 21.2. The London Plan sets a target of achieving 40,000 net additional hotel bedrooms across London by 2031. Camden's development policies aim to maintain and encourage a range of attractions and accommodation in the borough for Camden's visitors.
- 21.3. In the previous 6 years, there has been an increase in 990 hotel rooms in Camden.

Table 16. Net hotel rooms completed

Year	Net hotel rooms completed
2006-07	206
2007-08	9
2008-09	164
2009-10	0
2010-11	249
2011-12	211
2012-13	151
Total	990

Source: London Development Database

- 21.4. All new hotel rooms in 2011/12 were provided by the 245 room St Pancras Chambers hotel (2004/3319/P) and all new hotel rooms in 2012/13 were provided by the 151 room Club Quarters hotel (2010/3759/P) at 61 - 62 Lincoln's Inn Fields. Both these schemes are in highly accessible areas.

Sustainable development

22. Sustainable design assessment, BREEAM, EcoHomes, Code for Sustainable Homes

OBJECTIVE	Protecting and enhancing our environment
TARGET	BREEAM 'very good' and 60% of credits in the Energy and Water categories, and 40% of credits in the Materials category Code for Sustainable Homes: Level 3 (2012) Level 4 (2013) and 50% of credits in the Energy, Materials and Water categories.
TARGET MET	Part met
RELATED POLICIES	CS13 – Tackling climate change through promoting higher environmental standards DP22 – Promoting sustainable design and construction

- 22.1. The majority of relevant major developments approved in 2012-13 included a sustainability plan to ensure that the environmental performance of the building meets best practice standards. These sustainability plans are either BREEAM assessments (Building Research Establishment Environmental Assessment Method) for commercial buildings or Code for Sustainable Homes Assessments for residential buildings. Sustainable assessment tools such as BREEAM and Code for Sustainable Homes measure the performance of buildings against set sustainability criteria. Buildings that achieve high ratings use less energy, consume less water and have lower running costs than those designed to building regulations alone.
- 22.2. BREEAM is a tool to measure the sustainability of new and some extended non-residential buildings of 500m sq or more floorspace. The development can be awarded the following ratings of pass, good, very good, excellent and outstanding.
- 22.3. In 2012-13, of the 14 schemes undertaking BREEAM assessments:
- 2 schemes achieved an 'Excellent' rating; and
 - 12 achieved a 'Very Good' rating.
- 22.4. The Code for Sustainable Homes is an environment impact rating system for all new housing. It sets standards for energy efficiency (above those of building regulations) and sustainability. New housing is awarded a code level from 1 to 6 based on their performance against key sustainability criteria (level 1 is the lowest and level 6 is the highest).
- 22.5. In 2012-13, 9 schemes undertook a Code for Sustainable Homes assessment with:
- 1 scheme achieving 'Level 5';

- 5 schemes achieving 'Level 4'
- 3 schemes achieving 'Level 3'.

- 22.6. Table 27 on page 83 provides a list of all relevant major schemes (23 in total) for the 2012/13 period. Of these schemes 5 did not include an assessment against BREEAM or Code for Sustainable Homes criteria. These schemes either related to a change of use with minimal changes proposed or that it was a temporary structure. Two schemes however, which did not include a detailed sustainability plan were conditioned for further detail to be submitted and approved by the Council prior to the commencement of works.

23. Renewable energy generation

OBJECTIVE	Protecting and enhancing our environment
TARGET	Major schemes to achieve 20% of energy from renewable sources
TARGET MET	Part met
RELATED POLICIES	CS13 – Tackling climate change through promoting higher environmental standards DP22 – Promoting sustainable design and construction

- 23.1. In order to achieve the greatest level of CO₂ reduction schemes are first asked to reduce the demand for energy through good design and second to supply energy efficiently for example through decentralised energy networks or combined heat and power. Production of renewable energy on site is the final stage in the energy hierarchy.
- 23.2. This indicator does not cover CO₂ reductions from CHP (combined heat and power). In addition, some developments could meet their renewable energy target through biomass boilers, but we no longer encourage use of biomass boilers due to air quality implications.
- 23.3. Table 17 below shows a fall in the number of schemes which produced greater than 20% of their on site energy needs from renewable sources from 10 in 2011/12 to 4 in 2012/13. Please refer to page 83 for the list of schemes.
- 23.4. Schemes are permitted which do not include renewable energy generation if they are change of use only or if the building is better suited to making CO₂ savings through energy efficiency measures. In 2012/13 of the 9 schemes which did not incorporate renewables, 3 schemes were for a change of use, 2 schemes related to listed buildings, 2 schemes were not considered viable, 1 scheme included a planning condition related to renewable energy generation and the remaining scheme achieved CO₂ reductions through other measures.
- 23.5. Four schemes included renewable energy technologies but did not specify the separate figure for reductions in CO₂ from renewables alone. Of these, 1 scheme was zero carbon (code level 5 Code for Sustainable Homes), 1

scheme achieved reductions of 32% (excellent BREEAM, code level 4 Code for Sustainable Homes), and the remaining schemes included technologies such as solar thermal and air source heat pumps.

Table 17. Renewable energy generation in major schemes permitted

Percent of energy produced on site from renewable sources	2010/11	2011/12	2012/13
> 20%	2	10	4
< 20%	18	4	6
Unspecified percentage	0	0	4
No renewables	9	5	9
Total	29	19	23

Source: Strategic Planning and Information Team

24. Sustainable urban drainage systems (SUDS)

OBJECTIVE	To mitigate against surface water flooding
TARGET	No target
RELATED POLICIES	CS13 – tackling climate change and improving and protecting Camden and environment and quality of life DP23 – Water DP27 – Basements and lightwells

- 24.1. Our monitoring of sustainable urban drainage systems began in 2010/11. In 2010/11 Camden approved 35 schemes with planning conditions requiring drainage systems (SUDs). In 2011/12 a total of 20 schemes were permitted with conditions for SUDS.

25. Air Quality

OBJECTIVE	Protecting and enhancing our environment Reduction in the level of identified air pollutants in the National Air Quality Strategy
TARGET	Multiple. See details below.
TARGET MET	Part met
RELATED POLICIES	CS13 Tackling climate change through promoting higher environmental standards DP32 Clear Zone and air quality

- 25.1. An Air Quality Management Area (AQMA) has been established across the borough in response to the air quality in the borough failing to meet the

Government's objectives for nitrogen dioxide (NO₂) and fine particles (PM₁₀). The Council has produced an Air Quality Action Plan that identifies actions to reduce the level of nitrogen oxides and particulate matter. This initiative supports policies CS13 and DP32 and can also be used to illustrate any significant effects from the application of policy CS11.

- 25.2. Six airborne pollutants are measured in Camden: Sulphur Dioxide (SO₂), Nitrogen Dioxide (NO₂), Fine Particles (PM₁₀) Ozone and Carbon Monoxide, These are presented in Table 18 below.

Table 18. Air Pollutants measured in Camden

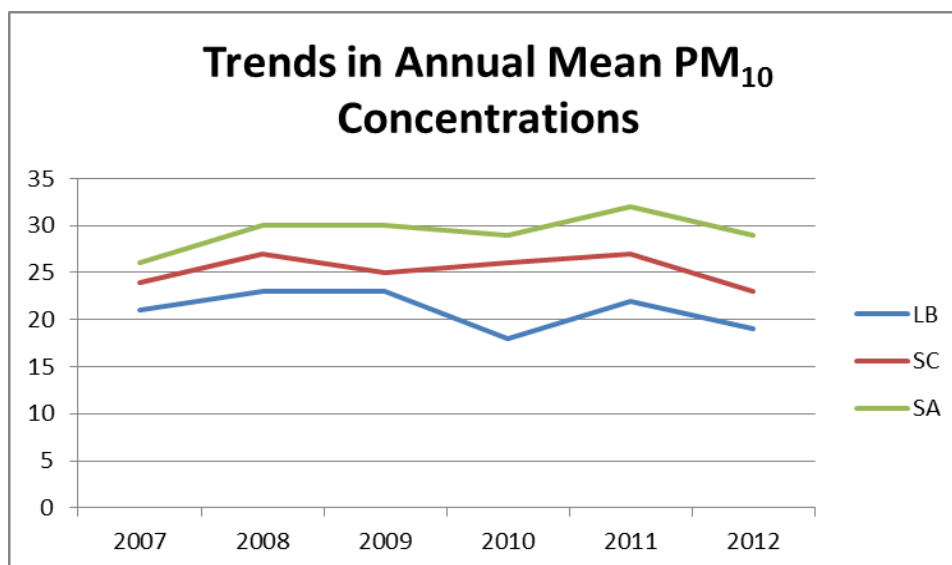
Pollutant	Target	2005	2006	2007	2008	2009	2010	2011	2012
Nitrogen Dioxide (NO ₂)*	Annual Mean Objective of 40 µg/m3	✗	✗	✗	✗	✗	✗	✗	✗
	Hourly Objective of 200 µg/m3	✓	✓	✗	✗	✗	✗	✗	✗
Sulphur Dioxide (SO ₂)**	Hourly mean of no more than 24 occurrences greater than 350 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓
	Daily mean of no more than 3 days greater than 125 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓
	15 minute mean objective of no more than 35 occurrences greater than 267 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓
Particulate Matter (PM ₁₀)*	Annual Mean Objective of 40 µg/m3	✓	✗	✓	✓	✓	✓	✓	✓
	Daily objective of no more 35 days with a daily mean of 50 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓
Ozone (O ₃)**	Hourly objective of no more than 18 days where the maximum rolling 8hour mean is greater than 100 µg/m3	✓	✗	✓	✓	✓	✓	✓	✓
Benzene **	Annual Mean Objective of 5 µg/m3	✓	✓	Not measured	Not measured	Not measured	Not measured	Not measured	Not measured
Carbon Monoxide (CO)**	Annual Mean Objective of 10 µg/m3	✓	✓	✓	✓	✓	✓	✓	✓

Source: Air Quality Projects & Policy, LB Camden

* Average measurement from Swiss Cottage, Shaftsbury Avenue and Bloomsbury Monitoring Sites

** Measurement from Bloomsbury Monitoring Site

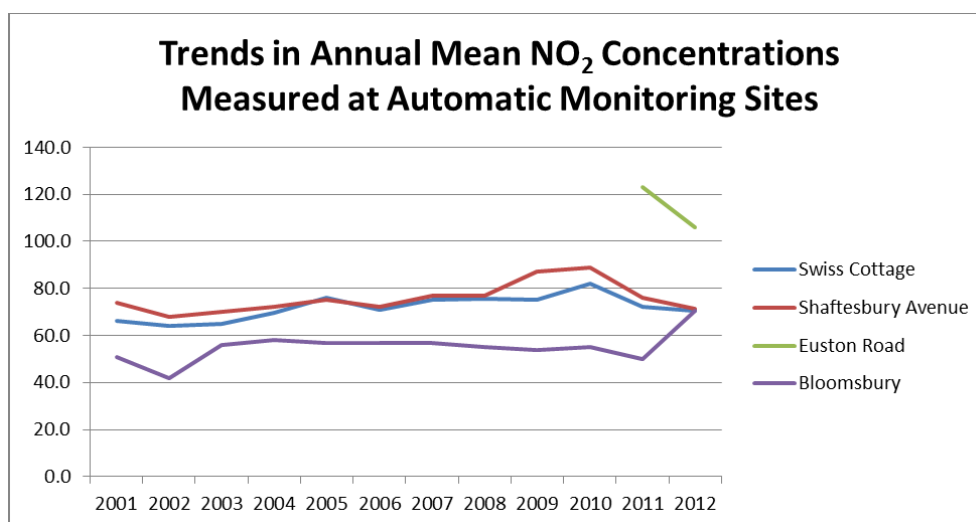
Figure 10. Annual mean PM₁₀ concentration (micrograms) at 3 measurement stations in Camden



Source: Corporate Sustainability Team, LB Camden

- 25.3. The concentrations of PM₁₀ recorded in the Borough at Shaftesbury Avenue, Bloomsbury and Swiss Cottage continue to meet the objective of less than 40 µg/m³. Concentrations of PM₁₀ increased marginally at each of the three sites between 2010 and 2011 before decreasing again in 2012.

Figure 11. Annual mean NO₂ concentration (micrograms) at 4 measurement stations in Camden

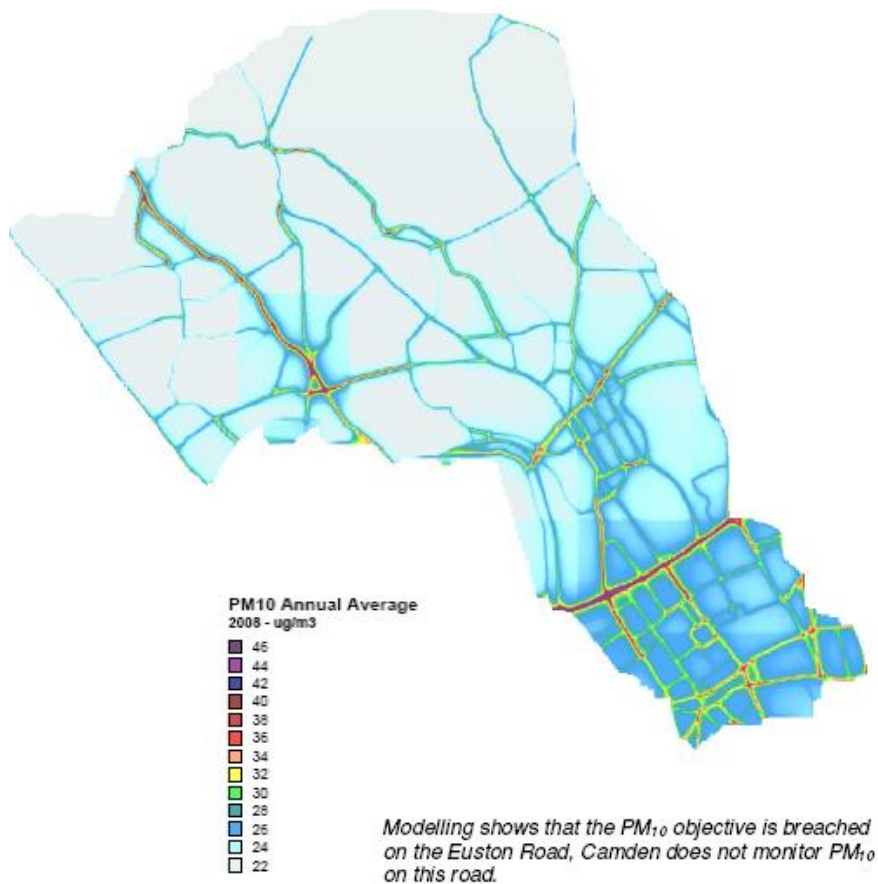


Source: Corporate Sustainability Team, LB Camden

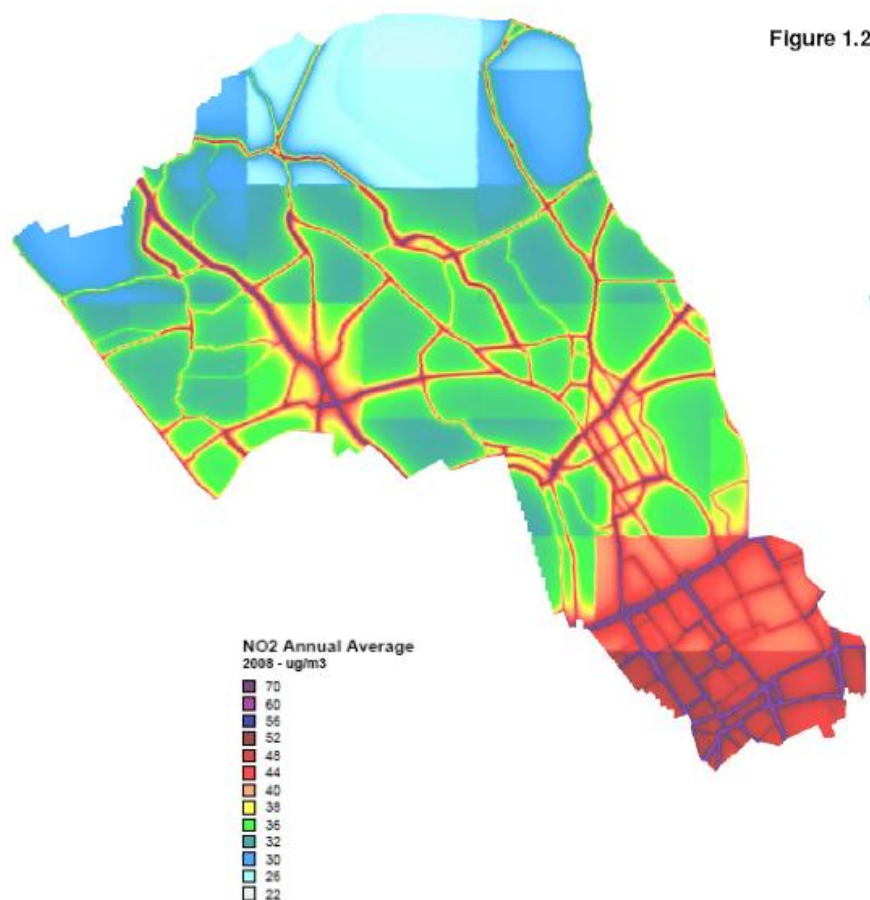
- 25.4. The annual mean objective for nitrogen dioxide was not achieved at any of the monitoring sites in 2012. Levels of NO₂ have remained largely static since 2001.

- 25.5. Modelling from 2008 (and the situation has not changed significantly since 2008) indicates that high levels of PM₁₀ and NO₂ across the borough are concentrated along roads with high levels of traffic and a large proportion of HGVs and buses, as mapped on Figure 12 and, below.

Figure 12. Modelled PM₁₀ levels



Source: Corporate Sustainability Team, LB Camden

Figure 13. Modelled NO₂ emissions

Source: Corporate Sustainability Team, LB Camden

- 25.6. The Council also actively seeks to minimise peoples' reliance on motor vehicles. Two of these methods are the active promotion of car-free and car-capped housing, and the requirement for planning applicants to submit travel plans for schemes that are likely to increase travel demand.

26. Open spaces and nature conservation sites

OBJECTIVE	To protect and enhance the Borough's open spaces
TARGET	No net loss of open space
TARGET MET	Met
RELATED POLICIES	CS15 Improving and protecting our parks and open spaces and encouraging biodiversity DP31 Provision of, and improvements to, open space, sport and recreation

- 26.1. In 2012/13 one scheme was permitted that involved development on privately accessed protected public open space, and four schemes incorporate new open space.

Gondar Gardens

- 26.2. The redevelopment of the former reservoir site, Gondar Gardens (2011/0395/P) will result in the loss of approximately 5,100sq m or designated open space with no public access. The Council refused the application with loss of habitat space being one of the reasons. However, the scheme was permitted on appeal (reference: APP/X5210/A/11/2167190).

Maiden Lane Estate

- 26.3. The redevelopment of the eastern part of the Maiden Lane Estate (2012/5552/P) will result in a new public open space of 141sq m.

King's Cross Central Handyside Park and Wharf Road

- 26.4. The submission of reserved matters for the King's Cross Central Handyside Park and Wharf Road landscaping works (2012/1883/P) will result in approximately 500sq m of public open space. Handyside Park was identified within the outline permission as the main playspace within the King's Cross Central site and the s106 sets out that Handyside Park should include a Local Equipped Area for Play of 400sq m within the southern part of the site and a Local Area for Play of 100sq m within the central part of the Park.

80 Charlotte Street

- 26.5. Development of the Saatchi Block 80 Charlotte Street (2010/6873/P) will include provision of a publicly accessible open space of approximately 230sq m within Fitzrovia where there is a lack of open space.

Hawley Wharf

- 26.6. Redevelopment of Hawley Wharf (2012/4628/P) provides 2,386sq m of public open space including 1,027sq m of local space, 827sq m of railway arch space, and 532sq m market space. The scheme also includes a

140sq m of playspace and a 465sqm Multi Use Games Area (MUGA) within this public open space.

Total open space

- 26.7. The Council's 2008 Open Space Review identified that there are 280 open spaces, totalling an area 526.6 hectares and representing 25% of the borough's land area. Of these, 110 (75% of open space area) are publicly accessible. Monitoring open space typologies helps the Council to focus resources to where they are most needed and survey any changes over time.

Table 19. Open Space Typologies in Camden 2008

Typology (based on PPG17)	Publicly Accessible		Private Open Space		Total	
	No.	Ha.	No.	Ha.	No.	Ha.
Local Parks and Gardens ¹	45	366	27	16.8	72	382
Amenity green space	26	8.1	54	46	70	54.1
Green Corridors	3	7	18	9.6	21	16.6
Provision for Children and Young People	13	1.6	13	5.1	26	6.7
Civic and Market Squares and Other Paved Open Space	10	1.3	5	1.1	15	2.4
Natural and Semi-Natural Green space	8	1.5	31	33	39	34.5
Allotments and Community Gardens	5	1.2	6	2.6	11	3.8
Housing Estate Areas ²	26	12.9	n/a	n/a	26	12.9
Outdoor Sports	0	0	11	8.4	11	8.4
Cemeteries and Churchyards	0	0	5	4.9	5	4.9
Total	1,102	399	170	127	280	527

¹ Kenwood Estate and the SSSIs included as part of Hampstead Heath area of open space is not double counted.

² Housing estate open spaces that have not been identified within other categories.

Source: Camden Open Space Study Review 2008

27. Areas of biodiversity importance

OBJECTIVE	To protect and enhance the environment
TARGET	No net loss in area and populations of biodiversity
TARGET MET	Yes
RELATED POLICIES	CS15 Improving and protecting our parks and open spaces and encouraging biodiversity DP31 Provision of, and improvements to, open space, sport and recreation

- 27.1. Natural habitats and species are protected by LDF policies CS15 and DP31. Greenspace Information for Greater London (GiGL) provide annual updates on biodiversity habitats, defined as Sites of Special Scientific Interest, Sites of Importance for Nature Conservation (defined below as Sites of Metropolitan and Borough Importance) and other local sites. 2012/13 data shows a total of 430ha of land is classed as having biodiversity importance (no change from 2011/12).

Table 20. Areas of biodiversity importance 2012/13

Designation type	Number of sites	Area (ha)
Sites of Special scientific Interest	1	16.1
Sites of Metropolitan Importance	5	323.8
Sites of Borough Importance Grade 1	7	39.8
Sites of Borough Importance Grade 2	9	31.9
Sites of Local Importance	15	18.4
Total	37	430.0

Source: Greenspace Information for Greater London 2013

28. Safeguarding of the Regis Road waste site

OBJECTIVE	Protecting and enhancing our environment
TARGET	Development of waste management facilities needed to meet EU and national targets
TARGET MET	Yes
RELATED POLICIES	CS18 – Dealing with our waste and encouraging recycling

- 28.1. No new waste management facilities were permitted or constructed in Camden in 2012/13. Camden has one waste management facility safeguarded under Core Strategy policy CS18 – Dealing with our waste and encouraging recycling. Regis Road is a civic amenity site, recycling

and reuse centre at Regis Road accepting both household waste and recyclable materials.

29. Municipal waste arisings and household recycling rates

OBJECTIVE	Protecting and enhancing our environment
TARGET	Recycle and compost at least 30% of household waste
TARGET MET	Yes
RELATED POLICIES	CS18 – Dealing with our waste and encouraging recycling

- 29.1. Camden's current targets for recycling and waste reduction, as set out in Camden's Green Action for Change, are as follows:

"We aim to contribute to a North London recycling and composting rate of 50% by 2020 from 30% (Camden) levels in 2009-10.

We aim to reduce residual household waste from 2008/09 levels by:

- 3% by 2012
- 15% by 2020."

- 29.2. The last 10 years have seen a general trend of reducing volumes of waste and increasing recycling rates despite population growth as set out in Table 21 below. The total municipal waste arisings for Camden in 2011/12 was 110,890 tonnes and the amount recycled was 21,274 tonnes. In 2012/13 30.91% of household waste was recycled.

Table 21. LB Camden Municipal Waste Arisings

Year	Total Municipal Waste Arisings	Camden Household Waste	Camden Non-Household Waste	Camden Household Recycling	Camden Non Household Recycling	% of household waste recycled
2001/02	134,503	83,668	36,921	12,533	-	14.46%
2002/03	135,225	83,135	36,503	13,857	-	16.07%
2003/04	132,105	78,868	34,955	16,486	-	19.17%
2004/05	133,494	63,782	48,641	19,788	-	25.21%
2005/06	134,914	55,990	58,108	19,580	305	27.14%
2006/07	135,697	54,231	57,978	21,248	2,096	28.05%
2007/08	131,426	51,753	57,010	19,607	2,902	27.12%
2008/09	126,589	50,532	53,135	20,391	2,452	28.27%
2009/10	122,606	48,516	50,649	20,875	2,511	29.75%
2010/11	121,322	51,437	41,754	24,652	2,792	32.23%
2011/12	117,582	50,688	38,481	25,124	2,793	32.97%
2012/13	110,890	40,567	35,170	21,274	2,491	30.91%

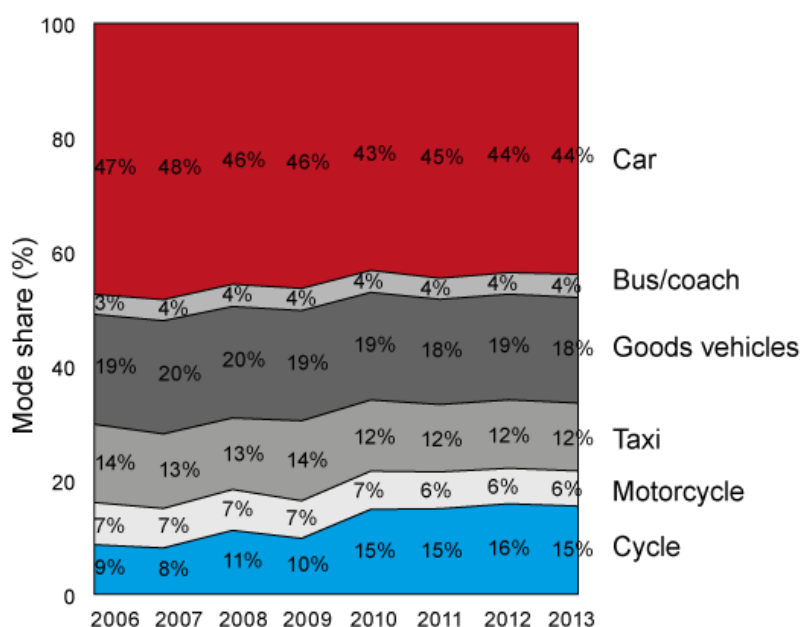
Transport

30. Proportion of the population travelling to work on foot or bicycle

OBJECTIVE	Protecting and enhancing our environment
TARGET	More than double cycling's proportion of total traffic flows from 9.7% in 2009/10 to 25% in 2019/20.
TARGET MET	Ongoing
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

- 30.1. There has been a considerable change in transport modes used within the borough over recent years, with a clear decrease in car usage and increase in bicycle travel. According to screenline data in the period 2006 to 2012 cycle flows increased from 9% to 16% of the proportion of traffic, representing a 70% increase from 2006 figures by 2012. Cars, on the other hand, have been declining as a proportion of traffic, falling from 47% in 2006 to 44% in 2012 - a 14% decrease. The past year has seen a flattening of these trends, with cycle mode share dropping from 16% back to 15% and the share of cars remaining steady at 44%. Refer to Figure 14 below.

Figure 14. Change in transport mode in Camden



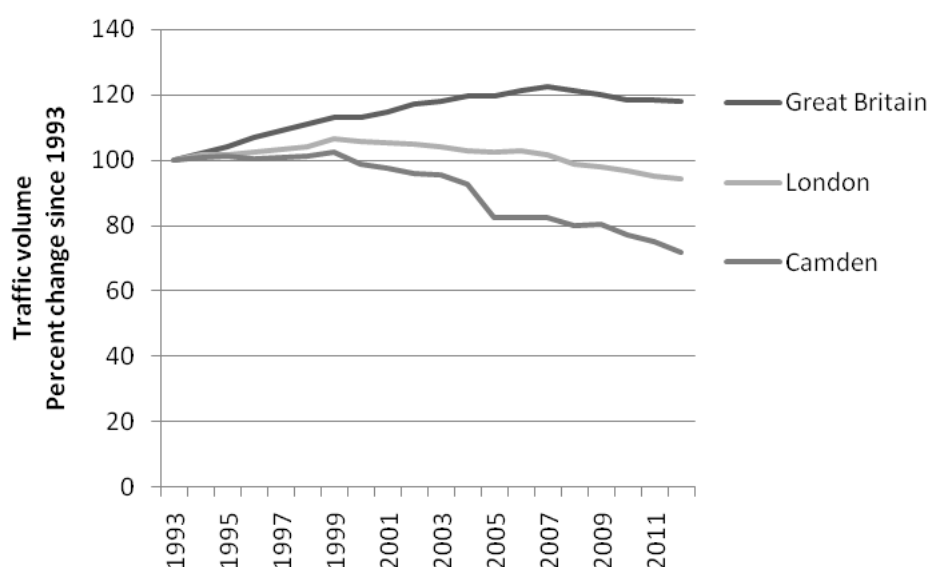
Source: Screenlines, 6-hour flows (peak hour and mid day), Public Realm and Transport, LB Camden

Note: The reductions in the levels of cycle usage in 2008 and 2009 may be attributed to the fact that 2008 surveys were carried out in May and 2009 surveys in March when the weather conditions were unfavourable for cyclists.

31. Traffic flows

OBJECTIVE	Protecting and enhancing our environment
TARGET	Core Strategy: Reduce traffic in the borough by 15% from 2001 levels Local Implementation Plan: Reduce the current proportion of residents' trips made by car and motorcycle from an average of 19% across 2006/07 – 2008/09 to an average of 17% across 2016/17 – 2018/19.
TARGET MET	Yes Ongoing
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

- 31.1. Traffic in Camden has decreased significantly since 1993 in contrast to the national and regional trends of increasing traffic. In the 10 year period 2002-2012 traffic flow in Camden reduced 25%, outperforming all London Boroughs in this regard. Lambeth and Wandsworth were the next best performers both reducing traffic by 20%, with the City of London by achieving 19%. Figure 15 shows the longer term trends from 1993. The sharp decline for Camden in 2003 is due to introduction of the congestion charging zone.
- 31.2. This general downward trend continued in 2012/13 with 445 million vehicle kilometres recorded – down from 466 million in 2011/12.

Figure 15. Motor vehicle traffic change from 1993 levels to 2012

Source: Department for Transport statistics, Motor vehicle traffic (vehicle kilometres) by local authority in Great Britain, annual from 1993, annual from 1993 to 2012 (Table TRA8904).

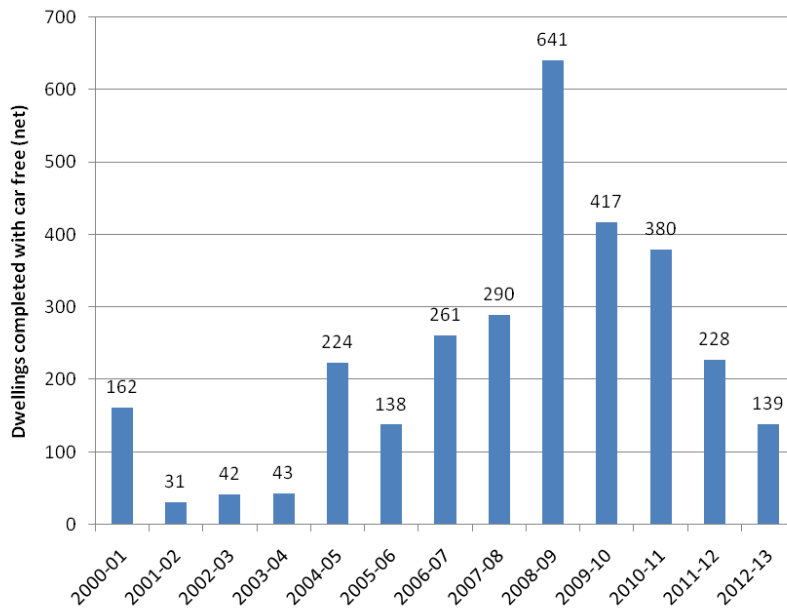
32. Car free and car capped developments

OBJECTIVE	Reduce the environmental impact of travel Reduce congestion
TARGET	No target
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development DP18 Parking standards and limiting the availability of car parking

- 32.1. Car free development is that which has no on-site car parking, and where the occupiers are not issued with on-street parking permits. Car capped refers to restricting any increase in on-site spaces or additional on street permits from the existing provision.
- 32.2. The Council expects developments to be car free in almost all instances. Developments in the Central London Area, Town Centres and Controlled Parking Zones, which cover almost the entire borough, are expected to be car free.
- 32.3. In 2012/13 139 dwellings (24% of all completed) were designated as 'car-free' - not having a parking space or permit. The number of car free

dwelling designated is also affected by the number of schemes received each year and their location in the borough.

Figure 16. Net dwellings completed with car free or car capped restrictions

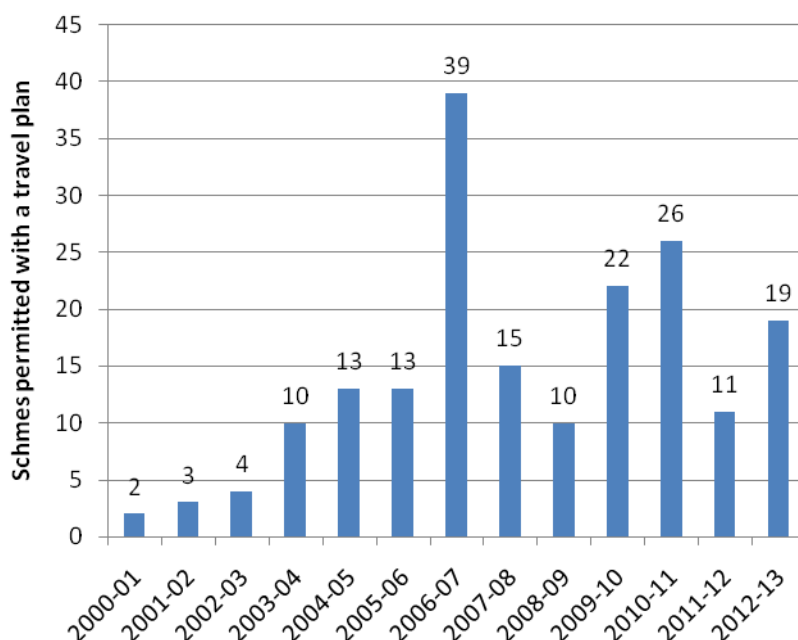


Source: Section 106 database

33. Travel Plans

OBJECTIVE	Reduce the environmental impact of travel Reduce congestion
TARGET	Increase in the total number of travel plans agreed for new developments Further targets in the Local Implementation Plan
TARGET MET	Yes
RELATED POLICIES	CS11 Providing sustainable and efficient travel CS13 Tackling climate change and improving and protecting Camden and environment and quality of life DP16 Transport implications of development

In 2012/13 19 schemes were permitted with travel plans. Schemes will not have to produce a travel plan if the development does not significantly increase transport demand or if any increase is not likely to be using unsustainable forms of transport.

Figure 17. Travel Plans negotiated

Source: Section 106 database

Further information: Camden's Transport Strategy

- 33.1. Most monitoring for transport will be conducted through Camden's Transport Strategy, the Local Implementation Plan. The Local Implementation Plan includes Transport for London targets for:
- walking and cycling mode share,
 - bus reliability,
 - condition of road surfaces,
 - road safety (Killed or Seriously Injured (KSI's) and
 - CO2 emissions.
- 33.2. The Local Implementation Plan also includes Camden's own targets for:
- traffic flow,
 - cycling trips,
 - sustainable vehicles in the local authority fleet,
 - car clubs,
 - school travel plans,
 - bicycle parking and street trees.
- 33.3. A total of £5.75m has been negotiated in Section 106 funding to part fund major transport improvement schemes in the borough as listed in Table 22 below.

Table 22. Local Implementation Plan Major Schemes

Project	Priority	Project Stages	Funding	Application Dates
West End	1	Tottenham Court Rd/ Gower Street 2-way traffic	<i>Total cost</i> £10,000k Section 106 £750k LIP Funding Required £9,250k	West End application submitted to TfL in January 2010. Funding of £150k was awarded to Camden to proceed with feasibility in 2011/12 (Step 2 funded).
		Euston Circus – Fully funded	<i>Total cost</i> £3,850k Section 106 £3,000k Other TfL funding £850k LIP Funding Required £0k	West End application submitted to TfL in November 2009. This component of project is fully funded through S106 and TfL. .
		St Giles Circus –	<i>Total cost</i> £4,000k Section 106 £2,000k LU £2,000k LIP Funding Required £0k	West End application submitted to TfL in November 2009. This component of project expected to be fully funded. Funded through LU and S106.
		Princes Circus - Funding through Section 106	<i>Total Cost</i> £2,000k Section 106 £2,000k LIP Funding Required £0k	West End application submitted to TfL in November 2009. This component of project fully funded.
Camden Town	2	Cobden Junction	<i>Total Cost</i> £2,000k Funding under negotiation £500k LIP Funding Required £1,500k	Application submitted to TfL in January 2010. Step 1 application will be resubmitted in September 2011
		Camden High Street south	<i>Total Cost</i> £2,000k LIP Funding Required £2,000k	Step 1 application to be resubmitted to TfL in September 2011

Source: LB Camden Local Implementation Plan

For more information refer to: www.camden.gov.uk/lip

Heritage

34. Buildings at risk

OBJECTIVE	To protect and enhance our environment
TARGET	Remove at least 5% of total number of Buildings at Risk in Camden from the Register annually.
TARGET MET	Met
RELATED POLICIES	DP25 Conserving Camden's heritage

- 34.1. Buildings at Risk are listed buildings which are in a poor condition and often, but not necessarily vacant. They are in need of repair and if vacant need to be put to a suitable use. The nationwide register of buildings at risk is maintained and published annually by English Heritage, with a separate volume published covering London only. The 2013 register showed a total of 40 Buildings at Risk entries – 3 less than the 2012 figure.
- 34.2. In 2012/2013, six buildings were removed from the register as a result of repairs or being brought back into use and three buildings were added having been identified through survey by the Council's Conservation and Urban Design officers.

Table 23. Buildings at Risk added and removed 2012/13

Removed	Added
44 Chalcot Crescent, Primrose Hill	69 Oakley Square and attached railings
Three linked Gasholders, Goods Way	Church of St Mary and attached walls, piers and gates, Priory Road, Hampstead
Witanhurst, 41 Highgate West Hill	Church of St Pancras, Upper Woburn Place, Camden Town
Tennis pavilion in the grounds of Witanhurst, Highgate West Hill	
Garden steps and retaining wall in the grounds of Witanhurst, Highgate West Hill	
16 Swinton Street	

Source: Buildings at Risk 2013, English Heritage

Table 24. Buildings at Risk in Camden 2009–2012

Year	Buildings removed since previous year	Buildings added since previous year	Buildings at Risk entries
2009	4	3	55
2010	4	2	53
2011	6	3	49
2012	10	4	43
2013	6	3	40

Source: Buildings at Risk 2012, English Heritage

- 34.3. It should be noted that entries on the statutory list of buildings of special architectural or historic interest may comprise a number of separate buildings.

Basements

35. Basements

OBJECTIVE	Protecting and enhancing our environment
RELATED POLICIES	DP23 – Water DP27 – Basements and lightwells

- 35.1. With a shortage of development land and high land values in the borough Camden has experienced a significant increase in the number of basement applications since around 2005. However, while basement developments can help to make efficient use of the borough's limited land, in some cases they may cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment.
- 35.2. Camden has a comprehensive policy framework for dealing with basement applications. This requires applicants to submit material to demonstrate that proposed basement schemes will not harm the built and natural environment or local amenity. The level of information required from applicants is commensurate with the scale and location of the scheme. Applicants are required to submit this information within a Basement Impact Assessment and in certain situations applicants are also required to fund an independent verification of their submitted Basement Impact Assessments.
- 35.3. In 2012/13 Camden approved 115 schemes which involved basement or lightwell excavation. This compares to 113 basement schemes which were approved in 2011/12. Additional details regarding basement schemes in 2012/13 (compared to last year) are set out in the table below.

Number of basement applications decided

	Granted	Refused	% Granted	% Refused
2005/06	91	27	77%	23%
2006/07	126	49	72%	28%
2007/08	178	43	81%	19%
2008/09	141	24	85%	15%
2009/10	93	41	69%	31%
2011/12	113	44	72%	28%
2012/13	115	31	79%	21%

Source: Camden Development Monitoring

Basement schemes (detailed)

	2011/12		2012/13	
Basement schemes approved	113		115	
Basement schemes refused	44		31	
TOTAL SCHEMES	157		146	
1 storey in depth	144	91.7%	137	93.8%
> 1 storey in depth	13	8.3%	9	6.2%
Residential use	144	91.7%	130	89.0%
Other use	13	8.3%	16	11.0%
Detached	53	33.7%	48	32.9%
Semi-detached	37	23.6%	38	26.0%
Terrace	67	42.7%	60	41.1%

Source: Camden Development Monitoring

36. Basement schemes with SUDS

OBJECTIVE	Protecting and enhancing our environment
TARGET	No target
RELATED POLICIES	DP23 – Water DP27 – Basements and lightwells

- 36.1. Sustainable Urban Drainage Systems are low environmental impact approaches to drain away dirty and surface water run off through collection, storage and cleaning before slow release back into the environment. It is intended to prevent flooding, pollution and contamination of groundwater.
- 36.2. In 2012/13 Camden approved 17 basement schemes which incorporated conditions for SUDS.
- 2010/11: 11
 - 2011/12: 18
 - 2012/13: 17
- 36.3. However it should be noted that developers can use alternative design solutions, other than SUDS, to ensure adequate drainage for their schemes.

Planning obligations (Section 106 agreements)

37. S106 contributions negotiated

Table 25. s106 contributions negotiated

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
Affordable housing payments in lieu	£1,255,000	£544,517	£65,000	£230,000	£800,000	£3,058,052	£1,484,320
Deferred affordable housing payments*						£2,686,000	£8,003,530
Highways and street works	£2,055,689	£742,979	£1,028,200	£1,132,668	£900,144	£386,908	£1,473,929
School places	£1,233,353	£672,100	£533,312	£693,421	£673,597	£1,314,708	£1,461,182
Other mitigation and environmental works (pedestrian and cycle improvements)	£2,000			£30,000	£3,800,000	£75,000	£180,500
Regeneration	£1,920,000	£25,000	£185,000	£434,579	£711,840	£598,591	£1,127,330
Environmental and open space improvements	£796,621	£326,456	£359,397	£917,889	£517,477	£438,324	£1,122,546
Housing department (Better Homes)					£1,695,000		
Public transport improvements	£35,000	£25,000		£125,000	£1,020,591	£218,900	£630,000
Transport and parking improvements					£512,000	£905,000	£1,446,912
Bond to be held			£1,100,000				
D1 and leisure facilities	£335,000	£25,000	£100,000	£15,030	£114,860	£355,740	
Other public and community facilities	£596,068		£186,000		£41,580	£72,128	£158,270
Community safety	£124,000				£490,000		
Monitoring and other planning costs	£293,865		£10,000	£5,925	£60,000	£9,270	£22,383
Other			£30,000	£109,197		£156,041	
Canal improvements						£100,000	
Regeneration Initiatives	£40,000	£15,000				£10,000	£524,612
Public art				£9,000	£50,000		
Street trees	£12,750			£24,863			
Camden Town TCM						£30,000	
Kilburn TCM	£15,000						
Health care		£14,941					£81,832
Total	£8,714,346	£2,390,993	£3,596,909	£3,727,573	£11,387,088	£10,414,662	£17,717,346

Source: Section 106 database, Site Development Team

Notes: The above figures are contributions agreed to in signed Section 106 agreements. It does not represent payments to the Council. Payment is due upon implementation of a scheme. Some schemes with planning permission will not be implemented. The table above excludes superseded permissions.

*Payment of deferred affordable housing contributions is contingent upon schemes achieving a higher than expected return.

Further information including section 106 funds received by the Council are published in the Section 106 newsletter available on the [website](#).

38. Section 106 financial activity

Table 26. s106 financial activity

	Opening Balance	Received in Year	Expenditure	Closing Balance
Year	£000s	£000s	£000s	£000s
2001/02	£ 2,368	£ 1,222	£ 595	£ 2,995
2002/03	£ 2,995	£ 3,238	£ 426	£ 5,807
2003/04	£ 5,807	£ 804	£ 1,412	£ 5,199
2004/05	£ 5,199	£ 2,264	£ 1,693	£ 5,770
2005/06	£ 5,770	£ 1,566	£ 915	£ 6,421
2006/07	£ 6,421	£ 3,007	£ 1,582	£ 7,846
2007/08	£ 7,846	£ 8,689	£ 628	£ 15,908
2008/09	£ 15,908	£ 3,547	£ 1,291	£ 18,164
2009/10	£ 18,164	£ 3,216	£ 2,730	£ 18,650
2010/11	£ 18,650	£ 7,025	£ 2,908	£ 22,767
2011/12	£ 22,767	£ 11,180	£ 7,427	£ 26,520
2012/13	£ 26,520	£ 9,561	£ 3,349	£ 32,732

Source: Camden Finance

Infrastructure

39. Delivery of identified infrastructure projects (appendix 1 of the Core Strategy)

OBJECTIVE	Support Camden's growth and development
TARGET	Various
TARGET MET	Part met
RELATED POLICIES	CS19 – Delivering and monitoring the Core Strategy

Table on following page

Table 27. LDF Infrastructure table update

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies	Update 2013
1	Children and Education Services	Early Years	Provision of additional two year old places to meet identified need – c.125 places.	Borough wide	Voluntary/ Private Sector	2010 – 2026	No funding identified. LBC - Children, Schools and Families Directorate through its management of the 'marketplace' will support voluntary and private sector partners in identifying solutions.	CS10	1. Programme for implementation is: 600 part-time places by Sept 2013 – FTE 300 1100 part-time places by 2014 – FTE 550 (these figures are cumulative)
2			Provision of additional three and four year old places to meet identified need – c.210 old places for three year olds and c.247 places for four year olds.	Borough wide	LBC - Children, Schools and Families Directorate	2010 - 2026	Some initial funding identified through Primary Strategy for Change and agreed Section 106 arrangements (where need is confirmed). Other sources of funding for additional necessary expansion have yet to be identified.	CS10	2. The changes to part-time places are altering the patterns of delivery. It is not yet possible to monitor the effects of the changes, but future provision will still need to grow in line with population estimates.
		Primary Schools	Primrose Hill - remodel/change of use for a temporary bulge class (1FE) including the Courthope Education Centre	Primrose Hill school - Planning Area 3	LBC - CSF	2009/10	Funded from DfE Basic Needs and Council funds.		Temporary class working through school. Reception from September 2009
			Emmanuel permanent expansion of provision by 0.5FE, creating new 1FE school	Emmanuel School – West Hampstead / Fortune Green (North West sub-area) - Planning Area 1	LBC - Children, Schools and Families Directorate	2011/12	Primary Capital Programme (PCP), S. 106, Basic Need, and Local Authority Coordinated Voluntary Aided Programme (LCVAP)	CS3; CS10	Opened at start of academic year September 2011 (one year earlier than originally planned).
			St Luke's Free School (0.5FE)	Planning Area 1	Community	2011/12	Funded by DfE Free School Programme		Permanent provision located in Frogna & Fitzjohn's ward
			Emmanuel - temporary bulge class (1FE)	Emmanuel School – West Hampstead / Fortune Green (North West sub-area) - Planning Area 1	LBC - CSF	2012/13	No capital cost to Camden as provided in the new school building detailed above.		Temporary class working through school. Reception from September 2012
			Kingsgate - temporary bulge class (1FE)	Kingsgate - Planning Area 1	LBC - CSF	2012/13	Funded from DfE Basic Needs.		Temporary class working through school. Reception from September 2012
			Kingsgate - temporary bulge class (1FE)	Kingsgate - Planning Area 1	LBC - CSF	2013/14	Funded from DfE Basic Needs.		Temporary class working through school. Reception from September 2013
			Abacus Belsize Free School (1FE)	Planning Area 3	Community	2013/14	Funded by DfE Free School Programme		Permanent provision currently located at a temporary school site in Belsize ward
			Hampstead Parochial - temporary bulge class (1FE)	Hampstead Parochial - Planning Area 1	LBC - CSF	2014/15	Funded from DfE Basic Needs.		Temporary class working through school from 2014/15 academic year. Reception from September 2014.

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies *	Update 2013
			King's Cross Academy (Possible 2FE, initially opening as 1FE)	King's Cross area (St Pancras & Somers Town ward) Planning Area 4	LBC - CSF	2015/16	Funded from DfE Basic Needs, Council Funds and S. 106	CS2; CS9; CS10	Permanent provision initially as 1FE from 2015/16 with potential 2FE in future.
			The latest places planning data suggests that up to 2FE temporary bulge classes could be required up to 2016/17 in the north-west of the borough (depends on demand) before the establishment of 2FE permanent expansion of Kingsgate Primary school	North-west part of the borough depending on demand	LBC - CSF	2014/15 to 2016/17	property and Contracts - any information?		Based on the information as provided in the 2013 school places planning report that went to Scrutiny.
			Kingsgate - permanent expansion of an additional (2FE) on a dual site split between the existing Kingsgate school and Liddell Road.	Kingsgate - Planning Area 1	LBC - CSF	2016/17	Property and Contracts - any information?		Permanent provision expansion currently proposed to open from the 2016/17 academic year
			Hawley Infants/primary - permanent expansion to full 1FE including a junior school on a new site provided by developer at Hawley Wharf	Hawley Primary School - Planning Area 3	LBC - CSF	2016/17	Property and Contracts - any information?		Permanent provision currently proposed to open from the 2016/17 academic year
			New resource base for 14 children with autistic spectrum disorder (ASD) and associated improvements to Kentish Town School	Kentish Town (North West sub-area)		By September 2010	Prudential borrowing, PCP, LCVAP	CS3; CS10	Opened September 2011.
		Secondary Schools	UCL Academy - new permanent school (6FE plus post 16)	UCL Academy, Adelaide Road, Swiss Cottage ward	LBC - CSF	2012/13	Built through BSF	CS3; CS10	Permanent 6FE school plus 6th form opened in September 2012.
			Regent High School - remodelled and expanded provision by 2FE (60 places per year group)	Regent High School - St Pancras & Somers Town ward	LBC - CSF	Implementation not yet decided	Built through BSF	CS2; CS3; CS4; CS9; CS10	Regent High School remodelling and expansion by 2FE currently being built by contractor however the implementation date is currently under review.
			University Training School - permanent new school possibly situated at Wren Street depending on planning (4FE Free School)	UTS - South of Euston Road area	Community & LBC - CSF	Possibly 2016/17	Funded by DfE Free School Programme - Property & Contracts any additional information?		
			The latest places planning data suggests that there should be sufficient secondary capacity until the end of the reporting period 2022/23 except for year 7 in 2019/20 when the 1-2FE expansion of Regent High school may be utilised, however this depends on a number of factors including new data and the UTS.	Borough wide	LBC - CSF	Until 2022/23			
8		Special Schools	Swiss Cottage School, Development and Research Centre permanent expansion into a new building situated next to UCL Academy by 73 additional places compared to January 2012.	Swiss Cottage School, Adelaide Road, Swiss Cottage.	LBC - CSF	2012/13	Built through BSF	CS3; CS10	Permanent expansion opened late 2012, due to overrunning contractor. The new Swiss Cottage School expanded to admit pupils from Jack Taylor special school.

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies *	Update 2013
			Frank Barnes School for Deaf Children - permanent relocation in new school building to King's Cross Academy site	King's Cross area (St Pancras & Somers Town ward) Planning Area 4	LBC - CSF	2015/16	Property and Contracts - any information?		Permanent relocation of the Frank Barnes school for Deaf children from a current temporary site.
11		Further Education	Expanded provision required to meet estimated demand for 160 additional places.	Could be provided in Camden or elsewhere in Greater London, from 2016 to 2026.	LB C / Children Schools and Families Directorate (in liaison with neighbouring LAs).	2010 - 2026	Funding not yet identified as work is being carried out with neighbouring boroughs and FE colleges to assess how to meet the demand for FE places in the future – further provision may well take place in other parts of London rather than at colleges located in Camden.	CS10	11. No information available Longer-term project
12		Adult Learning	Expanded provision for 271 FTE Adult learner places Local provision required for the expanding residential population	Borough wide (and within other London Boroughs)	Learning and Skills Council/ Skills Funding Agency	2011 – 2026	Funding not yet identified. Some provision likely to be made in existing community centres and schools.	CS10	12. No information available. Longer-term project
24		King's Cross redevelopment area- Extra Care Home	Development of new extra care sheltered accommodation above multi- use building.	King's Cross	One HG	40132	Housing Corporation/ One HG/ King's Cross Central Limited Partnership	CS2; CS6; CS9; CS10	24. Longer term project
25	Leisure & Community facilities	Sport & Leisure – Swimming Pool.	Swimming pool: 25m long, 5 lane pool, in addition to a learner pool of 15m in length.	King's Cross	LB Camden Sports	2011-2016	To be provided as part of the King's Cross Development.	CS2; CS9; CS10	25. Longer term project
26		Sports & Leisure - Sports Halls	6 Sports halls (ca.4 badminton courts per sports hall + some additional facilities)	Various locations	LB Camden (Culture and Environment Directorate)	2010-2017	Proposed in BSF Business Plan.	CS10	26. TBC
27			1 Sports hall (4 courts)	King's Cross	Private developers	2011-2016	To be provided as part of the King's Cross Development	CS2; CS9; CS10	27. Longer term project
28		Child Play Spaces	28 play spaces / MUGAs (out of total identified requirement for 50)	In areas currently deficient in access	Developers (via s106 / CIL) and LBC (via a DfCSF grant)	2010	28 play areas are planned for and funded.	CS10; CS15	28. No information available

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies *	Update 2013
29		Outdoor Play Spaces.	22 play spaces / MUGAs	Proximate to areas of deficiency and significant new development	Developers (via s106 / CIL) and LBC.	2011 - 2026	Funding not secured. Will include developer contributions (via s106 and CIL) along with any future central government funding streams which emerge.	CS10; CS15	29. Longer term project
30		Community Centres	Refurbishment and some expansion of 8 existing community centres.	Various locations	LBC and Voluntary and Community Sector	By 2012	LBC and Voluntary Sector Grants/fundraising.	CS10	30. No information available
31		Community Centres	Additional community centre space provision is likely to be required to meet demands from increased population.	South and North West of the Borough		2012 – 2026.	As yet undetermined – potential provision from development (via s106 /CIL) and LBC.	CS10	31. Longer term project
32		Faith Facilities.	1 Mosque To serve both existing need and need from new population growth which is likely to drive demand.	Site yet to be identified.	Voluntary and Community Sector (Camden's Muslim Community)	Unknown	Voluntary and Community Sector (Camden's Muslim Community) – Majority of funding not yet in place.	CS10	32. Longer term project
33		Open Space	To provide additional and improved open space in line with the provisions set out in Policy CS 15	Borough wide with focus on areas identified in Policy CS15	Developers and LB Camden	2010-2025	Developer contributions through Section 106/Community Infrastructure Levy	CS15	33. Ongoing
34	Emergency Services	Police	New Safer Neighbourhood Bases – to provide accommodation for each Safer Neighbourhood team currently housed in temporary accommodation.	Various locations.	Metropolitan Police.	By 2017.	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required. GLA funding.	CS10; CS17	34. Incomplete. Several Safer Neighbourhood Teams are based in main police buildings, which may become permanent depending on resources.
35			New Custody Centre/Patrol Base.	Undetermined	Metropolitan Police	By 2017.	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required.	CS3; CS7; CS10; CS17	35. No information available
36			New Police control/IT room and public help desk.	King's Cross	Metropolitan Police	By 2017	Part of King's Cross Development.	CS2; CS9; CS10; CS17	36. No information available
37			Deliver the police 'citizen focused' approach, by locating small front office type facilities in accessible locations, including shopping frontages and main community facilities as appropriate.	Borough wide	Metropolitan Police	By 2017	Identified in Metropolitan Police's Asset Management Plan (For Camden) part of which involves the modernisation and consolidation of MPA's estate and relocation of facilities if required.	CS3; CS4; CS9; CS10; CS17	37. Incomplete. Some Safer Neighbourhood bases have a facility to open with a front office.

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies *	Update 2013
38		London Fire Brigade accommodation needs	LFB do not envisage any restructuring of Camden's existing provision as a result of population growth. Fire stations will therefore remain in place at Euston; Belsize Park; Kentish Town; and West Hampstead.	Borough wide	LFEPA	2008 - Plan extends over 5 years	N/A	CS10	38. Fire stations in Euston; Belsize Park; Kentish Town; and West Hampstead have all been retained.
39		Ambulance	London Ambulance Services NHS Trust	Borough wide	London Ambulance Services NHS Trust	Extends over 5 years	London Ambulance Services Strategic Plan 2006/07-2012/13 does not set out specific facility requirements for ambulance services in Camden; infrastructure needs are not clearly related to development growth.	CS10; CS16	39. N/A
40	Strategic Transport	Crossrail	Crossrail is the proposed new railway link running through London (west-east) from Maidenhead and Heathrow via Paddington, Liverpool Street and Stratford to Shenfield, and via Whitechapel to Isle of Dogs (Canary Wharf), Woolwich ending at Abbey Wood.	Tottenham Court Road/Farringdon	TfL / Network Rail	by 2017	Committed scheme in TFL Business Plan. Government allocated £5billion in 2007 Comprehensive Spending Review. Remaining £11billion to be obtained from other sources, including private investment. Crossrail Bill received Royal Assent July 2008. Mayor's Crossrail Levy. Developer contributions from new developments through the Crossrail Levy as defined in the London Plan and Supplementary Planning Guidance: Use of planning obligations in the funding of Crossrail	CS2; CS9; CS11	40. Appropriate developments in Camden continue to provide Crossrail contributions
41		First Capital Connect (formerly Thameslink)	New track, platforms (new and extended), and signalling are being built, resulting in new direct services. To provide additional capacity (increase capacity by 90% with expected completion by 2015)	King's Cross - St Pancras, Camden Road, Kentish Town, West Hampstead	Network Rail	2011-2015	Under construction Government approved funding for £5.5 billion in 2007 Track and Station upgrades to 12 car operation and 24 trains per hour in central section.	CS2; CS3; CS9; CS11	41. Project underway
42		East Coast Mainline	To provide additional capacity Additional 12 car services on outer suburban commuter services. New station concourse at King's Cross station.	King's Cross	Network Rail	by 2014	Committed Network Rail Scheme.	CS2; CS9; CS11	42. New King's Cross station concourse opened Summer 2012.
43		CTRL Domestic Services	To provide high speed rail link High speed trains on selected routes from Kent & Medway	King's Cross - St Pancras	Network Rail	2009	Completed	CS2; CS9; CS11	43. Completed
44		London Underground capacity improvements	· Improvements in signalling, new train stock and higher frequency services to improve overall system capacity. Jubilee line (25% capacity increase) Victoria Line (19% capacity increase) Northern Line (20% capacity increase) Piccadilly Line (25% capacity increase) Metropolitan Line (49% capacity increase) Circle & Hammersmith and City Lines (49% capacity increase)	Boroughwide	TfL	2009 - 2022	Committed schemes in TFL Business Plan.	CS2; CS3; CS9; CS11	44. Project underway

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies *	Update 2013
45		London Overground station capacity improvements	<ul style="list-style-type: none"> Improve reliability and 50% more capacity overall Refurbishment works, renewal of all systems and equipment (covering at least 90% of all publicly accessible space in the stations)	West Hampstead Finchley Road/ Swiss Cottage Hampstead Kilburn High Road Kentish Town Road Camden Town	TfL	2009 – 2018.	Committed scheme Funding available from London Over-ground funding to 2018	CS2; CS3; CS11	45. Project underway
46		Tottenham Court Road Station	Enlargement of the Tottenham Court Road Underground Station ticket hall. Implementation of the proposed Crossrail 1 scheme and capacity for the Crossrail 2 schemes, which is are planned to intersect with Crossrail 1 at a new Tottenham Court Road Station. The new station is likely to be constructed immediately to the south of the underground station to which it will be linked.	Tottenham Court Road.	TfL	2010 – 2017.	Committed scheme. Funding allocated in the London Underground Investment Programme to 2010.	CS2; CS9; CS11	46. Under construction
47		King's Cross St. Pancras Station.	- The redevelopment of King's Cross St. Pancras Tube station to provide a modern station with additional capacity and improved facilities, including: Increased capacity to meet passenger demand and ease congestion. Step free access to all platforms. Three new ticketing offices and automated ticketing facilities. Seamless interchange between the underground lines and direct access to the high speed international rail link at St. Pancras and the new concourse at King's Cross mainline station.	King's Cross	Transport for London.	2008 - 2010	Committed scheme. Funding allocated in the London Underground Investment Programme to 2010.	CS2; CS9; CS11	47. Completed
48		Camden Town Station	Identified need for capacity, safety and access improvements.	Camden Town.	Transport for London.	2018-2021	Transport for London – funding not yet identified, to be kept under review as part of future TfL business planning.	CS3; CS11	48. Longer term project
49		Euston Station	New rail and underground station/station improvements. Improved interchange/access and capacity. Planning brief adopted by LB Camden in 2008.	Euston	Transport for London/Network Rail.	2008 – 2016.	Network Rail/TfL.	CS2; CS9; CS11	49. TBC Could form part of High Speed 2 development
50		West Hampstead Interchange	West Hampstead is potentially a major interchange in northwest Camden with three stations providing five railway services – all within 200 metres of each other.	West Hampstead.	Transport for London/Silverlink Metro/Chiltern Railways.	2016-2025	LB Camden funding in place for street level public realm improvements. No funding/scheme design have been identified for more ambitious interchange proposals.	CS2; CS3; CS11	50. Longer term project

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies *	Update 2013
51		Other rail and underground station improvement schemes	Station congestion improvement schemes; improved interchange and accessibility (including step free access).	Holborn; Camden Rd; Hampstead Heath; Gospel Oak; Warren Street.	TfL	2016-2026	Subject to scheme design and funding not yet identified. TfL liaising with LBC in relation to ongoing business planning exercise for these schemes. Decision in relation to Gospel Oak scheme expected 2011/12.	CS2; CS3; CS9; CS11	51. Longer term project
52		Bus	Bus Service Enhancement- Bus Priority Lanes; Bus Stop Accessibility; Bus Service Enhancement;	New services to King's Cross; Borough wide.	TfL	2010 – 2026	TfL Business Plan.	CS2; CS11	52. Longer term project
53		Road Network	Road Links and Junction Improvements To improve traffic flows and reduce severance effect of roads, including introduction of two-way traffic along parts of Tottenham Court Road/ Grafton Way. Principal Road renewal to improve road conditions. Local Road Safety Schemes	Borough wide	TfL/Camden	2015 – 2026	TfL Business Plan/Camden LIP	CS7; CS11	53. Longer term project
54		Cycle Hire Scheme	71 Cycle hire stations	Central London.	TfL	By 2011	TfL Business Plan.	CS2; CS3; CS9; CS11	54. Completed
55		Cycle Parking/Secure Cycle Stations.	Cycle Parking - To increase and improve cycle facilities	Borough wide	Camden	2010 – 2026	Funding not yet in place – Developer contributions will form an important source of funding.	CS11	55. Longer term project
56		Public Realm improvements.	Improvements to public realm at to facilitate pedestrian movement and connectivity. – initial focus on Camden Town and Bloomsbury. Other schemes to include: Euston Road crossings. Improved cycle/pedestrian links between Euston and King's Cross. St Giles Circus. Kilburn High Road. Chalk Farm. Kentish Town	Borough wide.	TfL/Network Rail/Camden	2010 – 2026	LB Camden/TfL/Developer Contributions.	CS2; CS3; CS7; CS9; CS11; CS14	56. Longer term project
57		Legible London	Through signage, improve legibility and accessibility for pedestrians and encourage people to walk. Scheme to be rolled out throughout the Borough in appropriate locations within the Plan period	Central London, Camden Town and West Hampstead.	TfL	Central London: rolled out by 2012 Rest of borough: 2012-2026	TfL/Developer contributions.	CS2; CS3; CS7; CS9; CS11; CS14	57. Work in progress

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies *	Update 2013
58	Utilities and Physical Infrastructure	Electricity Development of new deep tunnel through the south of Camden	National Grid's transmission network cross the borough from St John's Wood substation to City Road Substation, from St John's Wood Substation to Tottenham Substation and from St John's Wood to Mill Hill. National Grid is in discussions with LB Camden regarding future infrastructure improvements, including, potentially, a new grid supply point.	South of Camden, with a new vent located at St Pancras.	National Grid	Currently unknown	Identified by National Grid as part of current investment programme.	CS2; CS3	58. Longer term project
59		Electricity	Estimated provision of additional 77,152 KVA to 2026 and related local and strategic infrastructure. LBC unable to verify whether electricity providers have existing capacity/plans in place to provide required electricity. Based on limited information available required infrastructure is likely to include new primary and secondary substations.	Borough wide	EDF	Unknown.	Unknown – the current rules set by the industry regulator OFGEM encourage reactive management for responding to demand for electricity. Requirements likely to be charged to developers.		59. Longer term project
60		Gas	Provision of additional 14,273 m3/hr and related local infrastructure. LBC unable to verify whether electricity providers have existing capacity/plans in place to provide required electricity. Based on limited information available, infrastructure is likely to be limited to extension of mains to new developments and on-site works.	Borough wide	National Grid	Unknown.	Unknown - – the current rules set by the industry regulator OFGEM encourage reactive management for responding to demand for gas. Requirements likely to be charged to developers.		60. Longer term project

Item no.	Area	Infrastructure item / programme name	Project/programme description	Location/ Growth Area	Delivery lead	Delivery period	Funding arrangements/ Comments	Relevant Core strategy policies *	Update 2013
61		Water and wastewater infrastructure in the Opportunity Areas and Areas of Intensification.	<p>- Local infrastructure improvements are likely to be required for the Opportunity Areas and Areas of Intensification, specifically King's Cross and Euston. Additional water supply of 9,931,350 l/day likely to be required by 2026.</p> <p>Thames Water propose a range of measures: education and metering to reduce consumption; Victorian Mains Replacement programme - replacement of 400km per year of water mains over the period 2010 to 2015; The Thames Gateway Water Treatment Plant will provide additional potable water for London. The plant should be completed by 31 March 2010.</p> <p>The proposed Upper Thames Reservoir in Oxfordshire is Thames Water's preferred option to maintain a security of supply in London and in its Swindon & Oxfordshire Water Resource Zones from 2026 onwards.</p> <p>For Wastewater/Sewerage, the following measures are required: Local infrastructure improvements in growth areas to cope with increased sewerage/waste water. New and refurbished pumping stations required The proposed London Tideway Tunnels (Thames Tunnel and Lee Tunnel), each of which will deal with combined sewer overflows that discharge storm sewage into the River Thames and Lee.</p>	Borough wide with emphasis upon Growth Areas.	Thames Water	2010-2026	<p>Thames Water - Costs identified are across the Thames Water Region at £4,376m</p> <p>Developer contributions to local infrastructure improvements required to accommodate growth (e.g. in local sewer network).</p>	CS2; CS13, CS19	61. Longer term project
62		Flood risk	Implementation of Sustainable Urban Drainage Systems (SUDs) and promotion of flood resistant architecture and on-site retention features.	Borough wide. Problem hotspots mainly in North West of Borough.	LBC/Developers	2010-2026.	Developer contributions	CS13	62. Ongoing. 35 schemes were approved in 2011/12 which included a condition requiring the implementation of a Sustainable Urban Drainage System (SUD)

Table 28. Sustainable Design

Application Number	Address	Development Description Summary	Likely BREEAM Score	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme	Code for Sustainable Homes level
2011/0503/P	45 Sidmouth Street London WC1H 8JB	Erection of two new buildings comprising one part 5-storey, part 4-storey building with basement and one 4-storey building with basement, totalling 52 self contained dwellings (to include 8 social rented affordable homes).	N/A	Photovoltaic panels	20% reduction in CO2	Level 3
2011/0431/P	Kings Cross Central Development Zone R5 North York Way London N1	Reserved Matters relating to Development Zone R5 North to construct a residential led mixed-use development comprising three blocks providing a total of 144 homes (63 general needs social rented, 40 shared ownership, 40 extra care units and 1 market home) with 675sq m of commercial floorspace comprising five units for either retail/restaurant/bar uses (classes A1-A4), business and employment use (Class B1) and/or community use (Class D1).	Excellent	N/A	51% reduction in CO2	Level 4
2011/2072/P	Twyla House 31 - 39 Camden Road London NW1 9LR	Redevelopment of the site with the erection of a part 8 storey building comprising 54 homes, 96sq m of either retail/professional & financial services/cafe (A1/A2/A3) at part lower ground floor level fronting canal and 111sq m of retail/cafe use at part ground floor.	N/A	CHP plant and photovoltaic panels	46.2% reduction in CO2	Level 4
2011/2832/P	Conquest House 37-38 John Street London WC1N 2BQ	Change of use from office use (Class B1) to flexible use as either office use (Class B1) and/or educational/non-residential institution use (Class D1) from lower ground floor level to fourth floor level.	Very good	N/A	N/A	N/A
2011/3552/P	121 Holborn London EC1N 2TD	Use of basement as a table tennis centre with ancillary cafe (Class D2) and installation of extract duct to rear courtyard.	N/A	N/A	N/A	N/A
2011/4415/P	10A Belmont Street London NW1 8HH	Erection of additional 6th floor and extension to 5th floor to provide 8 homes (Class C3) (3 x 1-bed, 4 x 2-bed, 1 x 3-bed), and erection of a five storey rear extension to provide additional office space (Class B1).	Very good	N/A	N/A	Level 3

Application Number	Address	Development Description Summary	Likely BREEAM Score	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme	Code for Sustainable Homes level
2011/4743/P	King's Cross Central Development Zone B (Basement) York Way London N1	Reserved matters associated with basement service areas for buildings B2, B4 and B6 for a comprehensive, phased, mixed-use development of former railway lands within the Kings Cross Opportunity Area.	Very good	N/A	39% reduction in CO2	N/A
2011/2539/P	Land off Netherhall Gardens to the rear of 132-142 Finchley Road London NW3 5HS	Renewal of permission ref: 2007/6108/P allowed following appeal decision dated 10/12/2008 for the erection of a two-storey residential house with front and rear roof terraces.	N/A	Air source heat pumps	N/A	Level 3
2011/4902/P	57-84 & 85-112 Makepeace Mansions, Makepeace Avenue and 28-54 & 89-112 Holly Lodge Mansions, London N6 6HD	Conversion of two blocks in Makepeace Mansions containing 56 non self contained units into 16 self contained flats and conversion of two blocks in Holly Lodge Mansions containing 61 non self contained units into 23 self contained flats.	Very good	CHP boiler	26% reduction in CO2	N/A
2011/4914/P	199 - 206 High Holborn London WC1V 7BD	Change of use from existing office (Class B1) to a hotel (Class C1); erection of fourth floor extension along Newton Street frontage in place of existing roof top plant enclosure.	Very good	CHP boiler	27% reduction in CO2	N/A
2011/5129/P	24-28 Warner Street London EC1R 5EX	Erection of basement and part three, four and five storey building to create 12 self-contained homes including 1x2 bed intermediate affordable homes following demolition of existing two storey warehouse building (Class B8).	N/A	Photovoltaic panels	16% reduction in CO2	Level 3
2011/5373/P	Northgate House 67 - 69 Lincoln's Inn Fields London WC2A 3JB	Change of use of first, second, third and fourth floor levels of existing office (Class B1) to allow educational use (Class D1) or a dual (Class B1) and educational use (Class D1).	Excellent	N/A	N/A	N/A
2011/5391/P	30a Highgate Road London NW5 1NS	Redevelopment of site and erection of 2 buildings (2 and 3 storeys high) providing 9 self-contained homes (4 x 2 bed flats, 3 x 3 bed flats and 2 x 3 bed houses) and 593sq m of business floorspace (Class B1).	Very Good	Photovoltaic panels	39% reduction in CO2	Level 3

Application Number	Address	Development Description Summary	Likely BREEAM Score	Type of renewable/breem proposed	Reduction in CO2 emissions over baseline scheme	Code for Sustainable Homes level
2011/4069/P	163 - 170 Tottenham Court Road London W1T 7NP	Change of use of fifth and sixth floor level from serviced apartment use (Sui Generis) to out patient accommodation (Sui Generis), erection of roof level extension to provide fire escape routes and new street level entrance doors on north elevation.	Very good	Photovoltaic panels and air source heat pump	70% reduction in CO2	N/A
2011/4196/P	John Kirk House 31 - 32 John Street London WC1N 2AT	Change of use of commercial (Class B1) building to residential to create 15 new homes (4 x 1 bedroom and 6 x 2 bedroom market homes and 2 x 2 bedroom and 3 x 3 bedroom social rented homes).	Very good	Photovoltaic panels and air source heat pump	34.1% reduction in CO2	N/A
2011/0919/P	Land North of St Edmund's Terrace Primrose Hill London NW8 7QU	Erection of three blocks of flats (two 6-storey blocks and one 5-storey block) with basement to provide 40 homes (32 private and 8 affordable) and erection of 2 storey dwelling with basement (Use Class C3), following demolition of existing 8 flats and 2 houses.	N/A	Natural gas CHP, ground source heat pump and photovoltaic panels	18.2% reduction in CO2	Level 4
2011/5683/P	68 -70 Red Lion Street and 28-34 Eagle Street London WC1R 4NY	Retrospective change of use from offices (Class B1) to flexible use for either offices (Class B1) or educational use (Class D1).	N/A	N/A	N/A	N/A
2011/2986/P	42-45 Belsize Park London NW3 4EE	Erection of new building on site of 42-43 Belsize Park and new building behind retained façade of 44-45 Belsize Park linked at lower ground and ground floor level, to provide 10 homes (2 x 6 bed, 2 x 3 bed & 6 x 2 bed) with associated car parking and landscaping.	N/A	N/A	10.9% reduction in CO2	Level 3
2011/6032/P	The Old Dairy 7 Wakefield Street London WC1N 1PG	Redevelopment of site to provide a mixed residential/commercial development in 2 blocks, comprising: 1102sq m business space (Class B1) in 2x basement and 2 storey units at western end of site; 5 dwellinghouses (Class C3) in 5x basement and 2 storey units at eastern end of site, comprising of 1x 2-bedroom house with garden and 4x 3-bedroom houses with roof terraces.	Very good	Ground source heat pump	38.5% reduction in CO2	Level 3

Copyright London Borough of Camden 2013

Strategic Planning and Implementation Team
London Borough of Camden
Town Hall Extension, Argyle Street
London WC1H 8EQ
020 7974 2519
planningpolicy@camden.gov.uk
www.camden.gov.uk

