

LONDON BOROUGH OF CAMDEN

Regeneration and Planning

# Annual Monitoring Report

**2011/12**



Strategic Planning and Implementation  
LB Camden, 2012

Cover image:

View north across LB Camden from CentrePoint,  
Bedford Square in the foreground.

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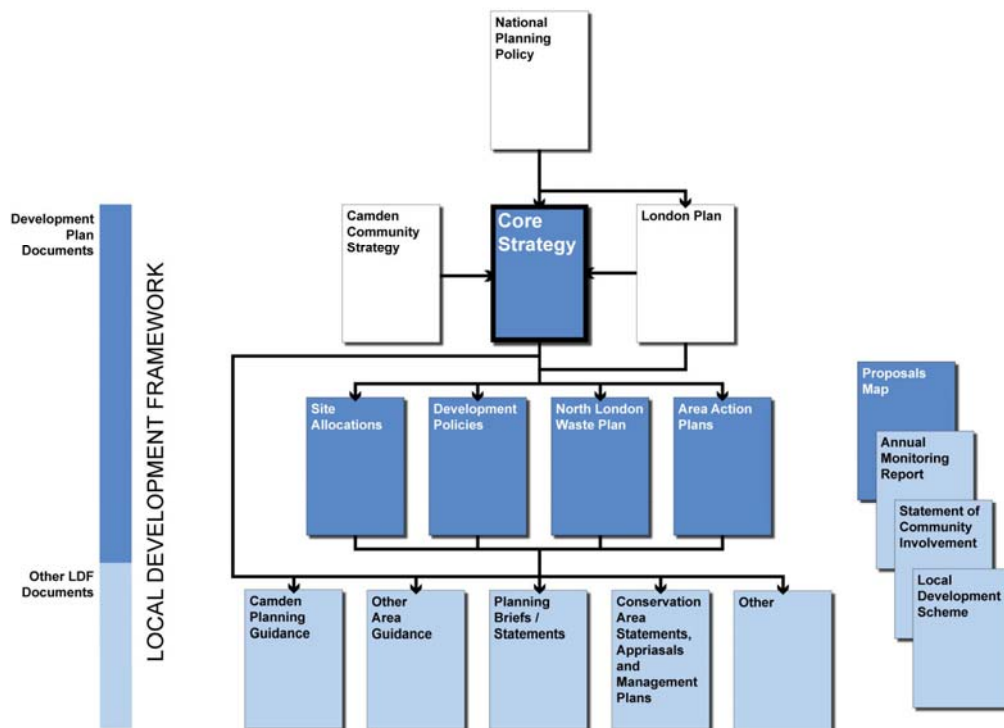
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## Introduction

Every year Camden monitors and analyses the performance of our planning policies and our progress on our planning policy documents. We publish the details in our Annual Monitoring Report and Annual Monitoring Summary.

We monitored 40 indicators in 2011/12 to track our performance against the Local Development Framework (LDF) Core Strategy and Development Policies documents. 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.

## Camden's Local Development Framework



## **Local Development Framework documents being prepared**

### **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 (e.g. affordable housing, community facilities etc.) and includes around 50 sites.

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.

### **Fitzrovia Area Action Plan**

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

Formal consultation is scheduled for early December 2012 for 6 weeks into mid January 2013. This will be followed by a Public Examination of the plan by an independent planning inspector in 2013.

### **Euston Area Plan**

The Euston Area Plan is being prepared to help to shape change in Euston area over the next 15-20 years. The plan is being produced to respond to the current proposal for the midlands to London fast rail project High Speed 2 for which Euston Station is the London Terminus. The plan will also update previous plans for development in and around the station, in particular the Supplementary Planning Document for the area which was prepared in 2009.

The plan's purpose is to ensure the replacement of homes, jobs, open spaces affected by HS2 and that any additional development meets local priorities for the area. The Plan will be finalised by late 2014 and the emerging plans and policies will be shared with HS2 to influence their emerging plans.

The Euston Area Plan is being prepared as a Local Plan, an Area Action Plan, which will be both adopted to Camden Council's Local Development Framework and to the London Plan as an Opportunity Area Planning Framework.

## **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.

Representations on the submission version of the NLWP took place in May-July 2011. The plan was submitted to the government for examination in February 2012 and the hearing commenced in June 2012. However, the Planning Inspector found that the NLWP did not fully meet the recently introduced 'duty to co-operate' and the examination was suspended. The Boroughs are preparing to publish a timetable of work on a new version of the NLWP that will also meet the duty to co-operate.

## **Guidance for Central London**

The Council's current planning guidance for Central London was adopted in October 2007. Since adoption of this guidance, the Council have updated its planning policies by adopting the Core Strategy and the Development Policies documents. Our aim is to update the guidance for the Central London area by bringing it inline with the rest of our planning documents. The updated Central London Area Guidance will provide advice on how our planning policies will be applied in relation to food, drink and entertainment, specialist and retail uses in the Central London Area.

## **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

(The CPG documents were adopted in two phases, CPG1-CPG4 in April 2011 and CPG5-CPG8 in September 2011)

**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

In 2011/12 Camden approved 88% of all applications, a small increase from the previous year. Major developments comprised 1.2% 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
<b>Major applications</b>							
Number of decisions	58	45	30	28	45	68	42
% of total	1.9%	1.5%	0.9%	1.0%	1.7%	2.0%	1.2%
Number granted	44	37	15	19	32	54	32
% granted	76%	82%	50%	68%	71%	79%	76%
<b>Minor applications</b>							
Number of decisions	956	926	907	777	868	1,383	1,459
% of total	31%	30%	27%	27%	33%	42%	43%
Number granted	791	769	708	649	751	1,187	1,247
% granted	83%	83%	78%	84%	87%	86%	85%
<b>Other applications</b>							
Number of decisions	2,081	2,076	2,420	2,079	1,731	1,869	1,871
% of total	67%	68%	72%	72%	65%	56%	55%
Number granted	1,798	1,800	2,061	1,799	1,495	1,639	1,679
% granted	86%	87%	85%	87%	86%	88%	90%
<b>All applications</b>							
Number of decisions	3,095	3,047	3,357	2,884	2,644	3,320	3,372
Number granted	2,633	2,606	2,784	2,467	2,278	2,880	2,958
% granted	85%	86%	83%	86%	86%	87%	88%

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
- 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. The following work is underway:

- The Camden Town Place Plan will be updated with stakeholder input in 2013;
- 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 Council's 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 2012 consultation had taken place, or started, on the formal application to designate two neighbourhood forums and set their boundaries (Highgate and Kentish Town).

## Indicators by policy

[ Indicator numbers are links ]

**Table 2. List of indicators relevant for each policy**

POLICY	INDICATORS
<b>1 Location and management of Camden's growth</b>	
CS1 Distribution of Growth:	1, 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.
<b>2 Meeting Camden's needs Providing homes, jobs and facilities</b>	
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:	40
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:	40.
DP16 Transport implications of development:	34, 35.
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
<b>3 A sustainable and attractive Camden Tackling climate change and improving and protecting Camden's environment and quality of life</b>	
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:	40.
DP22 Promoting sustainable design and construction:	22, 23.
DP23 Water:	24, 36, 37.
<b>Improving and protecting our environment and quality of life</b>	
DP24 Securing high quality design:	12.
DP25 Conserving Camden's heritage:	35.
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. 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	No target
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 2011/12
TARGET MET	No
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 2012 and 2017 (3,990 with 20% margin)
TARGET MET	On course to meet 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. Managed delivery target

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	To keep the annual managed delivery target 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 2011/12, there was a net increase of only 94 homes (371 additional self contained homes and a loss of 277 non self-contained homes), significantly short of the annual housing target. However, Camden is still on target to meet its long term housing supply targets. The loss of accommodation was mainly due to the modernisation of the Arlington House hostel which was unfit for its intended purpose (please also see para 8.2).
- 5.2. Table 3 below shows Camden's housing targets. Figure 1 shows the housing provided in Camden up to 2011/12 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.



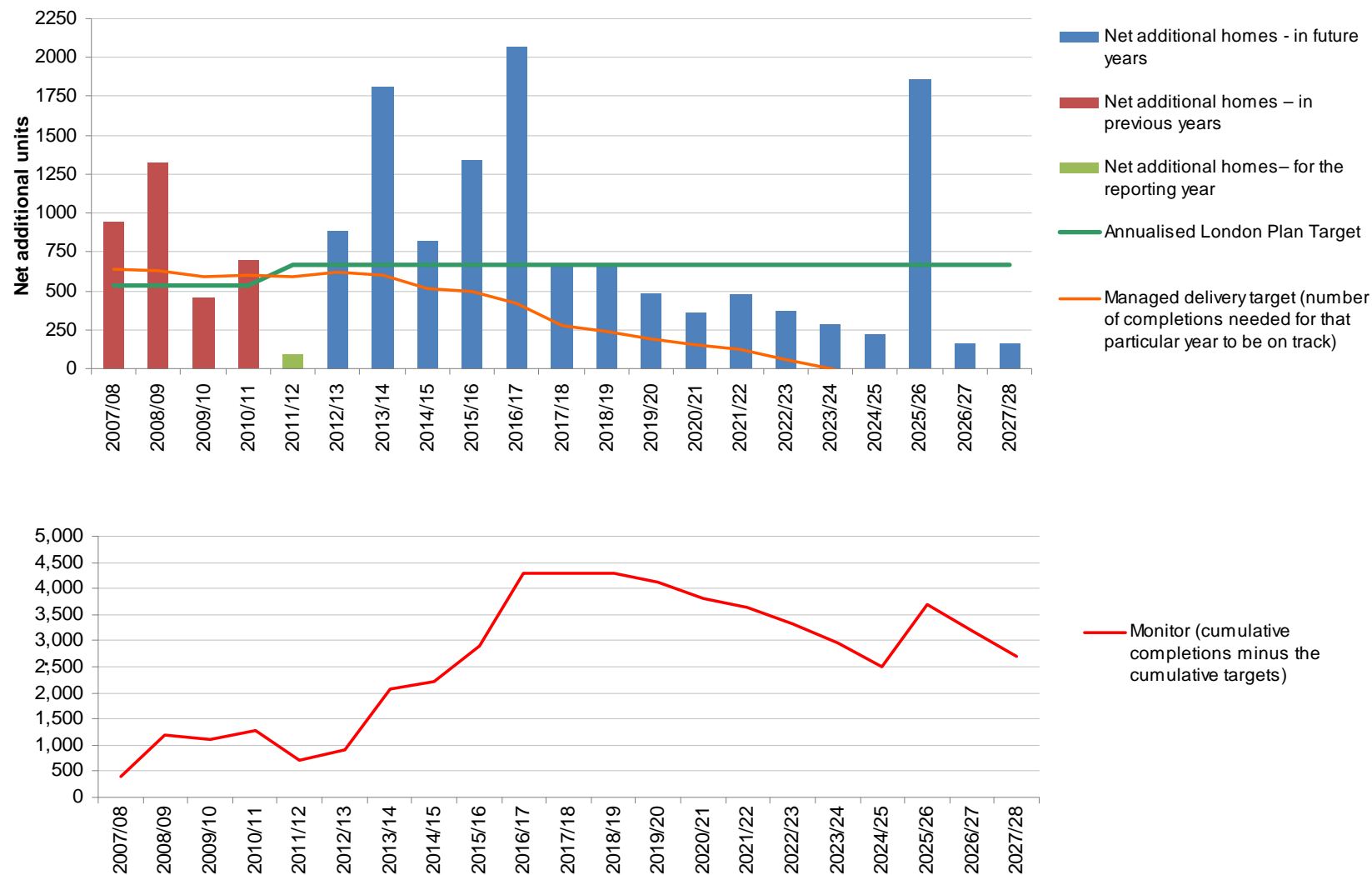
**Table 3. London Plan Housing Provision Annual Target and 2011/12 Provision**

<b>Plan Period</b>	<b>London Plan Target</b>	<b>2011/12 Camden Provision</b>
Self-contained homes	500	371
Non self-contained household spaces (e.g. Halls of residence, hostels)	165	-277
Total	665	94

Source: Strategic Planning and Implementation team, LB Camden

**Table 4. Camden's Housing Trajectory 2012 (Summary)**

Indicator	2007/08	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
<b>Net additional dwellings – in previous years</b>	<b>478</b>	<b>868</b>	<b>420</b>	<b>539</b>	<b>371</b>																
Net additional student accommodation – in previous years	341	603	54	110	124																
Net additional hostel bedrooms – in previous years	127	-149	-17	23	-401																
Allocated Sites (including UDP and Site Allocations)						318	241	187	735	993	574	333	220	203	313	115	124	58	1700	0	0
Local authority delivery sites (not covered above)							66	45	508	87	187	105									
Allocated student accommodation (including West Hampstead Growth Area)							1,006														
Permissions (dwellings)						210	210	210	210	210											
Permissions (student accommodation)						341	341	341	341	341											
Permissions (hostel bedrooms)						13	13	13	13	13											
Windfall Projection (small sites)												159	159	159	159	159	159	159	159	159	159
<b>Net additional homes – in future years</b>						<b>882</b>	<b>1,811</b>	<b>817</b>	<b>1,344</b>	<b>2,065</b>	<b>661</b>	<b>679</b>	<b>484</b>	<b>362</b>	<b>472</b>	<b>374</b>	<b>283</b>	<b>217</b>	<b>1,859</b>	<b>159</b>	<b>159</b>
Annualised London Plan Target	537	537	537	537	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	946	2,268	2,725	3,417	3,511	4,393	6,204	7,021	8,365	10,430	11,091	11,770	12,254	12,616	13,088	13,462	13,745	13,962	15,821	15,980	16,139
Monitor (cumulative completions minus the cumulative targets)	409	1,194	1,114	1,269	698	915	2,061	2,213	2,892	4,292	4,288	4,302	4,121	3,818	3,625	3,334	2,952	2,504	3,698	3,192	2,686
Managed delivery target (no of completions needed to be on track)	641	625	589	596	590	621	604	518	495	424	275	236	187	150	120	61	-2	-73	-170	-1184	-2527

**Figure 1. Camden's Housing Trajectory 2012**

### 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 land<sup>1</sup> 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 allocations; sites that have planning permission (outline or a full planning permission that has not been implemented); and sites in the Site Allocations Preferred Approach consultation document 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 (2013/14 – 2017/18) of deliverable sites for housing amounts to 6,698 homes (or circa 1,339 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 2012. These include 24 sites that each provide 10 or more additional homes and have been assessed as deliverable: 12 of these are already under

1.1. \_\_\_\_\_

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

construction. Sites with permission for 10 or more additional homes are expected to deliver 597 homes in total.

- 5.8. However, with regards to self-contained homes, sites providing fewer than 10 self-contained dwellings represent over 96% of existing permissions and 45% 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 (63%) to current small-site permissions. We expect that sites with permission for less than 10 additional homes will deliver 488 homes in total. The overall number of deliverable homes (1,048) has been divided equally between the 5 years from 2013/14 to 2017/18, giving roughly 210 net additional homes per year.

**Table 5. Five year housing delivery 2013/14 – 2017/18**

Address	2013/14	2014/15	2015/16	2016/17	2017/18	Total
Middlesex Hospital Annex, Cleveland St				58		58
Arthur Stanley House, 44-50 Tottenham St				16		16
Hawley Wharf, Water Lane and 39-45 Kentish..			50	51		101
1 Dumpton Place & Rear of Gloucester Avenue		6				6
Phoenix Place WC1			100	100	90	290
Royal Mail Sorting Office, 21-31 New Oxford St WC1					31	31
Former BR Staff Club, College Lane			30			30
Kingsway College, Grays Inn Rd, Sidmouth St WC1	52					52
Kings Cross Railway Lands	143	150	150	200	150	793
40-49 St Edmunds Terrace, former car park and		31				31
187-199 West End Lane NW6 (West End Lane 1)			100	98		198
156 West End Lane NW6 (West End Lane 2)			93			93
14 Blackburn Road				14		14
202-212 Regents Park Road, (Round House Car park)				50		50
115 Wellesley Road (including 2-16 Vicars Road) and				50	50	100
Former Nurses Hostel, 29 New End			15			15
58-86 Chester Road and 41-71 Balmore Street	32					32
Herbal House, 10 Back Hill, EC1R 5LQ				30		30
Land Bounded by 50-57 High Holborn, (including			22			22
12-42 Southampton Row & 1-4 Red Lion Square				35		35
Land Bound by New Oxford Street, Museum Street and				11		11
19-37 Highgate Road, former Lensham House (A&A			30			30
Belsize Road Car Park			50	67		117
Camden Town Hall Extension					13	13
4 St Pancras Way					94	94
103 Camley Street			40			40
Westminster Kingsway College, Regents Park Centre,			55			55
Land at Goldsmith's House and adjoining land,				60		60
341-359 Finchley Road	14					14
Bangor Wharf, Georgiana Street				36		36
57-71 Pratt Street, 10-15 Georgiana Street and Royal				20	20	40
24-58 Royal College Street				97	100	197
Fire Station 20 Highgate Road					26	26
Kings Cross Central (student housing)	657					657
West Hampstead Intensification Area (student housing)	349					349
Local Authority Delivery		66	45	508	87	706
Permissions (dwellings)	210	210	210	210		840
Permissions (student accommodation not covered	341	341	341	341		1,364
Permissions (hostel bedrooms)	13	13	13	13		52
<b>Net additional homes - in future years</b>	<b>1,811</b>	<b>817</b>	<b>1,344</b>	<b>2,065</b>	<b>661</b>	<b>6,698</b>
London Plan - Strategic Allocation (annualised)	665	665	665	665	665	3,325

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

## 6. Affordable housing completions

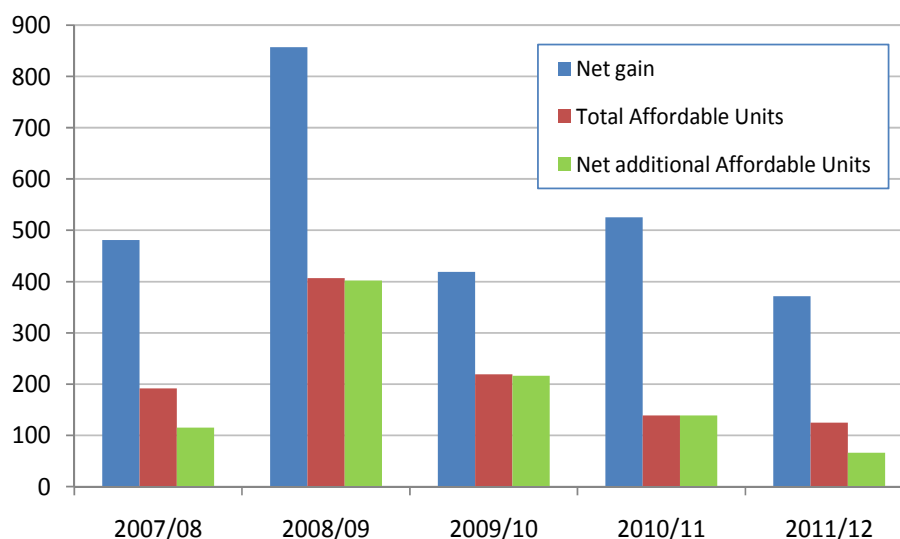
OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	50% of all housing in schemes of 10 dwellings or more to be affordable
TARGET MET	No
RELATED POLICIES	CS6 - Providing quality homes DP3 – Contributions to the supply of affordable housing DP4 – Minimising the loss of affordable homes

- 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 2011/12, 125 affordable dwellings were completed. (These are gross figures and do not reflect loss of existing dwellings on sites).

**Table 6. Affordable Housing completed, 2007/08 to 2011/12**

Financial Year	Total number of completed dwellings		Affordable Housing Completed	
	Gross	Net	Gross	Net
2007/08	839	478	192 (23%)	132 (28%)
2008/09	1052	868	427 (41%)	422 (49%)
2009/10	672	423	219 (33%)	214 (51%)
2010/11	707	539	142 (20%)	140 (26%)
2011/12	479	371	125 (26%)	66 (18%)

Source: London Development Database

**Figure 2. Affordable Housing completed, 2007/08 – 2011/12**

Source: London Development Database

- 6.4. Affordable housing is mainly required from schemes that produce 10 or more additional dwellings, as a result 97% 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 65% were in schemes of 10 dwellings or more. During 2011/12, 39% of the number of completed dwellings from schemes proposing at least 10 homes were affordable. Overall about 26% 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 (165), where securing affordable housing is very difficult.

**Table 7. Affordable housing by number of dwellings in development completed 2011/12 (Gross)**

Scheme size	Dwellings	Residential %	Affordable dwellings	Affordable Housing %
15 and over	286	60%	121	25%
10 to 14	26	5%	0	0%
Under 10	165	35%	4	2%
Grand Total	477	100%	125	26%

Source: London Development Database.

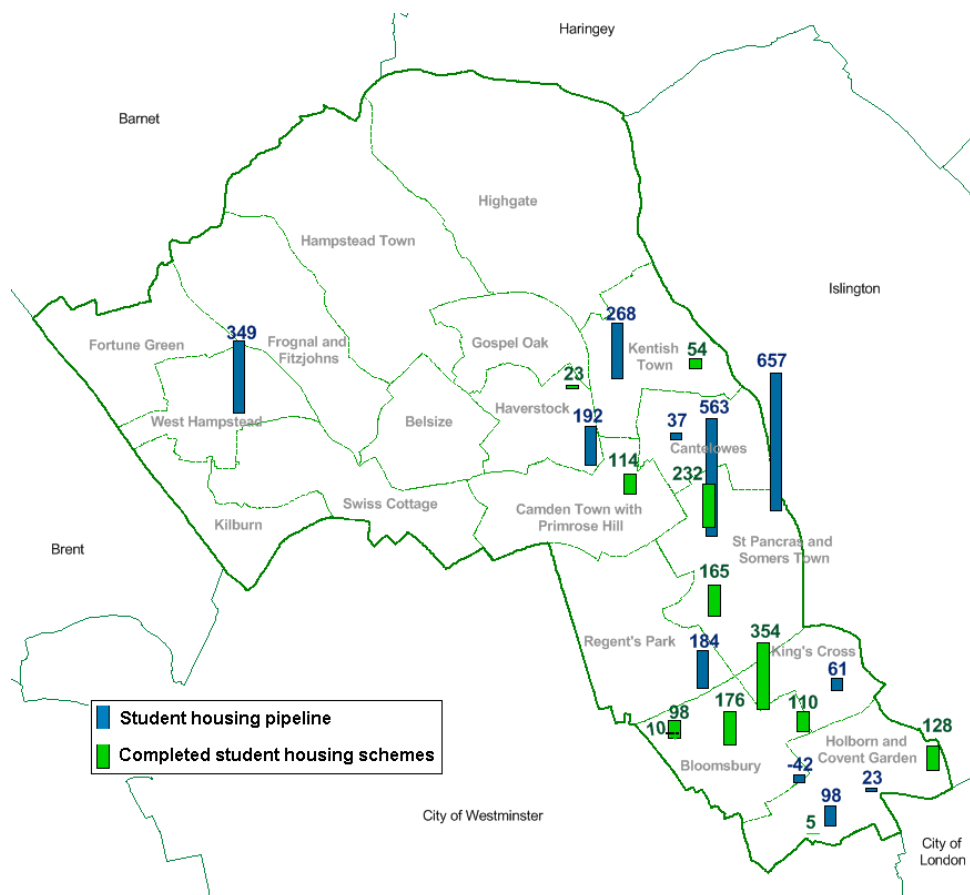


## 7. Completed non self contained dwellings by type (hostels, residential institutions etc)

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Gain of 165 non self-contained dwellings per year
TARGET MET	No
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 2007 to 31 March 2012 we recorded 820 overall new non self-contained dwellings in Camden, mostly from student accommodation. In fact during the same period there was an overall net loss of 417 hostel bedrooms and a gain of 1,237 student bedrooms. During 2011/12, 124 new student bedrooms were gained but 401 hostel bedrooms were lost from the borough supply of hostel bedrooms. Loss of hostel accommodation was mainly due to the modernisation of the Arlington House. Arlington house was previously arranged as a 400-room hostel housing homeless men in small, single-person hostel rooms. The high-density accommodation in cubicle style rooms was considered unfit for supporting this client group, and subsequently converted to provide 95 hostel units of supported accommodation for the homeless men and 35 low cost rented units.
- 7.3. The distribution of completed and unimplemented student accommodation schemes is demonstrated by Figure 8 below. As of 1 April 2012 there were 2,390 unimplemented student bedrooms in the Borough.

**Figure 3. Geographical distribution of completed and unimplemented Student Accommodation schemes (2006/2012)**



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

- 1.1 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.

- 1.2 Figure 9 shows that 35% of all self-contained homes completed in 2011/12 had one-bedroom, 36% had two bedrooms, 18% had three bedrooms and 7% had four or more bedrooms. Overall there is a good mix of housing sizes across all tenures.

**Table 8. Mix of dwelling sizes**

<b>No. of Bedrooms</b>	<b>2007/08</b>	<b>2008/09</b>	<b>2009/10</b>	<b>2010/11</b>	<b>2011/12</b>
studio	-	3%	2%	9%	4%
1	41%	47%	38%	33%	35%
2	33%	30%	35%	35%	36%
3	16%	13%	16%	15%	18%
4 +	9%	7%	9%	8%	7%

Source: London Development Database

- 1.3 According to our records, 34% of all affordable completions in 2011/12 were made up of 3 or more bedrooms (larger homes) which is below the target set out in the DP5. During 2011/12 we recorded the completion of only one three-bedroom intermediate home (4% of all intermediate homes) and 38% of all completed market housing contained 2-bedrooms. Please see the table below.

**Table 9. Dwelling Size Priorities Table**

	<b>1-bedroom (or studio)</b>	<b>2-bedroom</b>	<b>3-bedrooms</b>	<b>4-bedroom or more</b>	<b>Aim</b>	<b>2011/12 completions</b>
<b>Social Rented</b>	lower	medium	high	very high	50% large	<b>34% large</b>
<b>Intermediate affordable</b>	medium	high	high	high	10% large	<b>4% large</b>
<b>Market</b>	lower	very high	medium	medium	40% 2-bed	<b>38% 2-bed</b>

Source: Local Development Framework

## 9. Vacant dwellings returned to use

OBJECTIVE	Meeting the housing needs of Camden's population
TARGET	Meeting and exceeding Camden's own target for returning vacant dwellings to residential use
TARGET MET	Yes
RELATED POLICIES	London Plan target

- 9.1. The London Plan target for Camden was to return 60 dwellings to use for the period 2010/11. Camden managed to return from vacant 275 dwellings exceeding the 255 target set by Camden for 2010/11. Camden no longer

has a London Plan target for returning vacant homes in to use. Camden's own target for returning vacant dwellings to residential use in 2011/12 is 260.

- 9.2. However, although properties are being returned to use, other properties are becoming vacant. According to Camden's Housing Strategy Statistical Appendix 2012, as at 1<sup>st</sup> April 2012 there were 313 properties that have been vacant for more than 6 months. This represents an impressive 326 less homes which have been vacant for 6 or more months.

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

Year	Dwellings
2007/08	491
2008/09	544
2009/10	562
2010/11	639
2011/12	313

Source: Housing Strategy Statistical Appendix 2012

## **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 2011/12 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	4
96 Castlehaven Road NW1 8PU	529147 183902	1	1

Source: Camden iForm. Data correct as of 01/08/2012

## 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 2011/12, 662 out of the 1,138 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. Currently we do not have procedures in place to monitor whether schemes meet lifetime homes criteria when they are built.
- 11.3. In this monitoring year, 141 permitted homes (12% of the total) 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	CS14 Promoting high quality places and conserving our heritage 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.
- 12.2. Its basis is to show the total number of new build housing completions on housing sites assessed against Building for Life criteria. These criteria are now the national standard for well designed homes and aims to: (i) reduce crime; (ii) improve public health; (iii) ease transport problems; and (iv) increase property values.
- 12.3. Building for Life is a national indicator and there have been examples where the BfL scoring and criteria have not been relevant to Camden. In these instances the criteria have been interpreted to positively reflect a scheme which has been designed in the context of Camden's constraints and LDF aspirations.
- 12.4. This year Camden planning officers undertook 5 informal building for life assessments. Two schemes received a score of 16 or more, and the remaining three schemes scored between 10 and 14. The total number of homes in the assessed schemes was 156. The scheme that received the highest award was 59 Maygrove Road with 17 points. This involved the redevelopment of a car repair workshop in order to provide 39 affordable homes. The Building for Life scores are summarised in Table 12 below.

**Table 12. Building for Life scores**

Score		2008/09	2009/10	2010/11	2011/12
less than 10	No. of sites	6	0	0	0
	No. of dwellings on these sites	124	0	0	0
	% of dwellings	19%	0%	0%	0%
10 to 13	No. of sites	10	4	1	3
	No. of dwellings on these sites	504	263	13	75
	% of dwellings	78%	65%	4%	48%
14 and 15	No. of sites	1	1	1	0
	No. of dwellings on these sites	22	72	70	0
	% of dwellings	3%	18%	21%	0%
16 or more	No. of sites	0	2	5	2
	No. of dwellings on these sites	0	55	256	81
	% of dwellings	0	14%	76%	52%

Source: Development Management



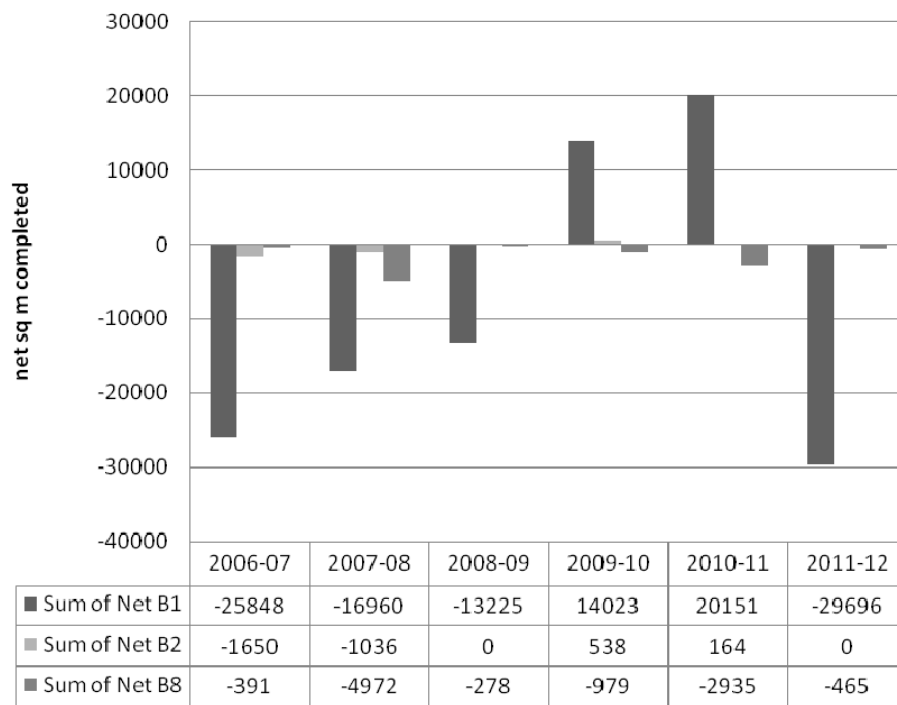


## Employment

### 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 2011/12, 1,539sq m of additional B1 business floorspace was completed, however 31,065sq m was lost through redevelopment leaving a net loss of 29,696sq m. This is a change in trend from the previous three years in which a gain in B1 floorspace was recorded (see Figure 4 below).
- 13.2. B1 business floorspace was lost for a range of reasons, with the most common being redevelopment or conversion to housing. There were also redevelopments to student housing and D1 education uses.
- 13.3. Over 40% of the B1 floorspace lost in 2011/12 is due to the redevelopment of St Pancras Chambers (formerly Midland Grand Hotel) ref: 2004/3319/P, which has been recorded as loss of 12,743sq m of B1 office floorspace. The Midland Grand Hotel (constructed 1868-76) closed in 1935 and the building was used as offices for British Rail until 1985. The building remained vacant until the completion of the St Pancras Chambers and reinstatement to hotel use in June 2011.
- 13.4. There was no change in B2 floorspace in 2011/12.
- 13.5. There was a small loss of B8 (465sq m) floorspace in 2011/12. This was due to two schemes:
- 41- 42 Windmill Street (2009/3455/P), for change of use of first floor warehouse (Class B8) to residential use (Class C3), and
  - 55 Holmes Road (2010/6016/P) for change of use of front part of upper basement level from warehouse (Class B8) to 4 self contained homes (Class C3).

**Figure 4. Change in employment floorspace chart (6 years)**

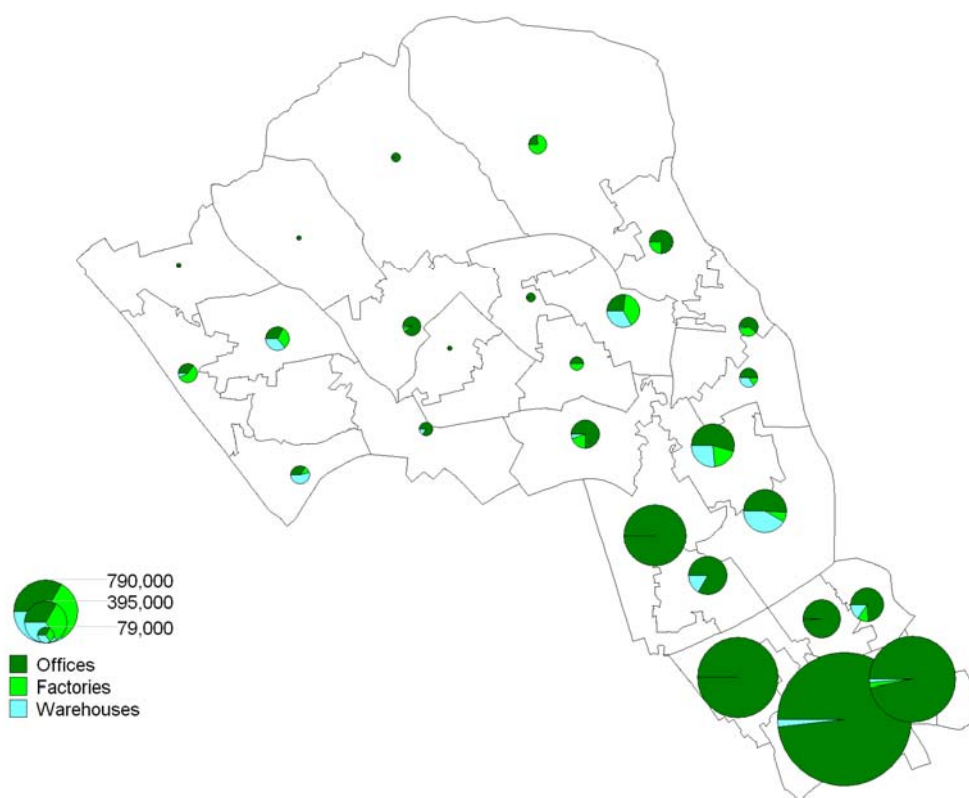
Source: London Development Database

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

13.6. As shown in Figure 5, below the majority of this floorspace is within the Central London Area.

**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 (B1, B2 and B8 uses) in the borough. This is defined as 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

- 14.2. 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 13. 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 14, below.

Source: London Plan July 2011

### Permissions

- 14.3. All Schemes with planning permission that have not been built yet are included in the figures. This comprises schemes that not started or are

under construction as of the end of the financial year 2011/12. An analysis of the planning permissions pipeline involving a net change of employment floorspace is provided in Table 14, below.

**Table 14. Employment land pipeline: permissions under construction and not started (sq m)**

Use class	Under construction	Not started	Total
B1 Gross	545,176	62,811	607,987
B1 Net	484,651	-72,167	412,484
B2 Gross	1,875	643	2518
B2 Net	-10,482	-290	-10,772
B8 Gross	11,454	377	11,831
B8 Net	-25,501	-5,687	-31,188

Source: London Development Database

- 14.4. 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:

- 444,327sq m additional B1 business floorspace;
- 9,162sq m less B2 general industrial floorspace and
- 28,044sq m less B8 storage / distribution floorspace.

- 14.5. 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. In 2010/11 a total of 1,327.3sq m and £45,000 was

secured in S106 agreements as part of planning applications. 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.

## 16. Change in VAT registered businesses

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

- 16.1. According to Business Demography the number of businesses in the Borough increased between 2004 and 2008, however 2009 and 2010 showed a significant decrease in the number of businesses. During 2010 a total of 2,930 businesses were incorporated and 3,235 businesses ceased to exist. This trend is inline with Greater London and the United Kingdom. Table 15 below provides information on the net change in number of businesses between 2004 and 2010.

**Table 15. Net change in the number of Business Enterprises**

	2004	2005	2006	2007	2008	2009	2010
United Kingdom	36,465	46,700	48,405	57,670	51,110	-43,155	-62,250
Greater London	5,645	7,365	8,955	9,870	18,645	-4,525	-7535
Camden	65	200	355	90	840	-405	-305

Source: Office for National Statistics, Business Demography 2010, 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.

**Table 16. 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

## 18. Vacancy in shopping streets

OBJECTIVE	Minimise the number of vacant units.
TARGET	No target
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

### Context

- 18.1. 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%<sup>2</sup>.

- 1.1. \_\_\_\_\_

<sup>2</sup> 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.

- 18.2. Some of this trend can be attributed to the economic downturn which commenced in the UK in 2008 however there are other contributing factors. According to CBRE over the past decade consumers have become more mobile and their preferences have changed to seek locations with greater choice and which provide a shopping 'experience'. Consumers increasingly make smaller numbers of longer trips to reach larger centres. There has been a concentration of retail activities to larger destinations<sup>3</sup>. There is also a trend for increasing market share of large retailers and a decline of share for the small independent retail sector<sup>4</sup>. Growing sales through online shopping provides further competition to the traditional high street.

**Vacancy in designated shopping streets over the last 6 years<sup>5</sup>**

- 18.3. The 6 year trend in Camden is for increasing vacancy rates on designated shopping streets, with the exception of the Central London Areas (Seven Dials, Museum Street, Fitzrovia). Vacancy rates in all Camden's shopping streets increased from 5.4% to 7.7% over the last 6 years<sup>6</sup>.

**Table 17. Vacancy rates in Camden Shopping Streets**

	<b>Vacant</b>
2007	5.4%
2008	5.6%
2009	7.3%
2010	7.3%
2011	7.5%
2012	7.7%

Source: Annual Retail Frontages Survey

Town Centres increased vacancy from 5% to 6%.

- Finchley Road increased from 6% to 7%
- Kentish Town increased from 4% to 11%
- Kilburn increased from 4% to 7%
- West Hampstead increased from 3% to 6%
- Camden Town is steady at 5%

- 1.1. \_\_\_\_\_

<sup>3</sup> CBRE, UK Shoppers Spend More But Take Less Trips, Press Release, 24 October 2011

<sup>4</sup> Page 24-25 House of Commons, All-Party Parliamentary Small Shops Group, High Street Britain: 2015

<sup>5</sup> The 6 year period has been selected as 2007 is the first year we have a reliable and comparable time series of retail frontages survey data.

<sup>6</sup> Camden Retail Frontages Survey



- Hampstead is steady at 4%

Central London Frontages increased vacancy from 8% to 9%.

- Tottenham Court Road increased from 3% to 6%
- King's Cross is steady at 25%
- New Oxford Street is steady at 7%

Central London Areas decreased vacancy from 6% to 5%.

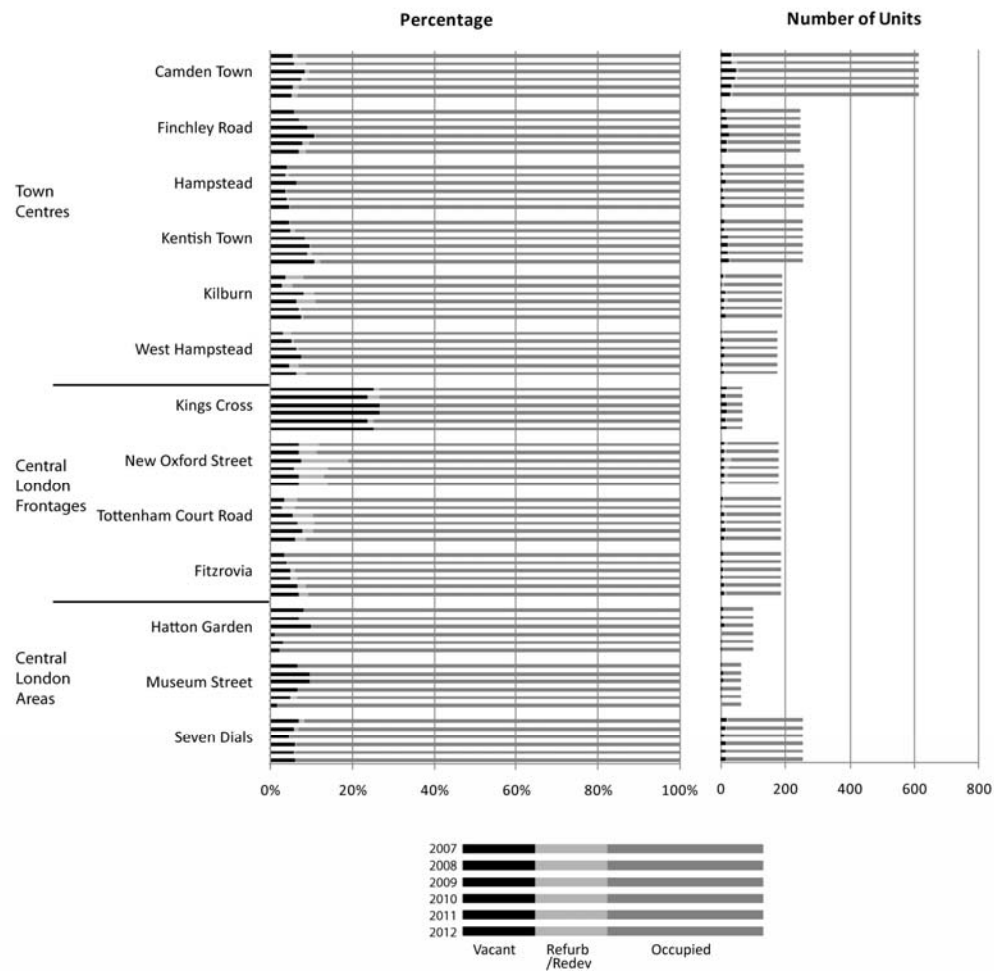
- Seven Dials decreased from 7% to 6%
- Museum Street is decreased from 6% to 2%
- Fitzrovia increased from 3% to 7%

Neighbourhood Centres overall increased in vacancy from 7% to 10%.

#### **Vacancy change in designated shopping streets in 2011/12**

- 18.4. The trend from the last financial year is similar to the 6 year trend of increasing vacancy rates with the exception of both Central London Frontages and Central London Areas which experienced decreases in vacancy rates. Overall vacancy on designated shopping streets increased from 7.5% to 7.7%. Increases in vacancy were recorded in Town Centres (6.0% to 6.5%) and Neighbourhood Centres (9.8% to 10.1%). However in 2011/12 decreasing vacancy rates were recorded for Central London Frontages (9.7 to 9.2%) and Central London Areas (5.3% to 5.1%). Figure 6 below shows the detailed trends for all centre types for the last 6 years.

**Figure 6. Vacancy rates and units in Town Centres, Central London Frontages, Central London Areas, 2007-2012.**



Source: Annual Retail Frontages Survey Full dataset available on: [www.camdendata.info](http://www.camdendata.info)

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

OBJECTIVE	Protecting and improving Camden's shopping streets.
TARGET	No net loss of A1 retail units Central London Frontages, Town Centres and Neighbourhood Centres.
TARGET MET	Yes
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

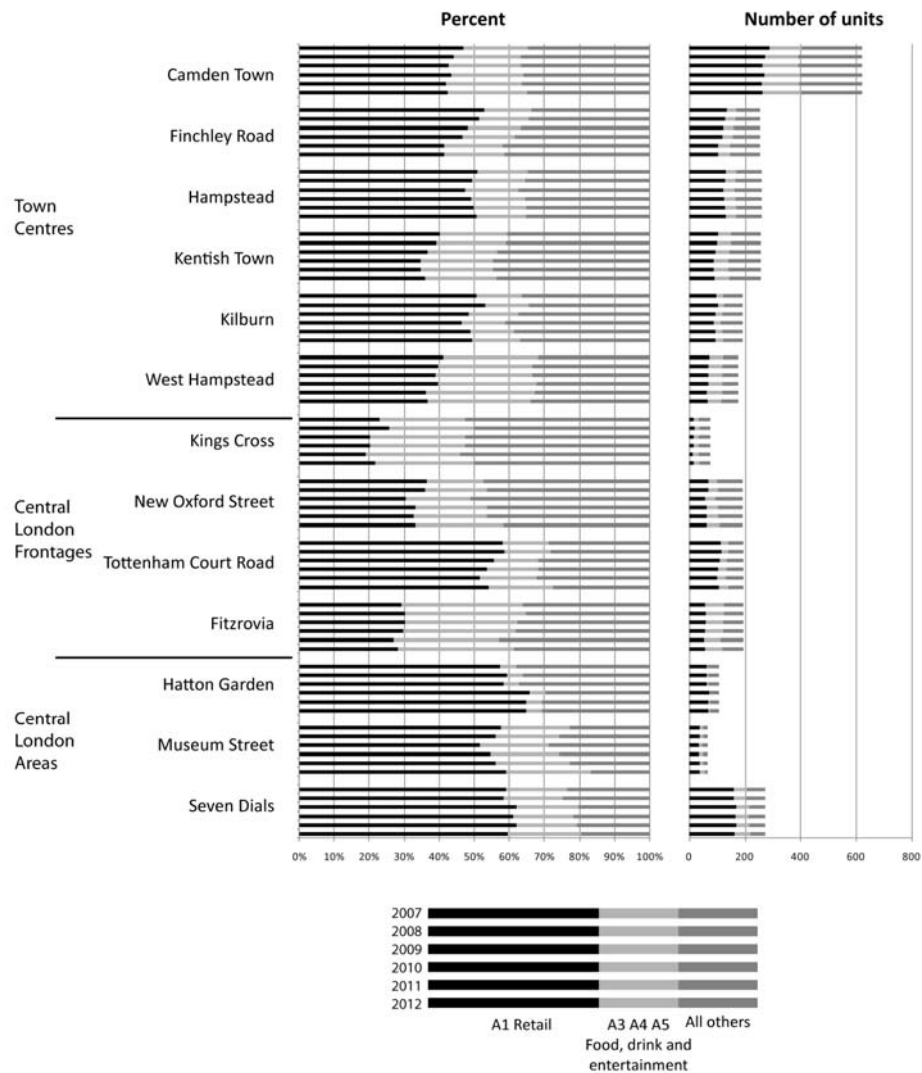
### Use class change in designated shopping streets over the last 6 years

- 19.1. The proportion of A1 retail frontages has declined in Camden over the 6 year period 2007-2012 from 44.6% (1974 units) to 43.6% (1931 units).
- 19.2. All 6 Town Centres and all 3 Central London Frontages in LB Camden recorded a diminishing proportion of A1 retail on frontages.
- 19.3. In contrast 3 of the 5 Central London Areas recorded increases in the proportion of A1 retail shopfronts (these being Seven Dials, Hatton Garden and Museum Street). The only Central London Area to record a net loss of A1 retail was Fitzrovia.
- 19.4. Most centres recorded gains in food, drink and entertainment uses (A3, A4 and A5) and no centres recorded a net loss of these uses.
- 19.5. The trend for Neighbourhood Centres is also a diminishing proportion of A1 retail. 26 of the 38 neighbourhood centres recorded a loss A1 retail, with 5 remaining steady and 6 centres gaining A1 retail. The Neighbourhood Centres that gained A1 retail were Mansfield Road, Lamb's Conduit Street, Fortess Road, Finchley Road / West End Lane, Drummond Street, and the Brunswick Centre.
- 19.6. Across all shopping streets the proportion of food, drink and entertainment uses (A3, A4 and A5) has increased from 17% (754 units) to 21% (918 units).

### Use class change in designated shopping streets in 2011/12

- 19.7. Bucking the 6 year trend, the proportion of retail uses in Camden's centres increased slightly from 43.2% to 43.6% in the last financial year. Town Centres increased their proportion of A1 retail (42.1% to 42.7%) as did Central London Frontages (38.5% to 40.2%) and Neighbourhood Centres (43.4% to 43.7%). Central London Areas decreased their proportion of A1 moving from 51.2% to 50.8%. Figure 7 below shows the detailed trends for all centre types for the last 6 years.

**Figure 7. Retail (A1), food, drink and entertainment (A3, A4, A5) in Town Centres, Central London Frontages, Central London Local Areas, 2007-2012**



Source: Annual Retail Frontages Survey. Full dataset available on: [www.camdendata.info](http://www.camdendata.info)

## 20. Retail and food, drink and entertainment floorspace completed

OBJECTIVE	Protecting and improving Camden's shopping streets.
TARGET	No target
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 mixed use schemes to provide a similar quantity but higher quality of retail space.
- 20.2. In the 5 year period 2007/08 to 2011/12 168 schemes involved a change of A1 retail. Of these:
- 62 schemes recorded a gain of A1 retail, with 8 of these recording a gain of A1 of over 500sq m,
  - 106 schemes recorded a loss of A1 retail, with 3 of these schemes recording a loss of over 500sq m.
  - There is a net loss of A1 retail over the 5 year period of -460sq m.
- 20.3. The yearly results show some variation, largely affected by a small number of large schemes. The redevelopment of the Brunswick Centre added 14,138sq m of A1 retail, which explains the unusually high figure for 2006/07. In 2010/11 redevelopment of the Stables Market (2006/3182/P) is recorded as a net loss of 1,757sq m. The existing A1 area calculation of 6,127sq m includes the railway arches. A proportion of this space is substandard due to the depth of the arches and subsequent lack of natural light, ventilation and access. The redevelopment included construction of 4,370sq m of high quality retail space. 2011/12 recorded a small net loss of 455sq m A1 floorspace.

**Table 18. A uses change 5 years 2006/07 to 2011/12**

	A1	A2	A3	A4	A5
2006-07	15495	-1150	-967	956	76
2007-08	1974	2087	868	-534	-37
2008-09	4339	142	126	-1642	0
2009-10	-2592	-1	888	-157	0
2010-11	-3726	-616	1491	-137	0
2011-12	-455	0	346	-144	0

Source: London Development Database

## 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 5 years, there has been an increase in 613 hotel rooms in Camden.

**Table 19. Net hotel rooms completed**

	Net hotel rooms completed
2006-07	206
2007-08	9
2008-09	164
2009-10	-18
2010-11	249
2011-12	209
Total	819

Source: London Development Database

- 21.4. The St Pancras Chambers hotel was completed this financial year contributing 245 additional hotel bedrooms.
- 21.5. 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 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 decided in 2011-12 included a sustainability plan to ensure 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 EcoHomes Assessments for residential buildings.

22.2. In 2011-12, of the 11 schemes undertaking BREEAM assessments:

- 2 schemes achieved an 'Excellent' rating,
- 9 achieved a 'Very Good' rating.

22.3. In 2011-12, 10 schemes undertook a Code for Sustainable Homes assessment with:

- 3 schemes achieving 'Level 4' and
- 7 schemes achieving 'Level 3'.

Refer to Table 30 on page 73 for the list of schemes.

## 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.

Table 20 below shows an improvement in the number of schemes which produced greater than 20% of their on site energy needs from renewable sources from 2 in 2010/11 to 10 in 2011/12. Please refer to page 73 for the list of schemes.

23.3. 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 2010/11 of the 9 schemes which did not incorporate renewables, four schemes were change of use and the remaining 5 achieved CO2 reductions through other measures. Three of these schemes achieved a reduction of around 20% and a further scheme achieved a reduction of more than 50%. In 2011/12 of the five schemes which did not incorporate renewables, four schemes are change of use while the other consists of an extension which achieves a Code for Sustainable Homes Level 3.

**Table 20. Renewable energy generation in major schemes permitted**

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

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 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 (NO<sub>2</sub>) and fine particles (PM<sub>10</sub>). 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 (SO<sub>2</sub>), Nitrogen Dioxide (NO<sub>2</sub>), Fine Particles (PM<sub>10</sub>), Ozone, Carbon Monoxide, and Benzene. These are presented in Table 21 below.

**Table 21. Air Pollutants measured in Camden**

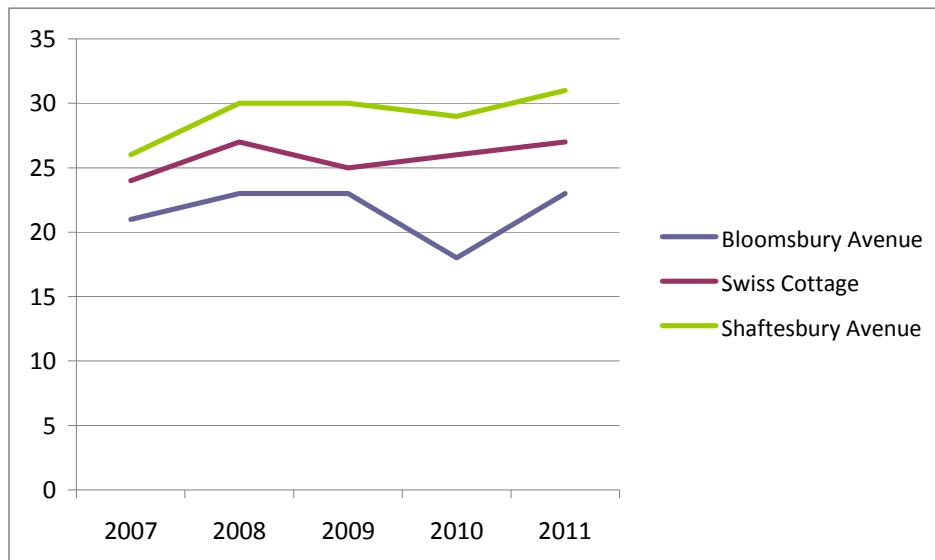
<b>Pollutant</b>	<b>Target</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
Nitrogen Dioxide (NO <sub>2</sub> )*	Annual Mean Objective of 40 µg/m3	x	x	x	x	x	x	x
	Hourly Objective of 200 µg/m3	✓	✓	x	x	x	x	x
Sulphur Dioxide (SO <sub>2</sub> )**	Hourly mean of no more 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 <sub>10</sub> )*	Annual Mean Objective of 40 µg/m3	✓	x	✓	✓	✓	✓	✓
	Daily objective of no more 35 days with a daily mean of 50 µg/m3	✓	✓	✓	✓	✓	✓	✓
Ozone (O <sub>3</sub> )**	Hourly objective of no more than 18 days where the maximum rolling 8hour mean is greater than 100 µg/m3	✓	x	✓	✓	✓	✓	✓
Benzene**	Annual Mean Objective of 5 µg/m3	✓	✓	Not measured	Not measured	Not measured	Not measured	Not measured
Carbon Monoxide (CO)**	Annual Mean Objective of 10 µg/m3	✓	✓	✓	✓	✓	✓	✓

Source: Air Quality Projects &amp; Policy, LB Camden

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

\*\* Measurement from Bloomsbury Monitoring Site

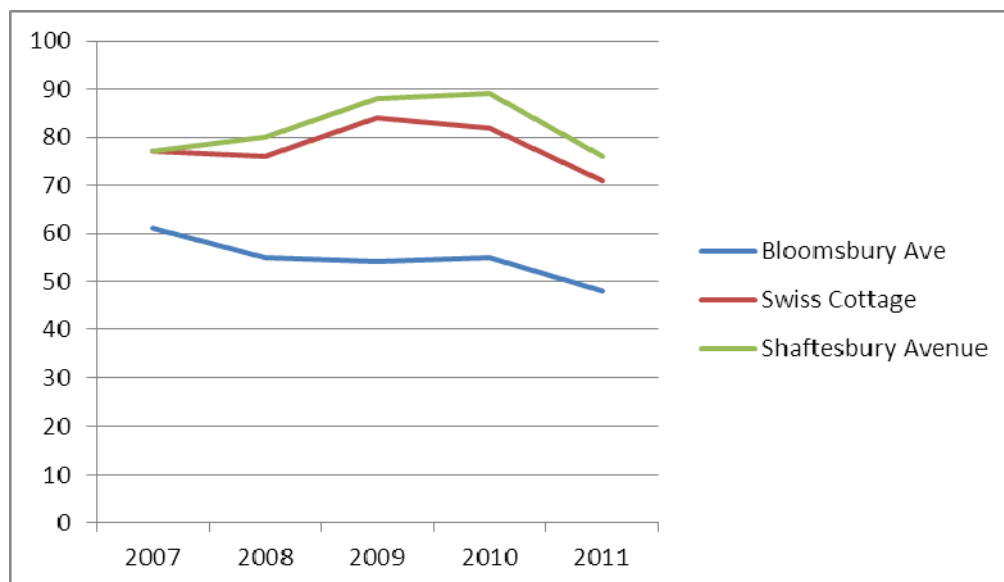
**Figure 8. Annual mean PM<sub>10</sub> concentration (micrograms) at 3 measurement stations in Camden**



Source: Corporate Sustainability Team, LB Camden

- 25.3. The concentrations of PM<sub>10</sub> recorded in the Borough at Shaftesbury Avenue, Bloomsbury and Swiss Cottage, continue to meet the 2004 objective of less than 40 µg/m<sup>3</sup>. Concentrations of PM<sub>10</sub> increased marginally at each of the three sites between 2010 – 2011.

**Figure 9. Annual mean NO<sub>2</sub> concentration (micrograms) at 3 measurement stations in Camden**



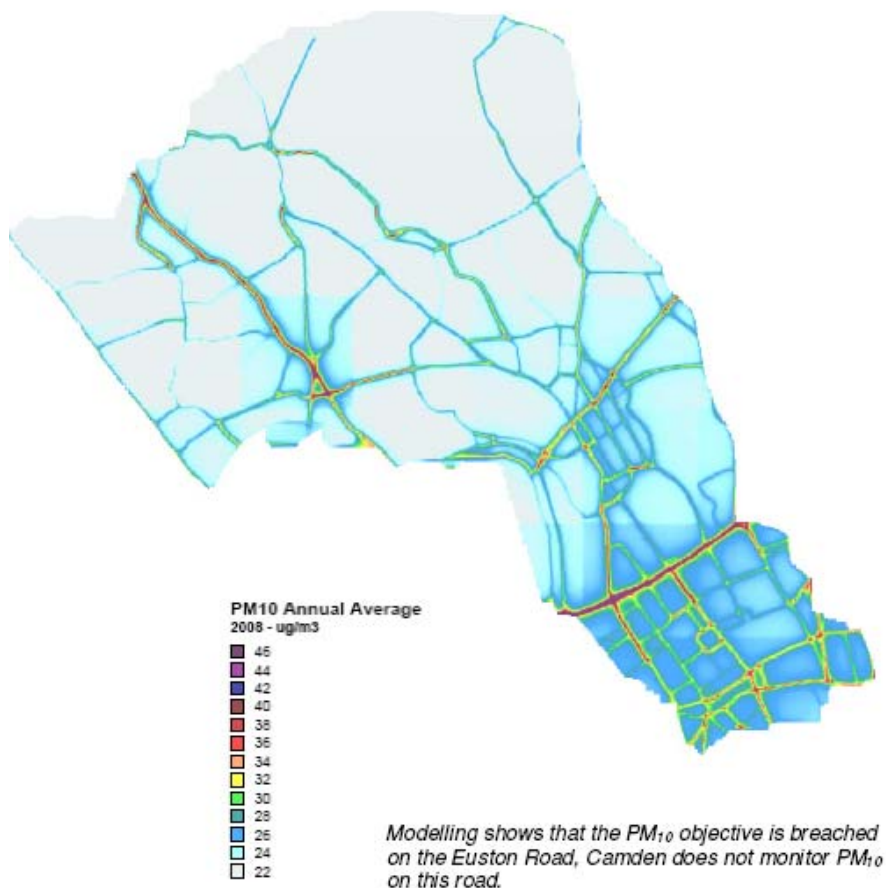
Source: Corporate Sustainability Team, LB Camden

- 25.4. The annual mean objective for nitrogen dioxide was not achieved in 2011. The annual mean concentration has decreased since 2008 at the

Bloomsbury monitoring station<sup>7</sup>. Long term trends show a minor increase in annual mean NO<sub>2</sub> concentrations at Swiss Cottage and Shaftsbury Avenue since 2003, with Bloomsbury showing a minor decrease since 2003.

- 25.5. Modelling indicates that high levels of PM<sub>10</sub> and NO<sub>2</sub> across the borough is concentrated along roads with high levels of traffic and a large proportion of HGVs, as mapped on Figure 10 and Figure 11, below.

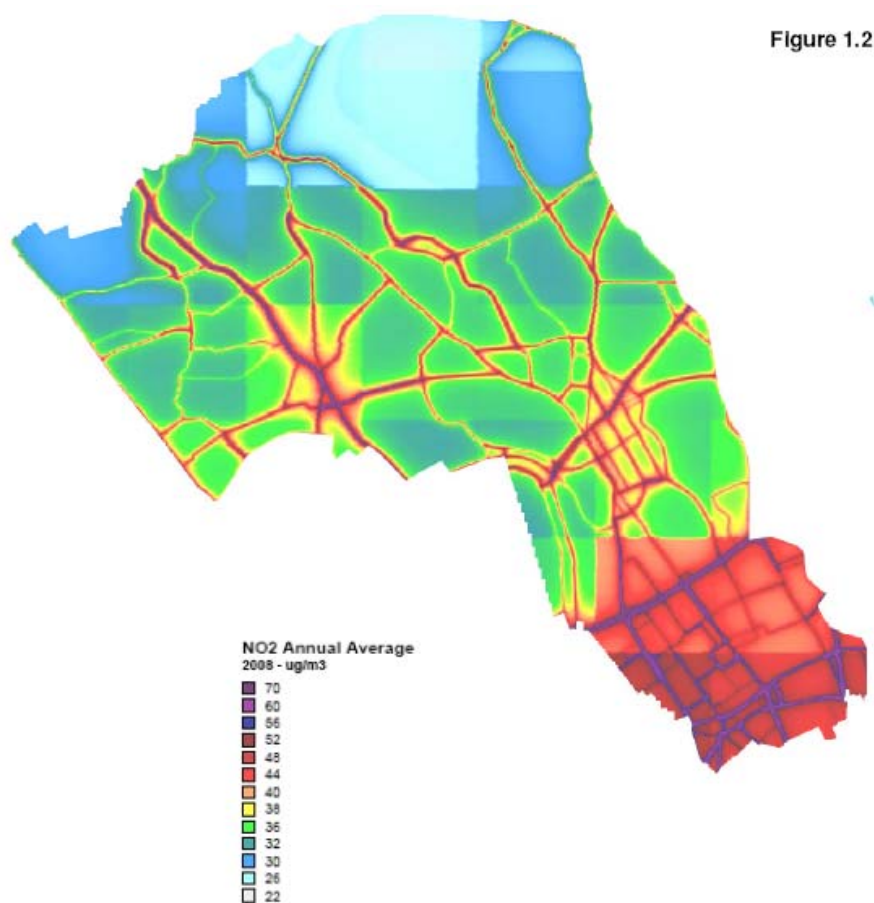
**Figure 10. Modelled PM<sub>10</sub> levels**



Source: Corporate Sustainability Team, LB Camden

1.1.

<sup>7</sup> Swiss Cottage, Shaftesbury Avenue, Bloomsbury

**Figure 11. Modelled NO<sub>2</sub> 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 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. No schemes were permitted in 2011/12 which involved a loss of open space.
- 26.2. 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 22. 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 <sup>1</sup>	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 <sup>2</sup>	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.

2011/12 data shows a total of 430ha of land is classed as having biodiversity importance, which is a small increase from the 2010/11 figure of 428.8 ha. This increase reflects a change in the way that figures are reported, rather than any change on the ground.

**Table 23. Areas of biodiversity importance 2011/11**

<b>Designation type</b>	<b>Number of sites</b>	<b>Area (ha)</b>
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
<b>Total</b>	<b>37</b>	<b>430.0</b>

Source: Greenspace Information for Greater London 2012

## **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 2011/12. 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.

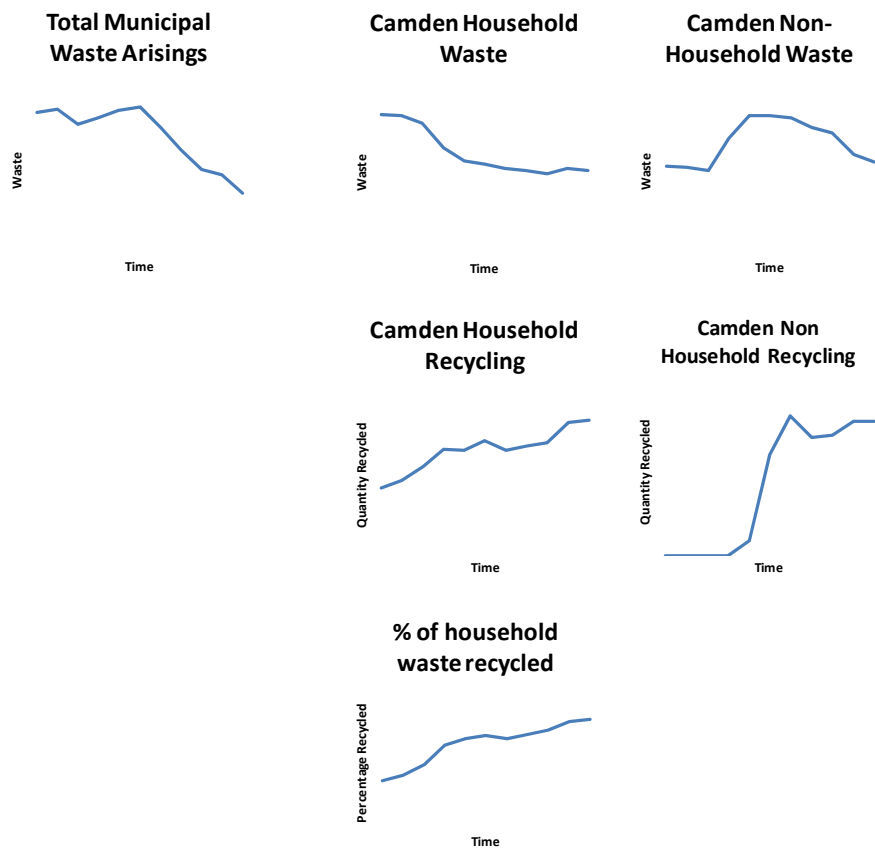
We aim to reduce residual household waste from 2008/09 levels by:

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

- 29.2. The last 10 years have seen a trend of reducing volumes of waste and increasing recycling rates despite population growth as set out in Table 24 and Figure 12 below. The total municipal waste arisings for Camden in 2011/12 was 117,582 tonnes and the amount recycled was 25,124 tonnes. In 2011/12 32.97% of household waste was recycled.

**Table 24. 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%

**Figure 12. LB Camden Municipal Waste Arisings and recycling rates**

Source: LB Camden Environment Service

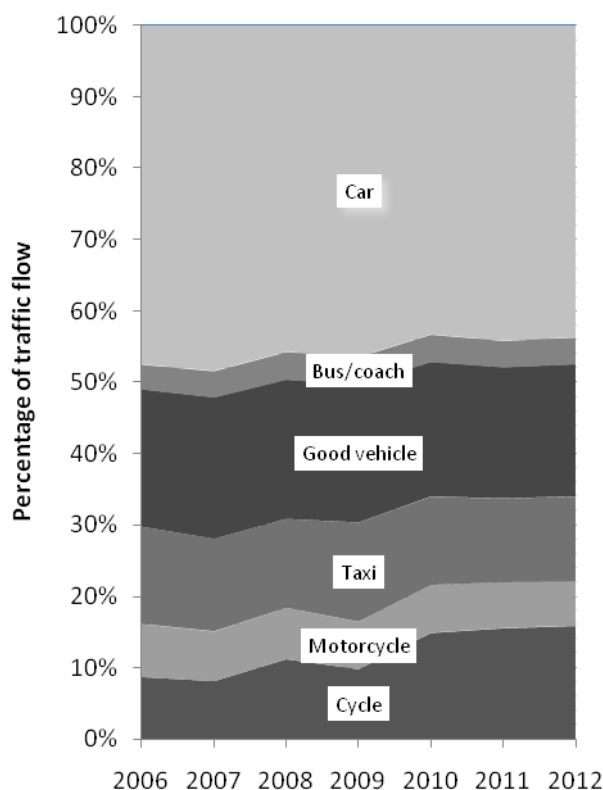
## Transport

### 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 increases 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 moving from 47% in 2006 to 44% in 2012, or a 14% decrease. Refer to Figure 13 below.

**Figure 13. Change in transport mode in Camden**



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

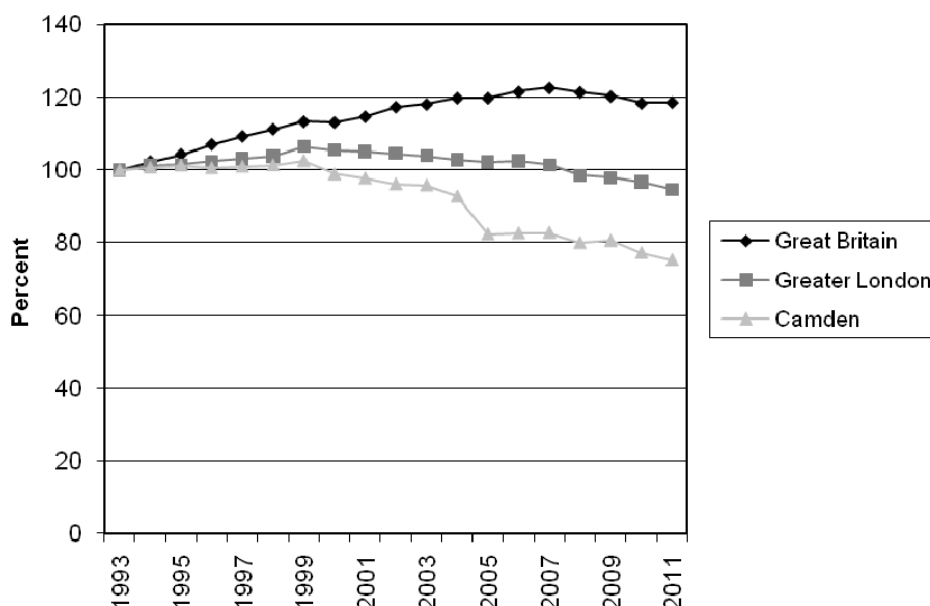
Note: The reductions in the levels of cycle usage in 2008 and 2009 may be attributed to the fact that 2008 surveys were carried out in May and 2009 surveys in March when the weather conditions were unfavourable for cyclists.

### 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 2001-2011 traffic flow in Camden reduced 23%, outperforming all London Boroughs in this regard. The City of London reduced traffic by 20%, Westminster by 18%, and Islington by 15%. Figure 14 shows the longer term trends from 1993. The sharp decline for Camden in 2003 is due to introduction of the congestion charging zone.

**Figure 14. Motor vehicle traffic change from 1993 levels to 2011**



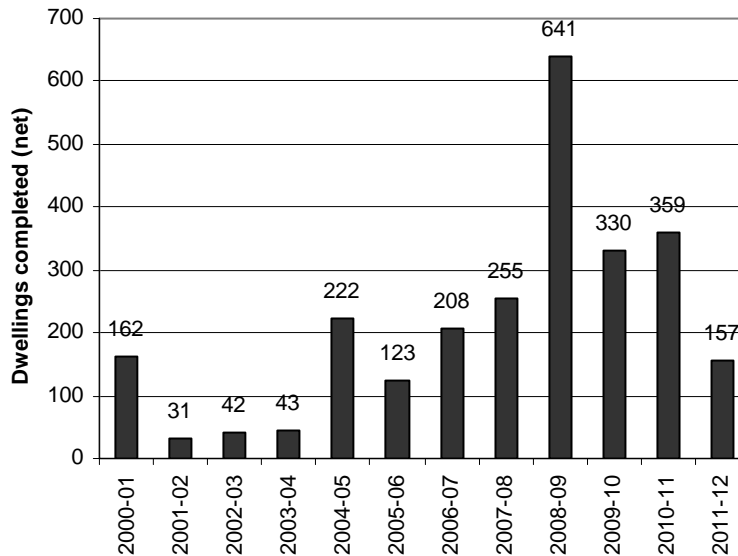
Source: Department for Transport statistics, Motor vehicle traffic (vehicle kilometres) by region in Great Britain, annual from 1993 to 2011 (Table TRA8904).

## 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 2011/12 157 dwellings (44% of all completed) were designated as 'car-free' - not having a parking space or permit. In 2010/11 359 homes were designated as car free (66% of all completed). The number of car free dwellings designated is also affected by the number of schemes received each year and their location in the borough.

**Figure 15. Net dwellings completed with car free or car capped restrictions**

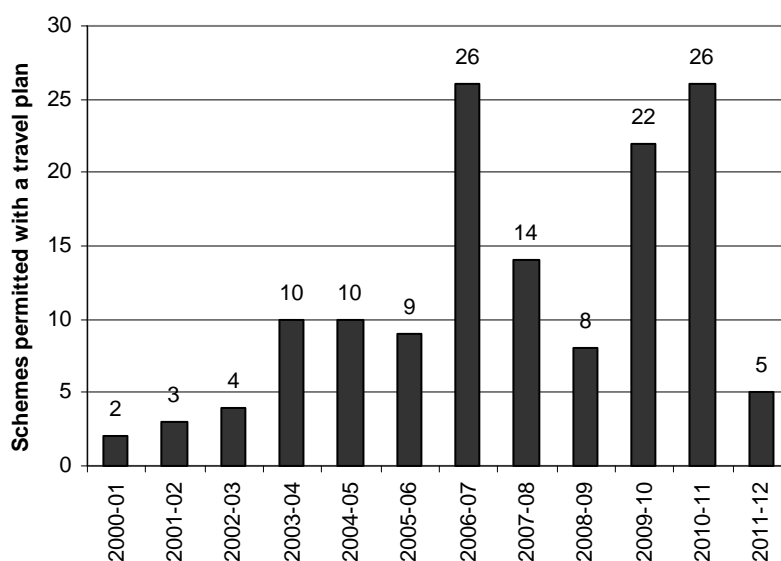


Source: Section 106 database

### 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 2011/12 5 schemes were permitted with travel plans. It should be noted that there were fewer major schemes last financial year compared to previous years (22 compared to 33 for 2010/11). 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 16. Travel Plans negotiated**

Source: Section 106 database

**34. On-street car club parking spaces**

OBJECTIVE	Expand the availability of car clubs as an alternative to the private car
TARGET	Increase the number of on-street car club spaces to 410 by 2020
TARGET MET	Ongoing
RELATED POLICIES	CS11 Providing sustainable and efficient travel DP18 Parking Standards and limiting the availability of car parking

34.1. Camden has increased the number of dedicated on street car club parking spaces over the last year:

- 2010/11: 202 spaces
- 2011/12: 266 spaces

34.2. There are three car club operators in the borough: Zipcar, City Car Club and Connect by Hertz.

## Further information: Camden's Transport Strategy

34.3. 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.

34.4. 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.

34.5. 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 25 below.

**Table 25. Local Implementation Plan Major Schemes**

Project	Priority	Project Stages	Funding	Application Dates
West End	1	Tottenham Court Rd/ Gower Street 2-way traffic	<u>Total cost</u> £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	<u>Total cost</u> £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 –	<u>Total cost</u> £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	<u>Total Cost</u> £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	<u>Total Cost</u> £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	<u>Total Cost</u> £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](http://www.camden.gov.uk/lip)



## Heritage

### 35. 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

- 35.1. 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 2012 register showed a total of 43 Buildings at Risk entries – six less than the 2011 figure.
- 35.2. In 2011/12, 10 buildings were removed from the register as a result of repairs or being brought back into use and four buildings were added having been identified through survey by the Council's Conservation and Urban Design officers.

**Table 26. Buildings at Risk added and removed 2011/12**

Removed	Added
Elizabeth Garrett Anderson Hospital	44 Chalcot Crescent
68 & 69 Guilford Street (2 buildings)	Former Strand Union Workhouse
Former Westminster Kingsway College	1 - 2 Lincoln's Inn Fields (1 building)
93 Judd Street	St Martin's Church, Vicars Road
46 & 48 Maple Street (2 buildings)	
23 Mornington Crescent	
The Granary	
Highgate Cemetery and monuments	

Source: Buildings at Risk 2012, English Heritage

**Table 27. Buildings at Risk in Camden 2009–2012**

<b>Year</b>	<b>Buildings removed since previous year</b>	<b>Buildings added since previous year</b>	<b>Buildings at Risk entries</b>
2009	4	3	55
2010	4	2	53
2011	6	3	49
2012	10	4	43

Source: Buildings at Risk 2012, English Heritage

- 35.3. 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

### 36. Basements

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

- 36.1. In 2011/12 Camden approved 113 schemes which involved basement or lightwell excavation. This compares to 118 basement schemes which were approved in 2010/11.
- 36.2. A further 44 basement schemes were refused or withdrawn in Camden in 2011/12.
- 36.3. Of the 113 permitted basement schemes 104 (92%) were 1 storey in depth and 107 (95%) were in residential use. 45 (40%) of the permitted schemes were in terraced properties, while 40 (35%) were detached and 28 (25%) were semi-detached.

### 37. Basement schemes with SUDS

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

- 37.1. 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.
- 37.2. In 2011/12 Camden approved 18 basement schemes which incorporated conditions for SUDS. However it should be noted that developers can use alternative design solutions, other than SUDS, to ensure adequate drainage for their schemes. This compares to 11 basement schemes which were approved in 2010/11 which had conditions for SUDS.

## Planning obligations (Section 106 agreements)

### 38. S106 contributions negotiated

**Table 28. s106 contributions negotiated**

	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
Affordable housing payments in lieu	£ 1,255,000	£ 544,517	£ 65,000	£ 230,000	£ 800,000	£ 3,058,052
Deferred affordable housing payments						£ 2,686,000*
Highways and street works	£ 2,055,689	£ 742,979	£ 1,028,200	£ 1,132,668	£ 900,144	£ 386,908
School places	£ 1,233,353	£ 672,100	£ 533,312	£ 693,421	£ 673,597	£ 1,314,708
Other mitigation and environmental works (pedestrian and cycle improvements)	£ 2,000			£ 30,000	£ 3,800,000	£ 75,000
Regeneration	£ 1,920,000	£ 25,000	£ 185,000	£ 434,579	£ 711,840	£ 598,591
Environmental and open space improvements	£ 796,621	£ 326,456	£ 359,397	£ 917,889	£ 517,477	£ 438,324
Housing department (Better Homes)					£ 1,695,000	
Public transport improvements	£ 35,000	£ 25,000		£ 125,000	£ 1,020,591	£ 218,900
Transport and parking improvements					£ 512,000	£ 905,000
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
Community safety	£ 124,000				£ 490,000	
Monitoring and other planning costs	£ 293,865		£ 10,000	£ 5,925	£ 60,000	£ 9,270
Other			£ 30,000	£ 109,197		£ 156,041
Canal improvements						£ 100,000
Regeneration Initiatives	£ 40,000	£ 15,000				£ 10,000
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				
Total	£ 8,714,346	£ 2,390,993	£ 3,596,909	£ 3,727,573	£ 11,387,088	£ 10,414,662

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. In 2011/12 one scheme was permitted with a deferred affordable housing contribution (45 Sidmouth Street, Ref: 2011/0503/P).

### 39. Section 106 financial activity

**Table 29. s106 financial activity**

	<b>Opening Balance</b>	<b>Received in Year</b>	<b>Expenditure</b>	<b>Closing Balance</b>
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
<b>Total</b>		<b>£45,758</b>	<b>£21,606</b>	

Source: Camden Finance

## Infrastructure

### 40. 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

#### Update to the LDF infrastructure projects

Refer to the Appendix 1 of the Camden Local Development Framework Core Strategy for the Infrastructure Table. Updates for 2010/11 are below.

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. 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.

3. Opened Sept 2011 (one year early).

4. Opened Sept 2011.

5. Now proposed by 2015/16.

6. Based on the 2012 places planning report and supporting data it is envisaged that an additional 2FE school provision should be established in the north west part of the borough as soon as possible.

Note that 2-3FE could be required in the short to medium term with a further 1-2FE required beyond 2020 based on housing development data alone.

7. UCL Academy 6FE school and 6<sup>th</sup> form open in Sept 2012.

8. Swiss Cottage School, Development and Research Centre due to open in Sept 2012.

9. Regent High School (formerly South Camden Community School) proposed expansion by additional 2FE is currently under review.

10. There is envisaged to be sufficient provision in the borough until the end of the reporting period (2021/22). Based on additional housing development data there may be the need for a further 0.5-1 FE on an

annual basis which could warrant further expansion in the future (beyond 2021/22).

11. No information available Longer-term project
12. No information available. Longer-term project
13. Longer term project
14. Longer term project
15. Longer term project
16. Longer term project
17. Longer term project
18. Longer term project
19. Longer term project
20. Longer term project
21. Permission granted for a redeveloped care home on 15/12/10.
22. Permission granted for redeveloped care home on 24/11/10
23. Not yet implemented
24. Longer term project
25. Longer term project
26. TBC
27. Longer term project
28. No information available
29. Longer term project
30. No information available
31. Longer term project
32. Longer term project
33. Ongoing
34. Incomplete. Several Safer Neighbourhood Teams are based in main police buildings, which may become permanent depending on resources.
35. No information available
36. No information available
37. Incomplete. Some Safer Neighbourhood bases have a facility to open with a front office.
38. Fire stations in Euston; Belsize Park; Kentish Town; and West Hampstead have all been retained.

39. N/A

40. Appropriate developments in Camden continue to provide Crossrail contributions

41. Project underway

42. New King's Cross station concourse opened Summer 2012.

43. Completed

44. Project underway

45. Project underway

46. Under construction

47. Completed

48. Longer term project

49. TBC Could form part of High Speed 2 development

50. Longer term project

51. Longer term project

52. Longer term project

53. Longer term project

54. Completed

55. Longer term project

56. Longer term project

57. Work in progress

58. Longer term project

59. Longer term project

60. Longer term project

61. Longer term project

62. Ongoing. 35 schemes were approved in 2011/12 which included a condition requiring the implementation of a Sustainable Urban Drainage System (SUD)



**Table 30. 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

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
2011/3552/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
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

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
2011/4914/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
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

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
2011/4196/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



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