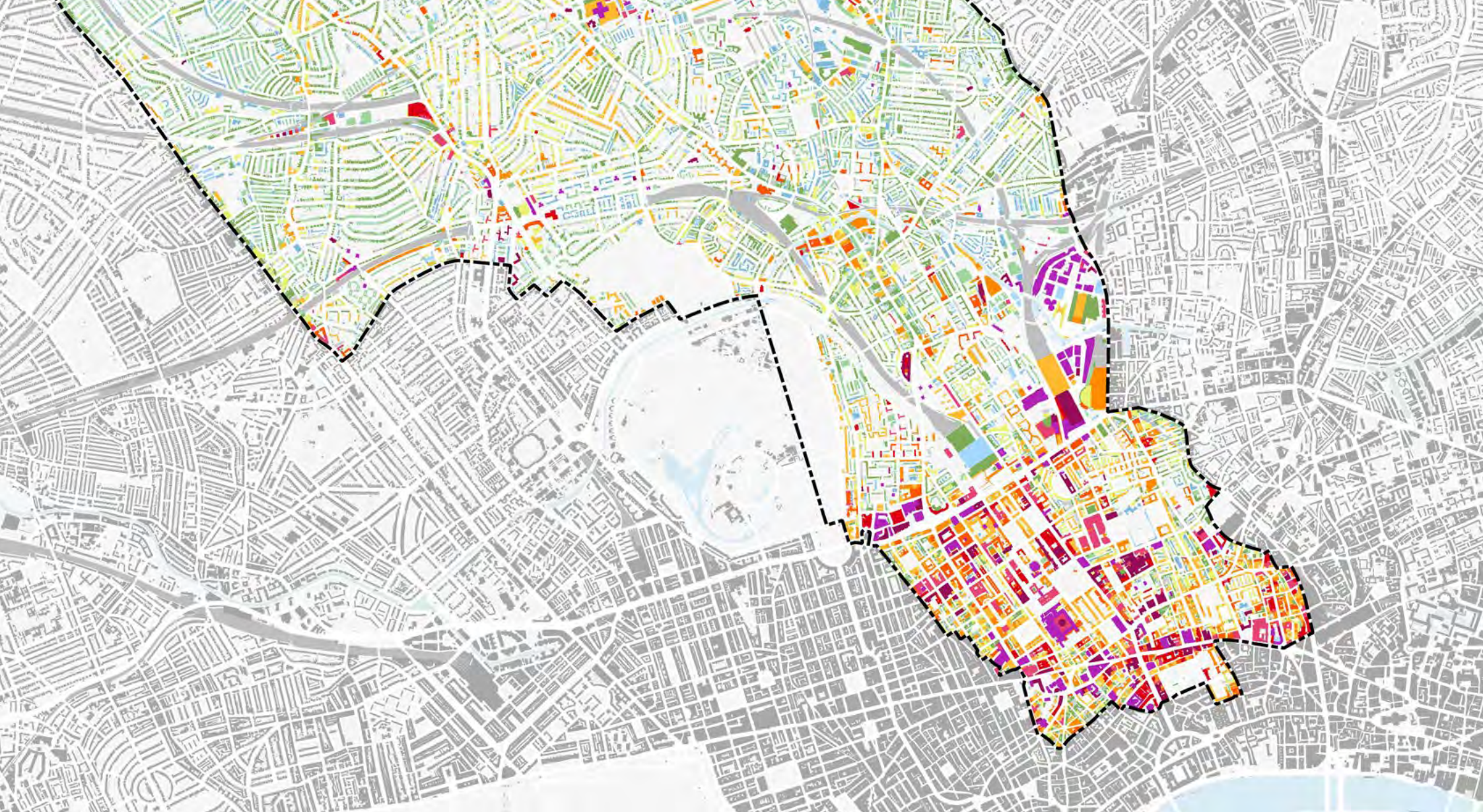
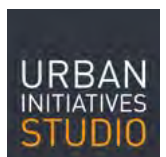




LB CAMDEN

BUILDING HEIGHTS STUDY

FINAL REPORT, JANUARY 2024



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INTRODUCTION

ABOUT CAMDEN

The London Borough of Camden is a diverse and dynamic Borough located in Inner London. It is currently experiencing significant change and the London Plan 2021 has set a target for the Council to deliver 10,380 additional homes by 2028/29. In addition, the Camden Local Plan 2017 identifies the need for 695,000 sqm of additional office floorspace and 30,000 sqm of additional retail floorspace.

As a densely populated Inner Borough of London, and given the unique character and high concentration of built environment sensitivities, there is limited land available to deliver the housing, office, and retail space requirements. Currently, Camden is one of the least affordable boroughs in the country and has a significant problem of overcrowding. In this context it is essential that the land and buildings available are used efficiently and that high quality developments are delivered.

WHAT IS THIS STUDY ABOUT?

London Plan Policy H1 (2021) expects boroughs to optimise the potential for housing delivery on all suitable and available brownfield sites through their development plans. Increased height is often proposed as a way to optimise development sites and London Plan Policy D9 sets out the expectations for Council's approach to guiding tall building development. The approach followed in this study reflects the London Plan policy and tailors this approach to Camden's unique sensitivities and character.

The purpose of the study is to provide a borough-specific approach to the assessment of building height in Camden to support the preparation of a new Local Plan and Euston Area Plan.

WHY PROVIDE GUIDANCE ON BUILDING HEIGHTS?

Tall buildings by virtue of their scale and height can bring significant change to a place's skyline, its townscape and character. A tall building, in the right location and of high quality, can be transformative and have a lasting positive impact on the character and identity of a place. However, if it is in the wrong location or of poor quality, it can become an eyesore, be resented by the community and detract from a place's character and identity.

Due to their greater height and size tall buildings can amplify their impacts on their immediate and wider context compared to buildings of contextual height. Tall building impacts can be beneficial or adverse. A pro-active approach to planning for tall building aims to optimise their impacts, so that beneficial impacts are maximised whilst adverse impacts are mitigated against or avoided.

In deciding the appropriateness of a tall building, its beneficial and adverse impacts both individually and cumulatively will need to be carefully considered and balanced. On a strategic scale this needs to consider the characteristics and sensitivities of the place, together with wider development and planning objectives, as well as development interest and deliverability. On a local and building scale the visual and environmental impact of a tall building will need to be examined, as well as its design response to the surrounding urban fabric and the street space.

POTENTIAL BENEFICIAL IMPACTS:

- Tall buildings can support sustainable land use pattern by helping to concentrate floorspace and increase density in central locations that are well served by infrastructures, or where new floor space can support the vitality of existing or new activities, such as business hubs, city centres or institutional uses, especially where land is a scarce resource or on significantly constrained sites;
- Tall buildings can contribute to a greater variety in the housing market in a place, and especially cater for young urban professionals in inner city urban locations;
- Tall buildings can create distinctiveness, act as landmarks and as such enhance legibility and support wayfinding;
- Tall buildings can contribute to the character and identity of a townscape, especially where comprehensively planned and developed;
- Exceptionally designed singular tall buildings or well-managed tall building clusters can have a positive effect on the distinctiveness and/or beauty of a skyline or a view, and thereby contribute to the image and identity of a city or town;
- Successful tall building schemes can be a catalyst for development, by landmarking and

providing a symbol for regeneration, instilling confidence in a market and attracting further investment;

- Tall buildings can help with project viability in economically challenging schemes and deliver associated planning requirements, such as affordable housing; and
- Tall buildings may offer delivery of complementing public benefits such as:
 - Investment in enhanced public realm or a new public space;
 - Provision of a visitor attraction, such as a visitor centre or viewing platform;
 - Cross-subsidy of other planning objectives, such as a community facility or service, revitalisation of a heritage asset, or new infrastructure or use provision.

POTENTIAL ADVERSE IMPACTS:

- Tall buildings with their scale, massing and height can affect the coherence and detract from the character and quality of established townscapes;
- Poorly integrated tall buildings can create stark contrasts and break the continuity and cohesion of the urban fabric;

- Tall buildings can visually intrude and detract from landscape characters;
- Tall buildings may appear in views to or from heritage assets and can cause harm to the significance of heritage assets and their setting;
- Individually or in groups, tall buildings can intrude into established views, affect or undermine the balance between characteristic elements, dominate or detract from existing landmarks or features, and alter their focus, composition and/or sense of beauty;
- Poorly managed tall buildings can cause a fragmentation of the skyline and lessen the distinctiveness of the image of a place;
- The position and design of a tall building can affect the definition, sense of enclosure and quality of a street space, and the animation, overlooking and perceived safety of the public realm;
- Improperly sited and designed tall buildings can cause adverse microclimatic and environmental impacts from wind funnelling, overshadowing, sun reflection and light pollution; and
- Tall buildings can have an adverse impact on the amenity and privacy of existing and new residents through overlooking, blocking outlook, impacting on day and sun lighting, and affecting the quality of private and communal amenity spaces.

METHODOLOGY

Given the potential significant positive and adverse impacts of tall buildings it is important to provide robust and contextual guidance on tall buildings to ensure that a coordinated approach is taken and negative effects can be appropriately mitigated.

A pro-active approach to planning for tall buildings is anchored in the NPPF and informed by the Historic England Advice Note 4, 2nd edition on tall buildings. The NPPF states that ‘the planning system should be genuinely plan-led’, (NPPF, para 15) with an emphasis upon plans being prepared to achieve sustainable development, being aspirational but deliverable, and have clear and unambiguous policies that make it “evident how a decision maker should react to development proposals”. Historic England notes that tall buildings should ‘form part of a coherent plan-led place-shaping strategy, contributing towards well-designed places sympathetic to local character and history, including the surrounding built environment and landscape setting.’ (Historic England Advice Note 4, 2nd edition)

This study applies a robust, tested and evidence led methodology that is based on guidance provided by the National Planning Policy Framework and Historic England. It follows a proactive planning approach and is composed of the following components:

- 1 **Policy Overview** - provides the reader with a summary of the relevant national and local planning policy context;
- 2 **Tall building definition** - a clear and practical definition to establish if a building is considered tall in a specific location within LB Camden
- 3 **Tall building sensitivities** - identification of areas or factors in LB Camden that could be impacted on or harmed by tall buildings and that require impact testing by tall building proposals;
- 4 **Identification of Areas of Search** - identification of areas within the borough that are targeted for growth or development, and where tall buildings theoretically could be considered;
- 5 **Provide area specific guidance** - context analysis of Areas of Search to identify their specific sensitivities and tall building potential, high level impact testing of tall building locations (VuCity 3d model) and provision of location and height guidance for tall buildings. Advice on parameters for appropriate building heights.

CHAPTER 1.

PLANNING POLICY CONTEXT

1.1 INTRODUCTION

This chapter presents national and local policy and guidance, and discusses their relevance to tall buildings and this study. The topics covered are as follows:

- National Planning Policy Framework
- Historic England Tall Buildings Advice Note
- London Plan and guidance (including the draft LPG Guidance – Characterisation and Growth Strategy)
- Camden policies and guidance (including Camden’s development plan documents, neighbourhood plans, planning frameworks and other relevant supplementary guidance)

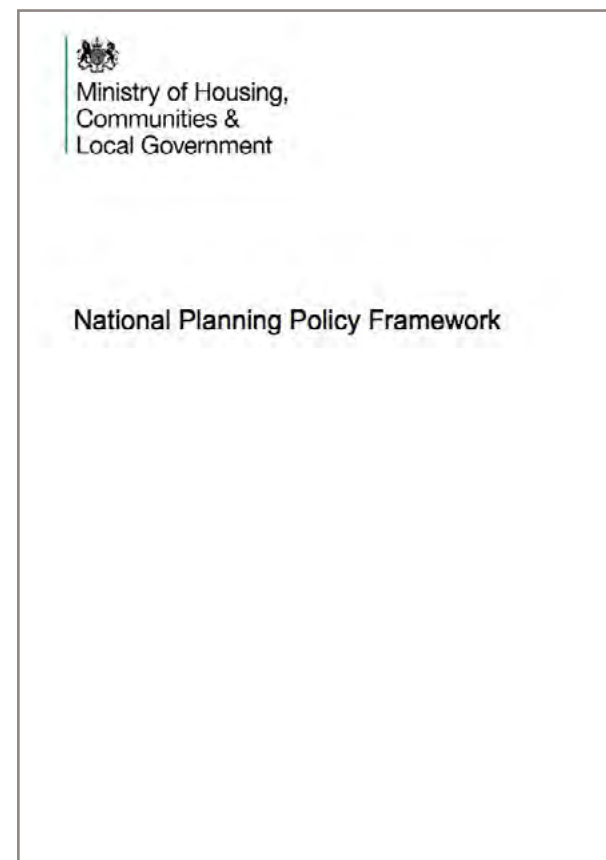
1.2 NATIONAL PLANNING POLICY FRAMEWORK

At a national level, the National Planning Policy Framework (NPPF) sets out the government’s objectives for new development. The NPPF does not have any specific policies on tall buildings, however, it sets out a number of more general design and planning principles which are relevant to the development of tall buildings.

The NPPF states that planning should be genuinely plan-led and local authorities should provide clear guidance on the quality of development expected within their area. There is a presumption in favour of sustainable development - a concept that promotes healthy urban environments that facilitate social cohesion, and urban design, character-based approach to development and the efficient use of land through developing at optimal densities, which support sustainable travel.

Furthermore, new development should respect existing character and contribute to improving their local area, particularly where change is desirable. New development should respect and avoid harm to heritage assets.

This study fully aligns with the National Planning Policy Framework as it has been proactively and positively prepared, providing clarity on where tall buildings will be appropriate and at what height. It also steers taller development towards the most suitable locations and safeguards the important character and heritage that are unique to the Borough.



National Planning Policy Framework (2021)

1.3 NATIONAL DESIGN GUIDE + DESIGN CODE

The National Design Guide was published in October 2019 and is intended to illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice.

In respect of tall buildings the National Design Guide states in paragraphs 69 and 70 that: *'Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasising important places and making a positive contribution to views and the skyline.'*

'Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition - how they meet the ground and the sky; and environmental impacts, such as sunlight, daylight, overshadowing and wind. These need to be resolved satisfactorily in relation to the context and local character.'

The National Model Design Code was launched in January 2021 and provides detailed guidance on the production of design codes, guides and policies to promote successful design. It identifies a number of design aspects that are particularly relevant to tall buildings including the form of the building, design of the top and base, materials, public realm interface and microclimate.

Whilst this study is not a Design Guide or Code it does follow relevant guidance in the National Design Guide in respect of tall buildings.



National Design Guide (2019) and National Model Design Code (2021)

1.4 HISTORIC ENGLAND - TALL BUILDINGS ADVICE NOTE

Advice Note 4 (2nd edition) promotes a planned and positive approach to the location and design of tall buildings. It sets out principles for an evidence based approach which considers alternative locations, decision making informed by understanding of place, character and historic significance and tall building proposals which take account of local context and historic character (Historic England Advice Note 4, section 1.3).

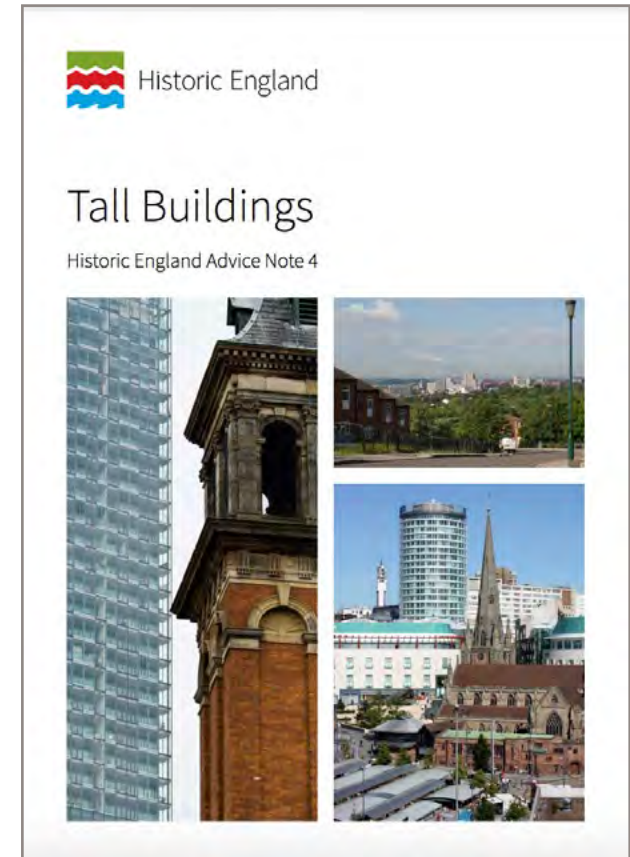
The advice note guides local authorities to provide clear policies and guidance on where tall buildings should be located, their role in place shaping and the local community, and how to minimise potential impacts on local character and significance of heritage assets.

Advice Note 4 (2nd edition) states that the scale and form of development should be assessed as part of the formulation of the local plan. It suggests the use of characterisation/building height studies as well as heritage and urban design assessments to designate appropriate locations and policies for tall buildings. Advice Note 4 (2nd edition) places additional emphasis on the use of 3D modelling to test impacts on skyline and heritage assets.

Historic England further supports a relative and context specific definition of 'tall': "What might be considered a tall building will vary according to the nature of the local area. A five-storey building in a mainly two-storey neighbourhood could be

considered tall, whereas in the centre of a large city it may not" (Historic England Advice Note 4, section 3.4).

This study has been carried out in full compliance with Historic England's Guidance Note. The methodology used in this study uses the concept of a relative definition of tall building height. The recommendations for tall building locations have been informed by a comprehensive urban design assessment of Camden and an understanding of place, character and historic significance. It provides clarity on the role of tall buildings in place shaping and the local community, and how to minimise potential impacts on local character and significance of heritage assets.



Historic England Advice Note 4, 2nd edition (2022)

1.5 LONDON PLAN

The 2021 London Plan (Policy D9) states that tall buildings should be part of a plan-led approach and that local authorities should define what is considered a tall building for specific localities, noting that this may vary across a borough. Boroughs should also identify in Development Plans locations where tall buildings may be an appropriate form of development and determine the maximum height that would be acceptable. London Plan Policy D9 'Tall buildings' defines a tall building as not being *"less than 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey"*

The London Plan states that *"Boroughs should undertake a sieving exercise by assessing potential visual and cumulative impacts to consider whether there are locations where tall buildings could have a role in contributing to the emerging character and vision for a place in these locations..."*

This study establishes specific definitions of what constitutes a tall building in Camden. This is followed by a sifting exercise that identifies Areas of Search that may have potential for tall buildings in Camden. Detailed suitability scoping is undertaken for 15 of these sites and area specific guidance on height and the suitability of tall buildings is provided.

1.6 DRAFT LONDON PLAN GUIDANCE – CHARACTERISATION AND GROWTH STRATEGY

The London Plan Guidance, Characterisation and Growth Strategy (2023) establishes guidance for undertaking a borough or neighbourhood-wide characterisation assessment and formulating a growth strategy and area-wide visions. As part this, boroughs should conduct a tall buildings evidence base and sieving exercise to determine if and where tall buildings may be appropriate. The sieving exercise should follow the steps set out in the LPG:

- Sensitivity Screening Assessment
- Alignment with area-wide aspirations
- Suitability scoping exercise
- Define locations and heights

The methodology used in this study closely aligns the LPG Characterisation and Growth Strategy. The study is based on the Characterisation study which was produced for LB Camden in 2015. The building height guidance is also based on a robust sensitivity assessment, assessment of area-wide visions and a scoping exercise to define areas that have the potential to be appropriate for taller buildings.



London Plan, 2021 & London Plan Guidance, Characterisation and Growth Strategy, 2023

1.7 CAMDEN POLICIES AND GUIDANCE

DEVELOPMENT PLAN DOCUMENTS

LB Camden's current Local Plan covers the period from 2016-2031 and sets out the Council's vision for the borough and guides development in Camden, including setting policy on design, tall buildings, heritage and views.

Local Plan Policy D1 sets out the design quality that is expected for development proposals. It clarifies that 'all of Camden is considered sensitive to the development of tall buildings' and sets out the additional design criteria that tall buildings will be assessed against.

The National Planning Policy Framework 2021 states that Local Plans should be reviewed at least every five years to assess whether they need updating and that this process should commence no later than 5 years from the point the Plan is adopted. Given that the Camden Local Plan was adopted in 2017, the decision has been taken to review it.

Where the Council has been progressing a new Site Allocations Local Plan, they are now proposing to incorporate the site allocations, into the Local Plan, to take a more holistic and place-based approach. The new Camden Local Plan will therefore set out the strategic policies, development management policies and site allocations for the Borough.

SUPPLEMENTARY PLANNING DOCUMENTS

The Camden Design Planning Guidance SPD supports Local Plan Policy D1 - Design. This SPD clarifies that 'Tallness' in Camden is contextual and provides further guidance on the design considerations that should inform tall building applications, including how a building relates to its surroundings and historic context, improves permeability, considers views and mitigates overshadowing public spaces. The SPD also clarifies that *'most of the tall buildings in the Borough are located within the Central Activity Zone (CAZ), covering the area immediately north of Euston Road southwards to Tottenham Court Road and Covent Garden. Outside of this area most of the tall buildings are confined to social housing estates built during the 1960s and 1970s with a few notable exceptions such as the Royal Hospital, Pond Street and Centre Heights, Finchley Road.'*



Camden Local Plan, 2017 & Design SPD, 2021

PLANNING FRAMEWORKS

LB Camden has adopted several Planning Frameworks which give guidance for specific sites and areas of Camden. These are areas where significant development and growth is expected to happen. These frameworks set out expectations about acceptable heights on key sites and also refer to specific site constraints and sensitivities, including heritage and views.

The Planning Frameworks are:

- Camden Goods Yard Planning Framework
- Canalside to Camley Street Planning Framework
- Kentish Town Planning Framework
- King's Cross Opportunity Area Planning & Development Brief
- Mount Pleasant SPD
- West End Lane to Finchley Road SPD
- Gospel Oak and Haverstock Community Vision SPD
- Draft Holborn Vision & Urban Strategy

The adopted Area/Area Action Plans are:

- Euston Area Plan, 2015
- Fitzrovia Area Action Plan

Euston Area Plan

The current Euston Area Plan (EAP) was adopted in 2015 and is now being updated. The EAP is a long-term strategic planning framework to guide transformational change in the Euston area, focused on the redevelopment of Euston station. The EAP identifies sites for new and replacement housing, as well as commercial space, and also includes an assessment of appropriate building heights within the Plan area. The plan acknowledges that while there are site sensitivities, including the Mayor's Strategic View corridors, there "may be some opportunities for

taller buildings subject to design, heritage and policy considerations."

Camden Council has recently consulted on the draft EAP (Regulation 18) which was published on 6th January 2023. Consultation closed on 19th February 2023.

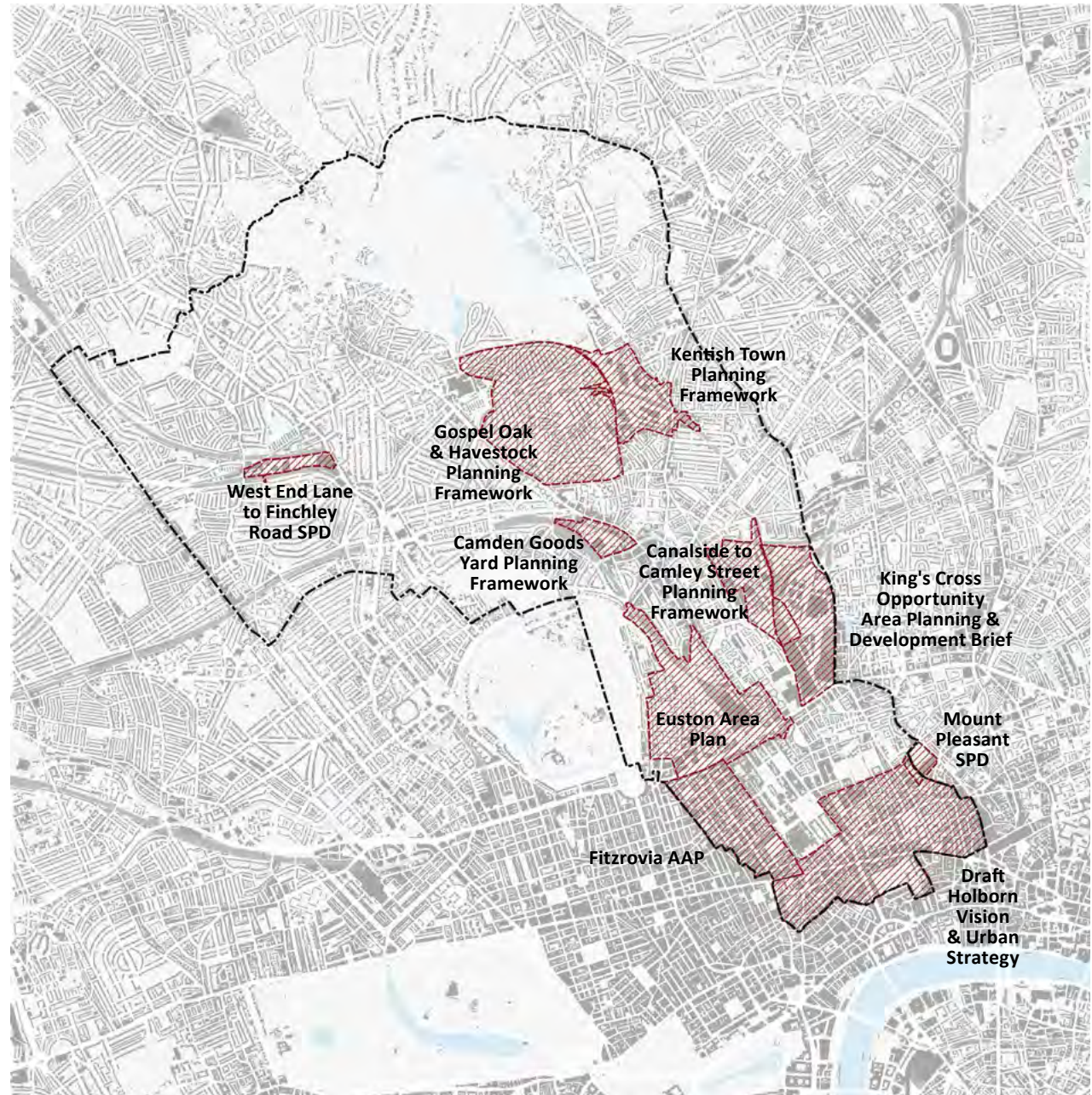
Fitzrovia AAP

The Fitzrovia AAP was adopted in March 2014 to "respond to the significant pressure for development in this area" and to "coordinate development proposals across a number of significant sites".

It outlines that there are many constraints to tall buildings in the area and states that "given these constraints, the Council considers that the potential for further tall buildings in the Plan area is very limited."



Cover images of Camden Planning Frameworks



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Figure 1.1: LB Camden Planning Frameworks

NEIGHBOURHOOD PLANS

LB Camden has seven adopted/ 'Made' Neighbourhood plans which have policy implications on their defined neighbourhood plan areas. There are a further four areas that have had the area and forum designated, but a neighbourhood plan is yet to be adopted & one area in which the area has been designated, but a neighbourhood plan is yet to be adopted.

Several neighbourhood plans set out specific area-specific sensitivities to tall buildings and building height which has been accounted for within this study. As well, several plans have designated views and landmarks which have been taken into consideration.

The 'Made' Local Plans are:

- Camley Street Neighbourhood Development Plan
- Dartmouth Park Neighbourhood Plan
- Fortune Green & West Hampstead Neighbourhood Plan
- Hampstead Neighbourhood Plan
- Highgate Neighbourhood Plan
- Kentish Town Neighbourhood Plan
- Redington and Frognal Neighbourhood Plan

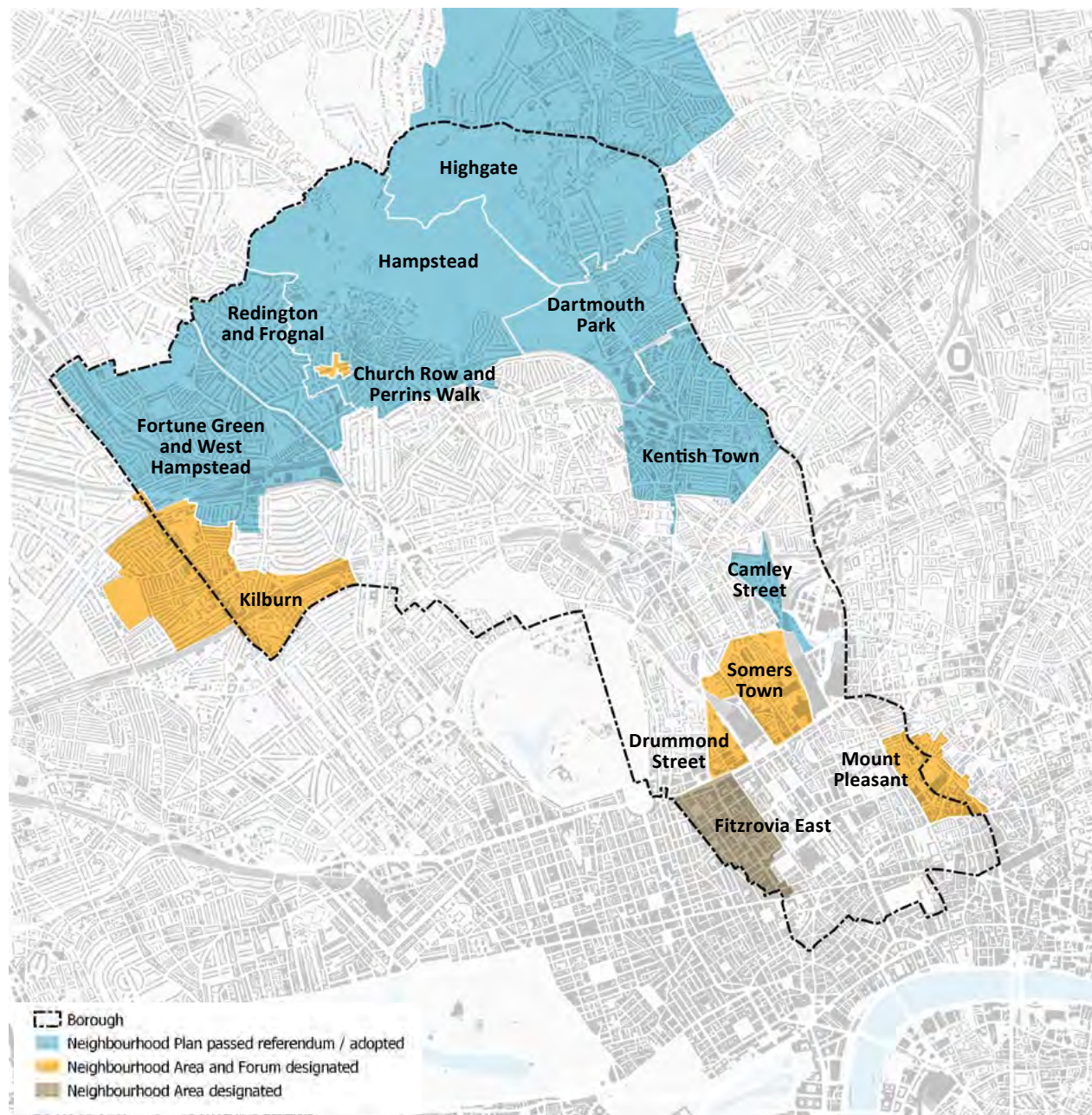


Figure 1.2: Neighbourhood Plans

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CHAPTER 2.

BUILDING HEIGHTS AND TALL BUILDINGS

2.1 INTRODUCTION

This chapter provides an introduction to the different ways of how a tall building can be defined, either in relation to its context by reference to the prevailing height of the surrounding area, or by absolute measures. Both approaches are relevant for Camden.

The chapter maps building heights in LB Camden and establishes average height for sub-areas in the borough. This mapping can be used to provide a local understanding of a tall building's relationship with its context, and to classify a tall building by its relative height.

The chapter further identifies absolute tall building thresholds for Camden. These set area specific heights at which a building would be considered as 'tall' for the purpose of applying planning policy.

Lastly the chapter uses the tall building thresholds to identify existing and emerging tall buildings in Camden. It also provides an overview of the common tall building types found in Camden.

2.2 TALL BUILDING DEFINITION

RELATIVE HEIGHT DEFINITION

Tall buildings are often understood and defined as buildings that are significantly taller than their context and that have a notable impact on the skyline.

As such a 'tall building' is a relative concept. A five storey building will be a tall building in a predominantly two-storey suburban area, yet would be considered a contextual building in a five storey urban area.

Thus a tall building is considered 'tall' principally in comparison with the height of its context above which it stands, and to which it forms an exception. This relative definition of 'tallness' aligns with the Historic England Advice Note 4 (2nd edition) definition (Section 3.4).

To establish whether or not a building is considered tall, its height will need to be compared to the general height of its surrounding areas from where it will be seen. The general height is also called the context height, which is the height that an observer would read as the typical or defining height of a particular area. In places with relatively coherent heights, the context height may be the most commonly occurring building height. In areas where building height is more varied, the context height is the average height around which building heights fluctuate.

The 'tallness' of a tall building can be measured as a multiplier of the context height. The context height ratio (CHR) sets out 'how many times taller' a building is compared to its context. It provides a relative measure of the height of a tall building that is independent from the actual height in storeys and metres, and that can therefore be applied in all height contexts. The context height ratio provides a simple means to discuss the spatial and proportional relationship of a tall building within its surrounding immediate and wider height context.

Figure 2.1 diagrammatically depicts a large or tall building within its context. The diagrams illustrate how the relationship between a tall building and its context changes as its height increases.

Based on the context height ratio larger and taller buildings can be classified into the following types:

- **Large Building** – below 1.5/2x context height;
- **Local Scale Tall Building** – 1.5/2x up to 3x context height;
- **District Scale Tall Building** – 3x up to 5x context height; and
- **Metropolitan Scale Tall Building** – 5x and above.

The extent of the area required to establish the context height to measure a tall building will need to reflect its impact and visibility. Tall buildings of local significance will need to consider the local context, while tall buildings of district or metropolitan wide significance will need to consider context heights across Camden or London more widely.

Table 2.1 sets out the tall building's classification including the ways how different tall building types will be perceived and the impact they may have on the skyline.

It is recognised that the nature and variation of height in the area where the tall building is located will also have an impact on when it will be considered as tall. In areas of coherent height, a building at the lower tall building threshold (CHR=1.5) will be considered tall, whilst in areas that have more variation in height the threshold for a tall building may increase up to twice the context height (CHR=2). Beside the context height ratio there will be other contextual factors that can also influence the perception of the relationship of a taller building with its context. These are:

- **Topography** – a tall building that is located on lower land will be perceived as less tall, whilst a tall building on elevated land will stand out at lower heights and be prominently visible;

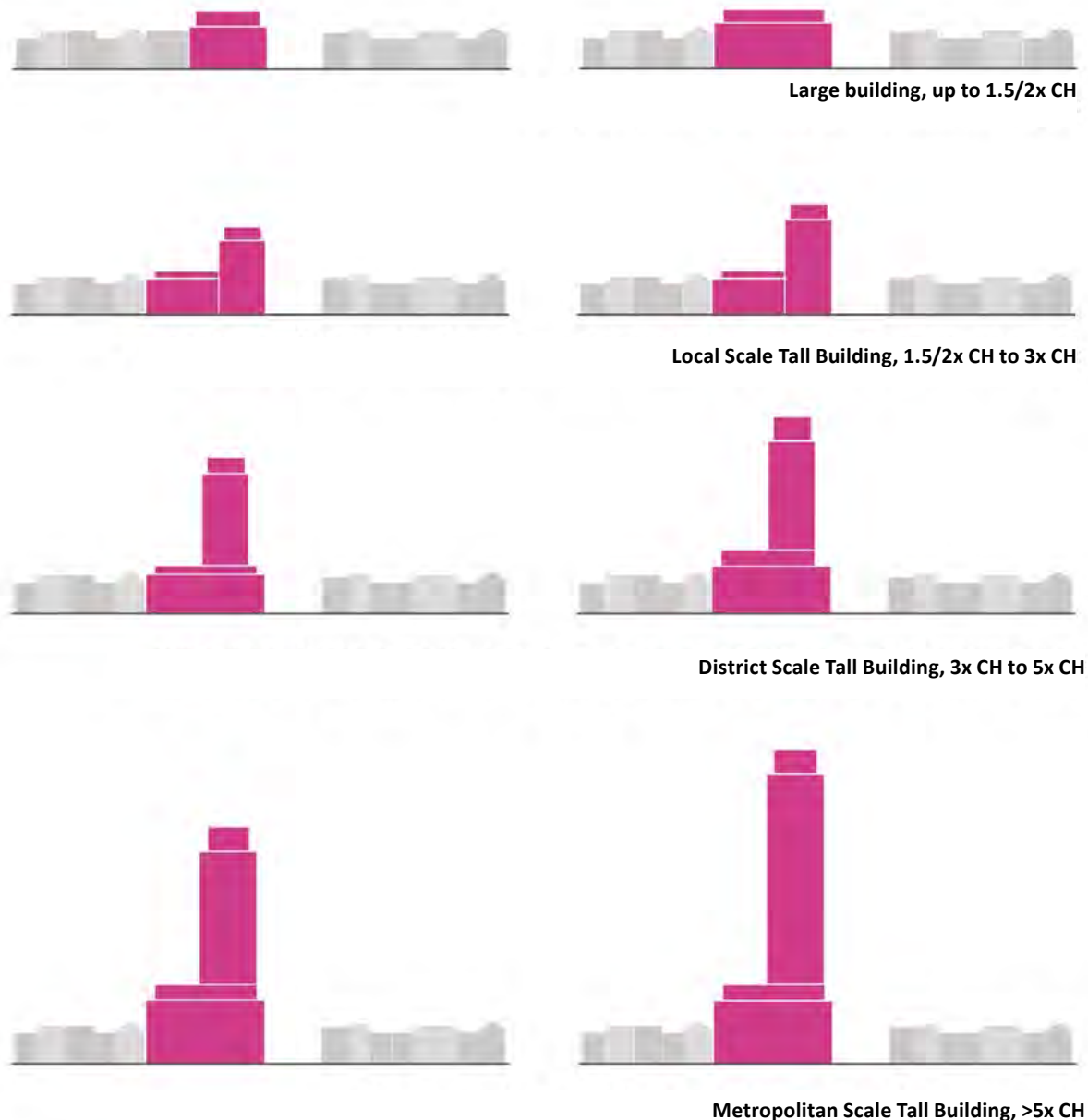


Figure 2.1: Diagram of tall building classifications relevant to context height

Ratio to Context Height (CHR)	Building height classification	Perception in relation to its context	Visual impact on the skyline
Below 1.5/2 x CH	Large building	Contextual, accented building	Limited impact primarily from adjoining space.
1.5/2 x CH up to 3x CH	Local Scale Tall Building	Outstanding prominent exception, that typically has a proportionate relationship with their surrounding height scape and is perceived as a constituent part the urban context	Tall building is notable in views from its local surroundings but its presence is reduced in views from further away.
3x CH up to 5x CH	District Scale Tall Building	Rising prominently out of the fabric, markedly outstanding and typically resulting in a pronounced contrast with the prevailing urban context. May require locally increased height to avoid feeling over-bearing on their immediate context.	Can be seen well beyond the place where it is located, and typically from across large parts of the city.
5x CH and above	Metropolitan Scale Tall Building	Typically creates a jarring contrast and can feel disjointed from the wider surrounding context. Often requires increased heights in its immediate surrounding to mediate its height with lower heights in the wider surrounding.	Can be seen across the entire city and from further away.

Table 2.1: Table of tall building classifications relative to context height

- **Integration with development** – a stand-alone tall building will be perceived differently from the street space than a tall building that is part of an urban street block;
- **Scale, massing and form** – the massing and scale of a tall building, if it is bulky and squat or slender and elegant, has a bearing on how it will be perceived in views from different directions;
- **Roof and townscape** – a tall building's response to the vernacular roof and townscape in terms of its form, scale, appearance and architecture will also have an impact on whether it is perceived as contrasting or integral part of an area;
- **Clustering of tall building** – a tall building that is the only high point in its context will be perceived as more significant than a tall building that is situated amongst other tall buildings; and

- **Prominence and visibility** – the position of a tall building in the urban environment and how this enhances or limits its visibility from streets and spaces also matters for its perception, for example it is located at the end of a street or visible from an open space.

Whilst all of these factors are important and should be considered when establishing the appropriateness of a tall building proposal, for simplicity they are not included in the relative height definition concept.

Naturally the relationship of a tall building with its surrounding context will gradually change as its height increases. The height thresholds between local, district and metropolitan scale buildings are indicative of the transition of a tall building from one to the next category, which will happen around

this point. Therefore, buildings on either side of the threshold should always be considered as being part of both adjoining categories (ie. at the top-end of one or the bottom-end of the other) and have regard to either guidance and requirements.

The relative height definition supports an objective discussion of the "tallness" of a building in its context, and its proportionality. Whilst this concept also provides an indication on when a building would locally be perceived as tall, it is not used by this study to define the height threshold for tall buildings for planning purposes. For practical reasons the absolute height definition is used for this, which is explained in the next section.

ABSOLUTE HEIGHT DEFINITION

Notwithstanding that buildings are commonly perceived as tall in relation to their surrounding context, a building can also be perceived as tall from a purely human scale perspective. A study by Jan Gehl (cited in his book *Cities for People*, 2010) on perception and building scale has shown that beyond a height of five storeys (13.5m) people cannot recognise facial expression any longer and there is less scope for meaningful communication and engagement between people at upper stories and at the street level. As we “crane our necks” and are less able to see details and activities at higher levels we will also perceive a building as ‘tall’, independent from the context where it is located.

A height of 30m (10+ residential storeys) is commonly considered as a practical height threshold above which a building is considered as tall from a human scale perspective. A building above 30m will be perceived as detached from the humanly perceptible environment at street level and lower parts of buildings, and thereby seen as different and contrasting with the character of a street space or environment. At a height of 30m and above, buildings by virtue of their height and mass will also cause more significant impacts on the quality of their surrounding environment, specifically in respect of overshadowing, daylighting and wind impacts, which will need to be properly considered and mitigated against.

As such, in certain contexts, it may be sensible to define buildings above 30m generally as ‘tall’, to highlight the need for greater scrutiny even if in relative terms they would not be considered as tall as they are not standing out significantly above their urban context.

LOCALLY SPECIFIC DEFINITIONS OF TALL BUILDINGS

As set out above, a tall building can be defined as tall relative to its context through applying the relevant context height ratio. However, in the absence of a clear understanding of what constitutes the specific context with its respective height, the relative height definition has a degree of ambiguity as to when a building would formally be considered a tall building. This could be mitigated by providing context height maps as the starting point of determining when a building is considered tall. However, this still leaves some room for interpretation and therefore makes it a less practical tool for planning purposes.

An alternative approach is to provide absolute definitions of the threshold for specific areas, at which a building is considered tall. This will be more practical as they establish clarity from the outset of what is considered tall and what is not, and can thereby establish clear policies requirements for tall development. This approach is stipulated by London Plan Policy D9 which

requires Local Authorities in London to define what is considered a tall building for specific locations based on local context, and this is the approach taken in this study.

Locally specific definitions of tall buildings should be based on the underlying height characteristics of the urban area, but may also consider other parameters, such as the human scale definition of tall buildings, sensitivities to tall buildings, or how it can help with the delivery of other planning policy objectives. For instance, in areas that are highly sensitive to tall buildings impacting on the coherence of an area and its character, or appearing on the skyline, the threshold may be set slightly lower than what would be perceived as tall from within the street space, thereby allowing additional levels of scrutiny of development that raises above. Conversely, in areas that have already a degree of variation in height, the tall building threshold may be set more generously to provide flexibility for buildings to respond contextually to their surrounding spatial and height context, without being formally identified as ‘tall’ (as they remain below the formal tall buildings threshold). This approach can also assist with urban intensification and the evolution of an area’s local character.

In Camden two height thresholds are provided to define what is considered tall in different parts of the Borough (Section 2.5).

2.3 BUILDING HEIGHTS IN LB CAMDEN

Building heights in Camden have been mapped using the most up to date LIDAR data available. LIDAR (Light Detection and Ranging) is a highly accurate method of surveying the earth's surface, and includes the following datasets:

- Digital Surface Model (DSM) - provides detailed information that includes buildings, trees and other small features.
- Digital Terrain Model (DTM) - provides a simplified view of the underlying topography, ignoring smaller features.

GIS software was used to effectively subtract the terrain (DTM) data from the surface (DSM) data of LB Camden, which reveals the height of buildings above ground level. The outputs were then manually checked to resolve height anomalies that arise from tall objects above buildings (such as trees or cranes) and to subdivide any large building polygons. The maximum height of a building (or sub-building) was then attached to a building polygon (OS mapping) to provide a simple measure of height. This is presented in Figure 2.2.

In order to make sense of the information, buildings have been categorised into ranges (for example, between 2 and 6 metres) and an indicative number of residential storeys (Rst) is attached to each range for the benefit of the reader. This is based on a standard 3.2m storey height common in contemporary multi-storey residential buildings. For instance, a 16m residential building would

typically have 5 residential storeys (Rst). However, a 16m office building would typically have only four number of storeys. Thus, the number of residential storeys is simply an indication based on the accurate metre reading and should not be taken as a reliable guide.

The height mapping of LB Camden reveals the varied nature of the Borough. The northern part of the Borough is characterised by largely residential buildings of lower height that range from 6m to 15m in height, the equivalent of two to four residential storeys (2-4 Rst). Heights increase slightly in town centres typically up to 21m (6 Rst), and in areas with larger houses and mansion blocks.

In the south of the Borough which forms part of London's Central Activity Zone, building heights are generally greater, but also the range of heights increases. The area includes heights from 9 to 30m and above (3 to 9+ Rst). Historic parts of the city are generally less coherent and provide a mix of more modest terraced buildings, turn-of-the-century commercial buildings and more modern developments of different scales and heights. More recent comprehensively developed areas such as the Kings Cross development or Regents Place have more consistent heights with buildings over 30m (10 Rst+).

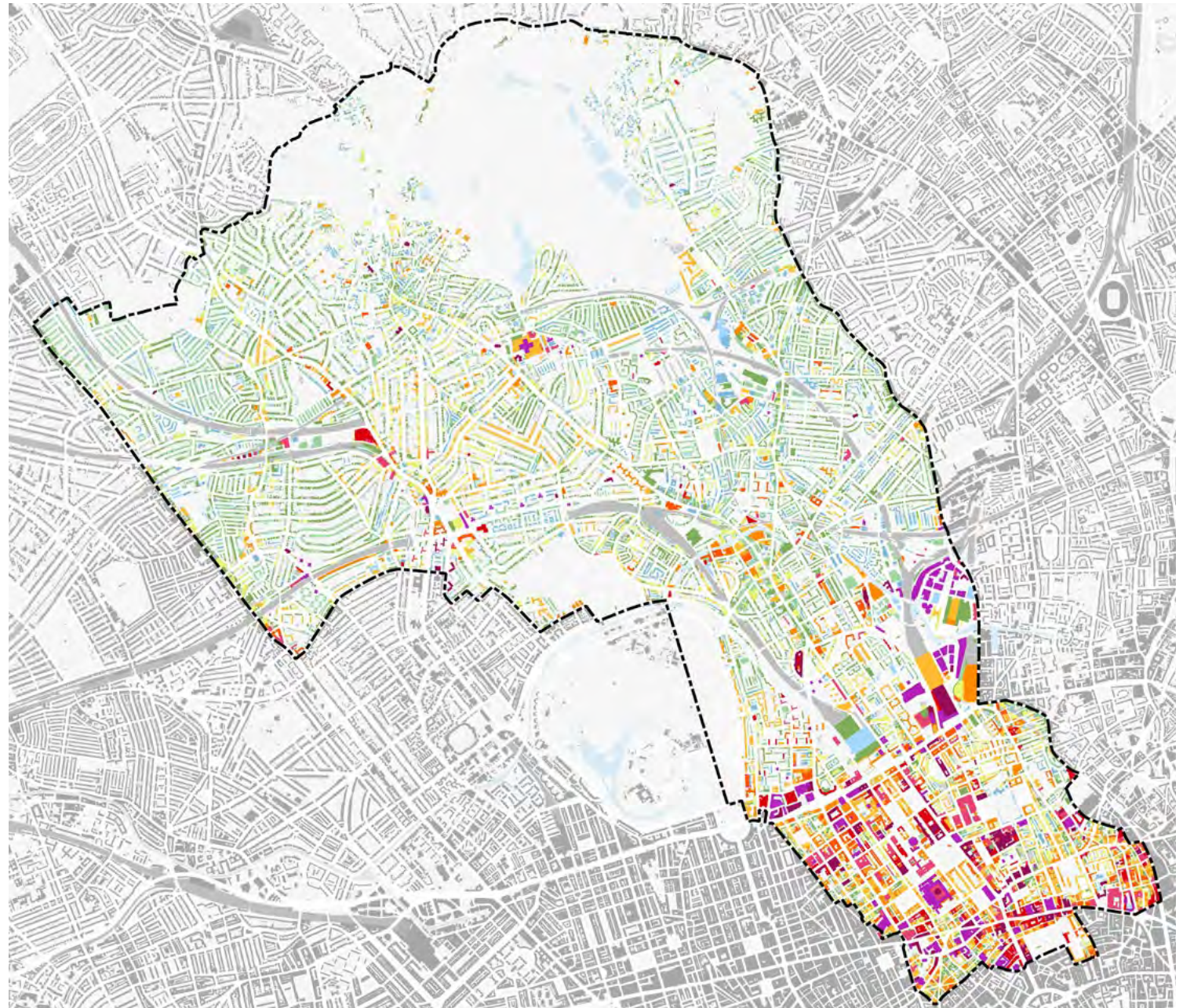


Figure 2.2: Existing Building Heights

2.4 CONTEXT HEIGHT MAPPING

In order to understand the relative relationship of a tall building with its context (section 2.2) it is necessary to establish the prevailing height of an area. The process for undertaking this analysis is called context height mapping.

Building heights tend to vary between and within areas, and to accurately reflect the prevailing height, it will need to be measured for relatively large areas (minimum of several street blocks) that are of a similar character and display a broadly consistent height approach.

LB Camden has undertaken a Characterisation Study for parts of the borough outside of Conservation Areas, which breaks them down into typology based character areas. This study undertook a high-level assessment for Conservation Areas to establish a coherent context height base map that identifies areas with broadly coherent character and height approaches across the entire borough. These areas were then used as the basis for calculating the Context Height in LB Camden.

Context heights were calculated based on the average height of buildings within defined areas, considering both the number and the volume of buildings. Context heights are based on the maximum height of buildings mapped in Figure 2.2.

The context height calculation excludes buildings with heights below 4m. Typically these include garages, garden sheds and building extensions, which tend to skew the context height downwards, whilst being largely irrelevant for the perceived height of an area, which is principally affected by larger buildings alongside streets. The context height calculation also excludes buildings of heights that locally would be perceived as tall ($>1.5\times$ context height) as these are exceptions to the context, and including them would skew the context height.

Context heights provide a good understanding of how many times taller a building is in its context, enable the classification of a tall building and evaluate the relationship it will have with its context.

In locations that are close to the edge of a context height area or affected by more than one context height, all relevant context heights will need to be considered. Further additional height analysis of the local area may need to be undertaken to confirm what is the locally perceived height context. This is especially relevant for areas where new development (not identified in the mapping by this study) has altered the prevailing height context.

Figure 2.3 shows the existing Context Heights in LB Camden. It also includes and overlays the average heights of current planning permission of major schemes. This provides an indication of how the context of an area will emerge if permissions are brought forward.

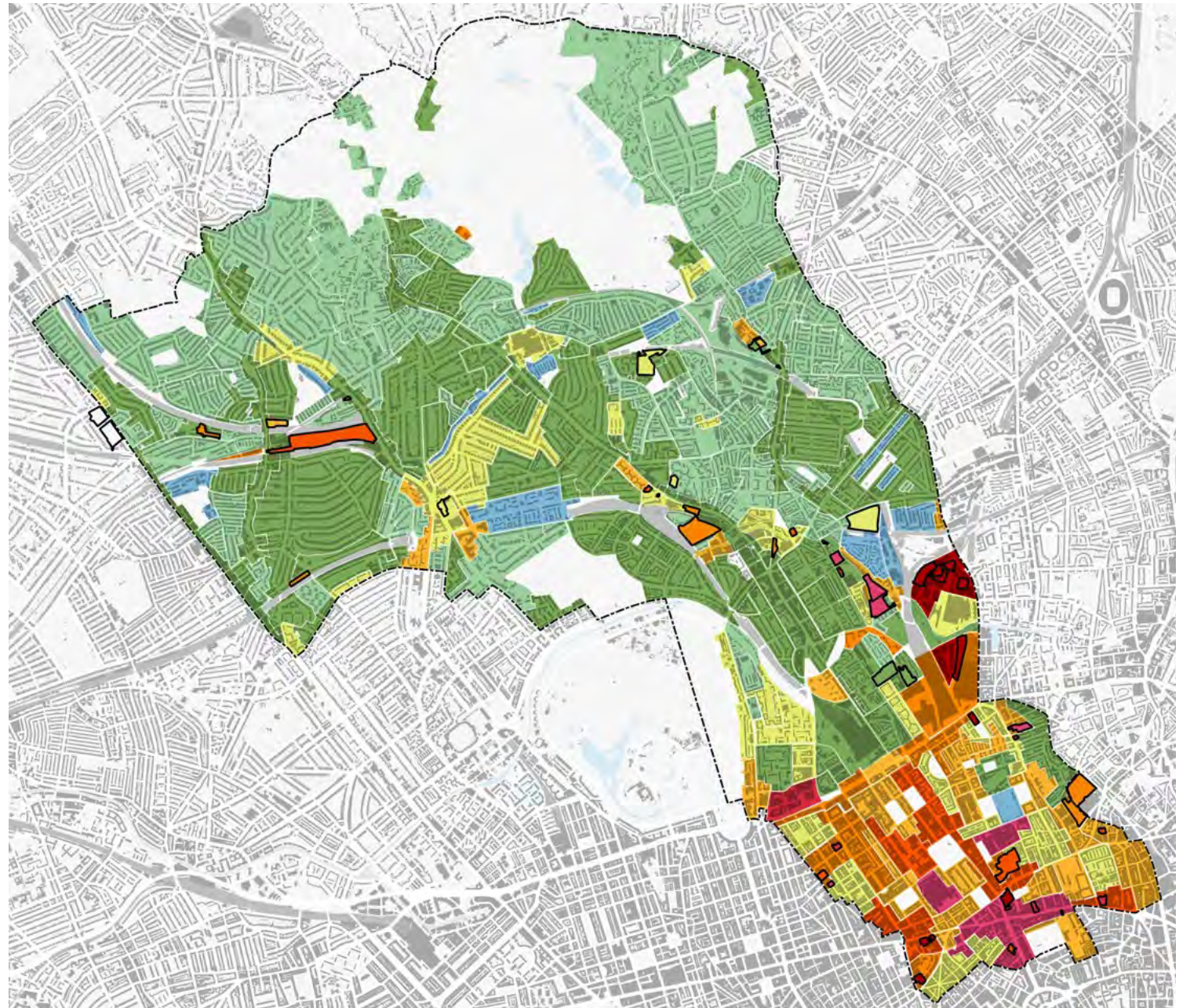


Figure 2.3: Context Heights with average heights of major planning permissions

2.5 DEFINITION OF TALL BUILDINGS IN CAMDEN

London Plan Policy D9 requires local authorities to define for specific locations at what height a building is considered tall.

For Camden, this study defines two height zones with their respective height thresholds. It divides the borough along the line of the Central Activity Zone (CAZ) boundary into Zone A to the north and Zone B to the south.

This provides a simple spatial definition in respect of a common planning policy designation, which also reflects the underlying character and height scape in these areas.

The tall building threshold for Zone A is set at 30m, which is based on the human-scale threshold for tall buildings, but also reflects the typical range of 1.5 to 2x the Local Context Height in the majority of areas. It further is the call-in threshold for major applications by the London Mayor.

The tall building threshold for Zone B is increased to 40m for areas in the CAZ to reflect the generally increased context height in these areas.

Figure 2.5 identifies Zone A and Zone B for Camden. Table 2.2 set out applicable tall building thresholds for each height zone.

Buildings that are above the respective height threshold will automatically be considered as tall buildings in respect of planning policy, and need to be scrutinised against relevant policy criteria.

Height Zone	Typical Context Heights	Tall Building Threshold	General description
Zone A (outside CAZ)	9m to 21m (3 to 6 Rst)	30m (10 Rst and above)	low and midrise residential areas in the north of Camden, including a few town centres and opportunity areas
Zone B (inside CAZ)	15m to 30m (5 to 9 Rst)	40m (13 Rst and above)	urban and intensely developed areas in the Central Activity Zone, often with a mix of smaller historic buildings and more modern developments of greater massing and height

Table 2.2: Table of tall building thresholds in Camden

Building height in this respect is defined as the total height of a building from the external ground level to the absolute top of the building, including all plant, lift over-runs and antennae, if relevant (Figure 2.4).

Buildings that are below the tall building threshold and above the context height are considered large buildings. The appropriateness of their height will need to be established against other applicable design policy criteria including how well they respond to the existing character or place making. This should also include an understanding of their context height ratio, how they relate to their immediate context, and if they locally would be considered as tall.

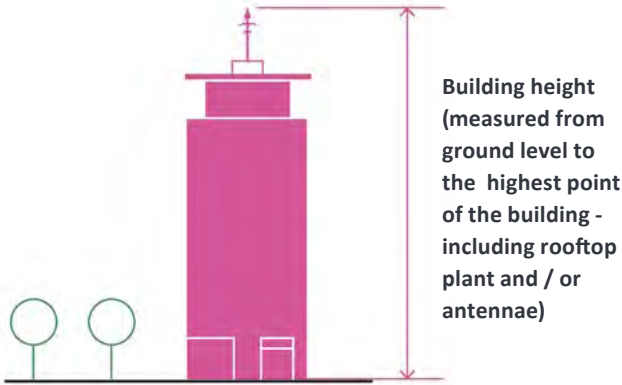


Figure 2.4: Defining building height

-  Borough boundary
- Tall Building Zones
 -  Zone A (Tall Building Threshold 30m)
 -  Zone B (Tall Building Threshold 40m)

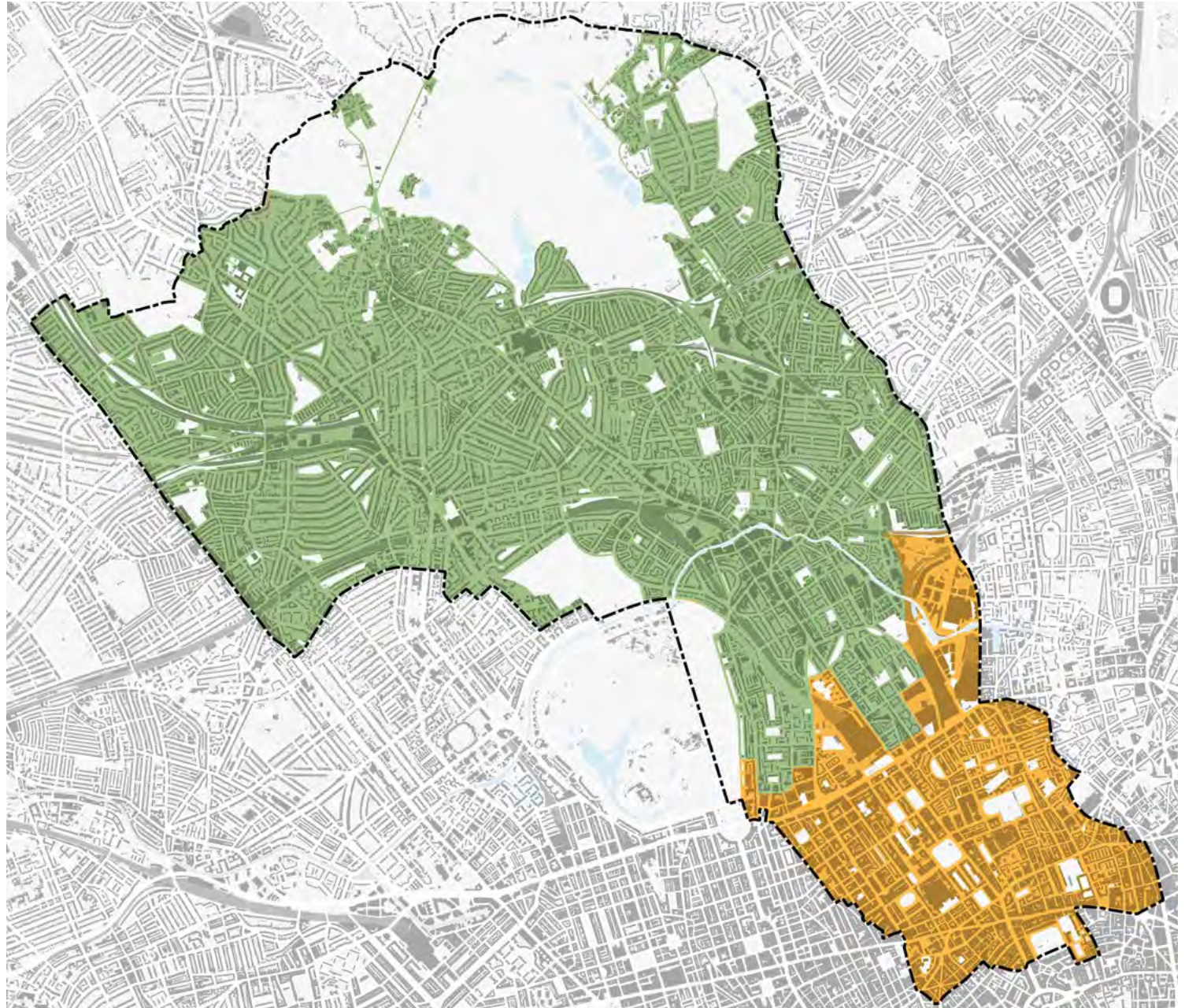


Figure 2.5: Tall building thresholds

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2.6 EXISTING AND EMERGING TALL BUILDINGS

Figure 2.6 identifies LB Camden's existing and emerging tall buildings defined against the tall building thresholds for the two zones set out in Figure 2.5.

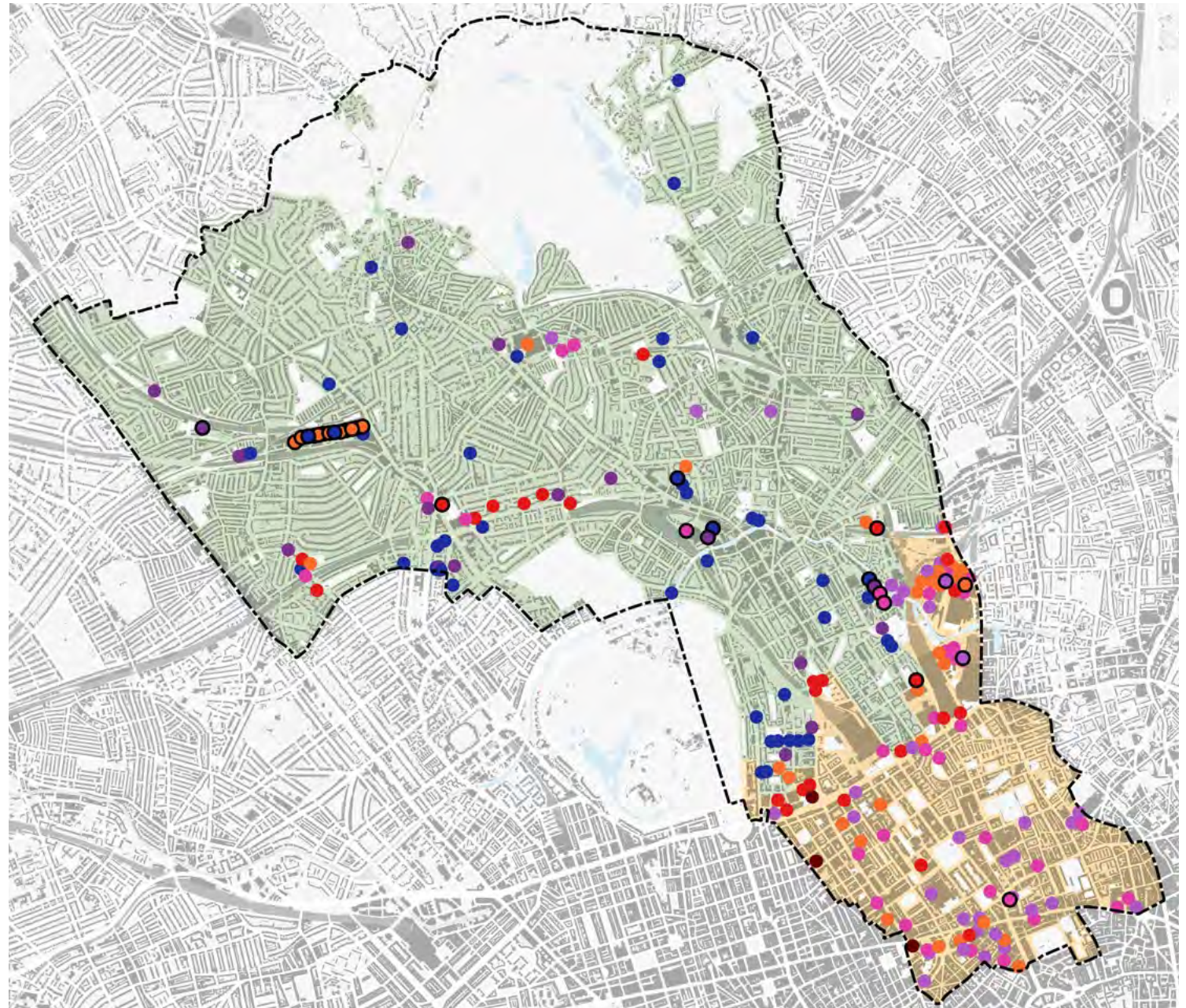
Table 2.3 provides a breakdown of existing tall buildings by their heights, and identifies their common types and broad locations.

A number of additional tall buildings have been permitted. These are also indicated in Figure 2.6. The majority are located in the Kings Cross / Camley Street areas. A number of taller buildings will be brought forward on the Camden Goods Yard site and at West Hamstead. A very tall building is permitted at Swiss Cottage.

Tall Building Height	Location and type
30m to 40m (10 Rst to 12 Rst)	A number of scattered building in Zone A, principally comprising of churches, larger historic buildings and housing estate slab blocks;
40m to 50m (13 Rst to 15 Rst)	Principally located in Zone B, they include mainly modern and contemporary commercial and residential developments. A few residential buildings of this height exist in the north of the borough in Zone A;
50m to 60m (16 Rst to 18 Rst)	In Zone A a few housing estate towers exist. The Royal Free Hospital is also in this bracket. Large concentration of contemporary development in north of the Kings Cross, other modern and contemporary tall buildings scattered in Zone B;
60m to 100m (19 Rst to 31 Rst)	Majority in this bracket are housing estate tower blocks located in Zone A. It also includes a few residential and commercial tall buildings at the fringe of Zone B, including UCLH and St. Pancras Tower.
above 100m (> 31 Rst)	Euston Tower (125m), BT tower (188m) and Centre Point (120m), all located in Zone B.

Table 2.3: Breakdown of existing tall buildings in LB Camden

-  Borough boundary
- Tall Building Zones
 -  Zone A (Tall Building Threshold 30m)
 -  Zone B (Tall Building Threshold 40m)
- Tall Building Heights
 -  100m and above
 -  60m - 100m
 -  50m - 60m
 -  45m - 50m
 -  40m - 45m
 -  35m - 40m
 -  30m - 35m
 -  Emerging Tall Buildings



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Figure 2.6: Existing / permitted tall buildings

2.7 TALL BUILDING TYPOLOGIES

The existing tall buildings in Camden tend to fall within the following ten categories:

- Historic Civic, Hospital or Educational Buildings
- Churches
- Historic Warehouse Conversion
- Postwar Estates - Point Block
- Postwar Estates - Slab Block
- Post-Millennium Residential
- Civic, Hospital or Educational Buildings
- Office Towers
- Commercial/ Institutional Buildings
- Other Landmarks

HISTORIC CIVIC, HOSPITAL OR EDUCATIONAL BUILDINGS

These tall buildings are pre-1920s historic (typically Victorian) civic, hospital and educational buildings constructed in grand, ornamental style. Their exceptional height (typically between 7-10 storeys) was used to convey their hierarchical role as a centre of public or social functions within their local context. These buildings typically front the street, have a regularity of facade rhythm and are constructed from high quality, durable materials.



Image 2.1: Historic hospital building (Mt. Vernon)

CHURCHES

Historic (pre-1920s) ecclesiastical buildings use their exceptional height (Typical spire height of 21-45 metres (equivalent to about 7-14 residential storeys)) to symbolise and communicate their hierarchical role as a centre of religious life.



Image 2.2: Historic church building (Christ Church Hampstead)

HISTORIC WAREHOUSE CONVERSION

Historic (pre-1920s) warehouse buildings use exceptional height (typical height - 7-12 storeys) to symbolise and communicate their role as centres of industry, as well as height serving a practical purpose to consolidate industrial activities. These buildings tend to front the street, have a regularity of facade rhythm and are constructed from durable materials. They typically show little ornamentation, reflective of their functional role. Due to large open plan spaces and high floor to ceiling heights, they are easily adaptable and are now popular for both residential and office conversions.



Image 2.3: Historic warehouse conversion (credit: Google)

POSTWAR ESTATES - POINT BLOCK

Many of LB Camden's Post-war (1950s-1970s) point block residential buildings were constructed as part of a progressive Welfare State in Britain in the years following the Second World War. In general, this typology tends to have:

- A poor relationship with the surrounding public realm
- Large windswept and underused green spaces around the tower base

- Blank walls and inactive ground floors, poorly marked entrances and over dominant servicing arrangements.
- Simple extrusions with little articulation

Their exceptional height (7-25 storeys) is often widely visible which is not reflective of their role in the urban hierarchy and contributes to an illegible skyline and wider townscape.



Image 2.4: Point block building (credit: Google)

POSTWAR ESTATES - SLAB BLOCK

Like the post-war, point block typology, many of LB Camden's Post-war slab block residential buildings were constructed in the years following the Second World War (1950s-1970s). Slab blocks tend to have the same pitfalls as post-war point blocks but their horizontality and bulky massing tends to create a greater visual dominance in their immediate context and can contribute to issues with permeability through a site. With average heights between 7-12 storeys, they are often not reflective of their role in the urban hierarchy.



Image 2.5: Slab block building (credit: Google)

POST-MILLENNIUM RESIDENTIAL

In LB Camden, Post-Millennium Residential buildings (2000-2020s) tend to be infill development or part of a wider strategic masterplan. They tend to have positive street frontages and limited parking provisions, which is typically arranged in on site plots. Typically they have average heights of 7-30 storeys.



Image 2.6: Post-millennium residential (West Hampstead Square)

CIVIC, HOSPITAL OR EDUCATIONAL BUILDINGS

Civic, Hospital or Educational Buildings (typically dating from 1980s-2020s) tend to be buildings of significant functional and public importance. They are often organised in campus-style block arrangements which do not create a positive interface with the public realm and can have complex servicing and parking arrangements. Due to their layouts they can sometimes create issues with block permeability. In Camden, they have average heights around 15 storeys.



Image 2.7: Hospital building (Royal Free Hospital) (credit: Google)

STAND-ALONE OFFICE TOWERS

Office towers (typically dating from 1970s-2010s) tend to be concentrated around major transport hubs and along major road corridors. They often take the form of standalone, simple extruded towers with little articulation, distinctiveness or lasting quality. They are often not part of an urban block but rather central to the plot with undefined street space and poor interface at ground floor. Heights are between 7 - 30+ storeys.

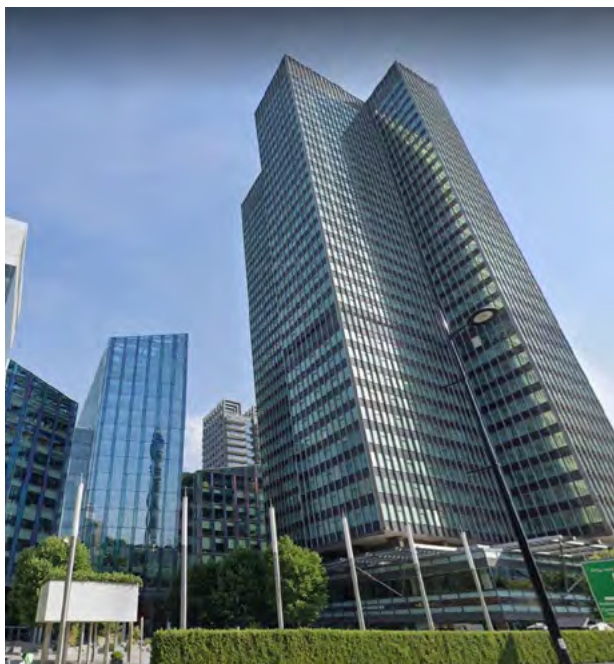


Image 2.8: Office buildings (credit: Google)

COMMERCIAL/ INSTITUTIONAL BUILDINGS

In LB Camden, Commercial/ Institutional Buildings (dating from 1970-2020s) tend to be concentrated around major transport hubs. They have street frontage with active ground floor facades and strong building line. Heights are usually between 7-20 storeys.



Image 2.9: Hotel building (The Standard Hotel) (credit: Google)

UNIQUE LANDMARKS

There are two distinct landmark structures located in LB Camden that have a strong role in city wide legibility. These are the BT Tower (1963), which is widely visible and has a conspicuous LED screen around the top which displays news events, and Centre Point (1966), which marks the intersection of Oxford Street with Tottenham Court Road and was one of the first skyscrapers in London.



Image 2.10: Point block building (Centrepoint) (credit: Google)

CHAPTER 3.

TALL BUILDING SENSITIVITIES

3.1 TALL BUILDINGS SENSITIVITIES

Tall buildings due to their exceptional height, massing and design will be more visible and prominent in the townscape. As such, their impacts on the surroundings and on views will be greater than from development that is contextual. As such they require greater levels of scrutiny.

This chapter identifies tall building sensitivities in LB Camden that any proposal for a tall building should consider. The impact of a tall building on a sensitivity will depend on its location and height, and therefore will need to be considered, appropriately tested and mitigated at the stage when the building is proposed.

The following sensitivities are discussed in this chapter:

- Camden's Heritage
- Townscape character
- Strategic and Local Views
- Open spaces and biodiversity
- Topography

Any tall building proposal will need to demonstrate how they have responded to and mitigated any negative impacts on these sensitivities.

3.2 CAMDEN'S HERITAGE

LB Camden has a rich heritage which is demonstrated by its numerous conservation areas, archeological priority areas, registered parks and gardens, listed and locally listed buildings. Much of the borough is covered by one of its 40 Conservation Areas, 14 Registered Parks and Gardens or 53 protected squares.

There are furthermore 21 identified archaeological priority areas which protect Camden's generally well-preserved archaeological heritage.

In the borough there are over 5,600 nationally designated listed buildings ranging from the 11th century St Pancras Old Church to the 1970s built Alexandra Road Estate and many locally listed buildings.

The National Planning Policy Framework (NPPF) establishes in paragraph 189 that heritage assets "are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."

All heritage assets, designated and non-designated, have a degree of significance meriting consideration in planning decisions, and therefore potential impact must be considered when any asset will be affected by tall or large-scale development schemes.

CONSERVATION AREAS

Conservation Areas can be sensitive to tall buildings as they generally contain a higher concentration of heritage assets than other areas, and are recognised for their historical and architectural qualities. Tall buildings which are out of context with the surrounding scale and unsympathetic to the design of these areas of special historic quality are likely to be harmful to the significance of heritage assets and their setting within Conservation Areas. Equally tall buildings in the vicinity of a Conservation Area can affect views towards and from within that area, and also undermine its special townscape character and its setting. The desirability of protecting the character of a Conservation Area is set out in primary legislation within the Planning (Listed Building and Conservation Areas) Act 1990 s72. This is reinforced in the NPPF guidance.

LISTED BUILDINGS

Listed Buildings and structures can take a very wide form of varying scales and have been designated for a wide variety of reasons which includes architectural, historic, aesthetic and associated values. Not all listed buildings and their settings will be sensitive to tall buildings, but over dominant, out of context tall buildings could undermine their significance. Local authorities must pay special regard to the desirability of preserving

the building or the setting of any features of special architectural or historic interest it possesses as set out in the Planning (Listed Building and Conservation Area) Act 1990 s66.

REGISTERED PARKS AND GARDENS

Registered Parks and Gardens are particularly sensitive to tall buildings as a result of their open and relatively undeveloped nature and designed landscape character. Often they contain set views and vistas towards buildings and features, or panoramas over the landscape set against the open sky. They also form the setting of historic buildings, that often themselves are listed.

Tall buildings can be harmful to Registered Parks and Gardens when they appear incongruous over the tree line and visually intrude and detract from the landscape character, especially where this is undisturbed by external development or contains formal design qualities. They also may obscure or detract from views, and affect the setting of heritage assets.

SUGGESTED PRINCIPLE: Tall buildings that are inappropriately sited, overly tall, incongruous or conspicuous can have a harmful impact on the significance of heritage assets and their setting, and should be avoided. Tall buildings within or in the vicinity of heritage assets should be thoroughly tested and should demonstrate how the impact on the significance of heritage assets and their setting has been avoided or appropriately mitigated.

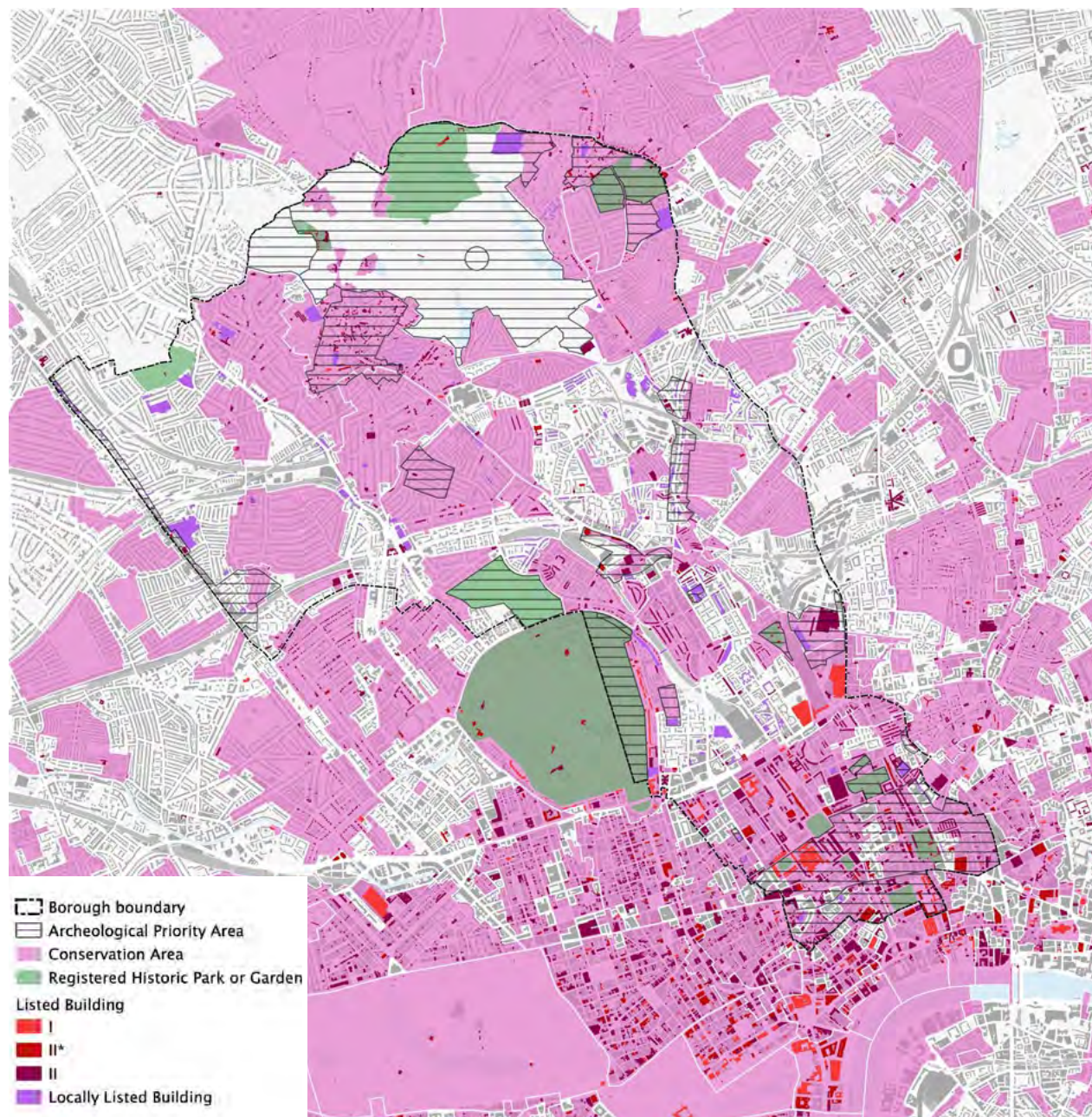


Figure 3.1: Heritage Designations

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3.3 TOWNSCAPE CHARACTER

LB Camden carried out a character assessment in 2015 (Figure 3.2) which identified typological character areas outside of designated Conservation Areas, public open spaces and growth areas. The study classified areas by similar typological features. These typological categories are:

- Victorian Mansion Block
- Victorian villas/ large house
- Victorian terraces (large)
- Victorian terraces (small)
- Early 20th century apartment blocks
- Inter-war housing
- Post war estates - low rise
- Post war estates - medium/high rise
- Large detached house
- Gated apartment complex
- Late 20th century estate
- Mixed residential
- Education
- Health
- High Street
- Local Centre
- Big box retail
- Mixed use
- Office
- Distribution/storage
- Industrial estate
- Warehouse/conversions

Different townscape character areas may have different sensitivities to tall buildings. Some townscape areas in Camden have a highly coherent character with a smaller grain and scale of development where a tall building would always be out of context. Other areas, such as parts of the town centres, the Central Activity Zone (CAZ) or commercial areas may already comprise a mix of buildings with a range of heights and scales, and therefore may be less sensitive to a taller building. A highlevel classification of character areas has been undertaken in respect of the principal sensitivity of the character typology to tall buildings. This classification in 'sensitive' and 'somewhat sensitive' areas is show in Figure 3.3.

In a sensitive or somewhat sensitive area, a tall building could be out of proportion and over-dominant to an existing context, detract from established townscape characteristics, or locally fail to integrate appropriately with its surrounding built fabric. Any proposal for a tall building should assess its townscape impact and demonstrate how the proposal will make a positive contribution to the area and enhance its townscape characteristics. This is particularly important in areas where there are no other large or tall buildings as part of the existing character.

A few areas that are specifically targeted for regeneration and comprehensive change (such as the growth areas in West Hampstead, Kentish Town or Camley Street), may offer an opportunity

to establish a new place with its own character and identity. Larger or taller buildings could have a role in place making, subject to the specific context, vision for change and other planning policy criteria.

SUGGESTED PRINCIPLE:

No place is alike and there is no one-size-fits all approach to understanding if a tall building would fit in with a local character. Notwithstanding the identified sensitivity to tall building of a character area, any proposal for a tall building should demonstrate a thorough understanding of the place, its townscape character, how it has evolved, and how it is going to change in the future. A tall building should feel as an integral part of an existing (or emerging) townscape character, avoid detracting from established features and characteristics, and have a clear role in delivering the place making vision for a place.

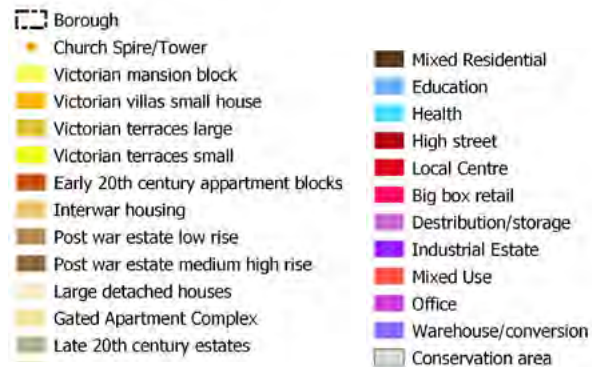
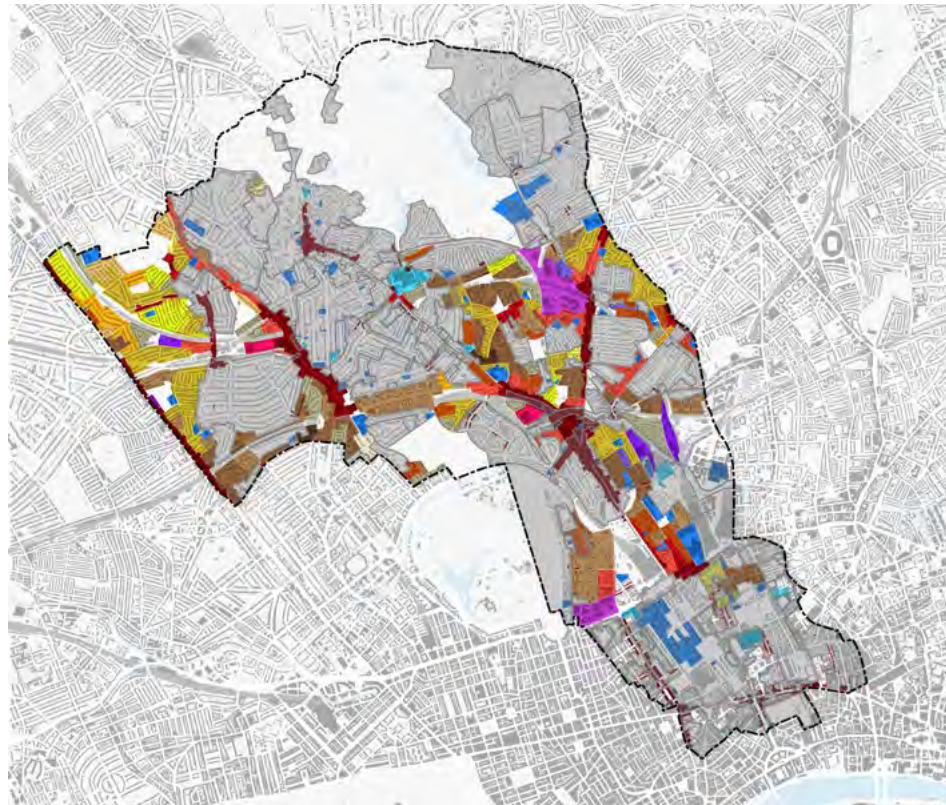


Figure 3.2: Character Areas (assessment from 2015 only covered areas outside of Conservation Areas)

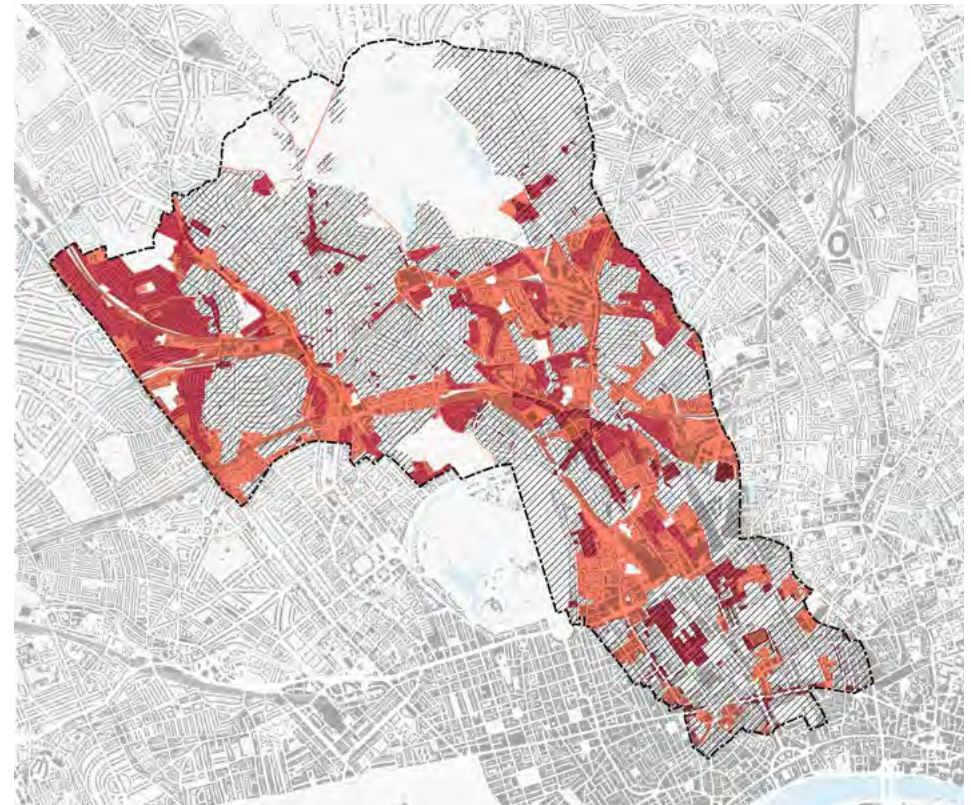


Figure 3.3: Character Areas - sensitivity to tall buildings (diagram also includes other areas outside of Conservation Areas (somewhat sensitive to change). Parts of townscape character areas that are part of a conservation area are classified as sensitive to tall buildings.

3.4 VIEWS (LVMF)

A number of London's most famous and valued views originate in, or extend into, Camden.

These are:

- Views of St Paul's Cathedral from Kenwood,
- Parliament Hill and Primrose Hill;
- Views of the Palace of Westminster from Primrose and Parliament Hills; and
- Background views of St Paul's from Greenwich and Blackheath.

The current framework for protecting these views is set by the London Plan and the Mayor's London View Management Framework supplementary planning guidance (Figure 3.4).

SUGGESTED PRINCIPLE:

Any proposed development of a building that rises notably above the height of its surrounding context and is located near or within the foreground or backdrop of one of the identified LVMF views, should undertake a preliminary study to identify how the view constrains this particular location, if it could become visible and what the effect would be on the protected view. Even if a proposed building remains below the protected threshold plan of protected vistas, the impact of a proposed tall building with its massing and height on the affected view should be carefully considered and tested from early on in the design process to demonstrate that it will avoid any harm to the view.

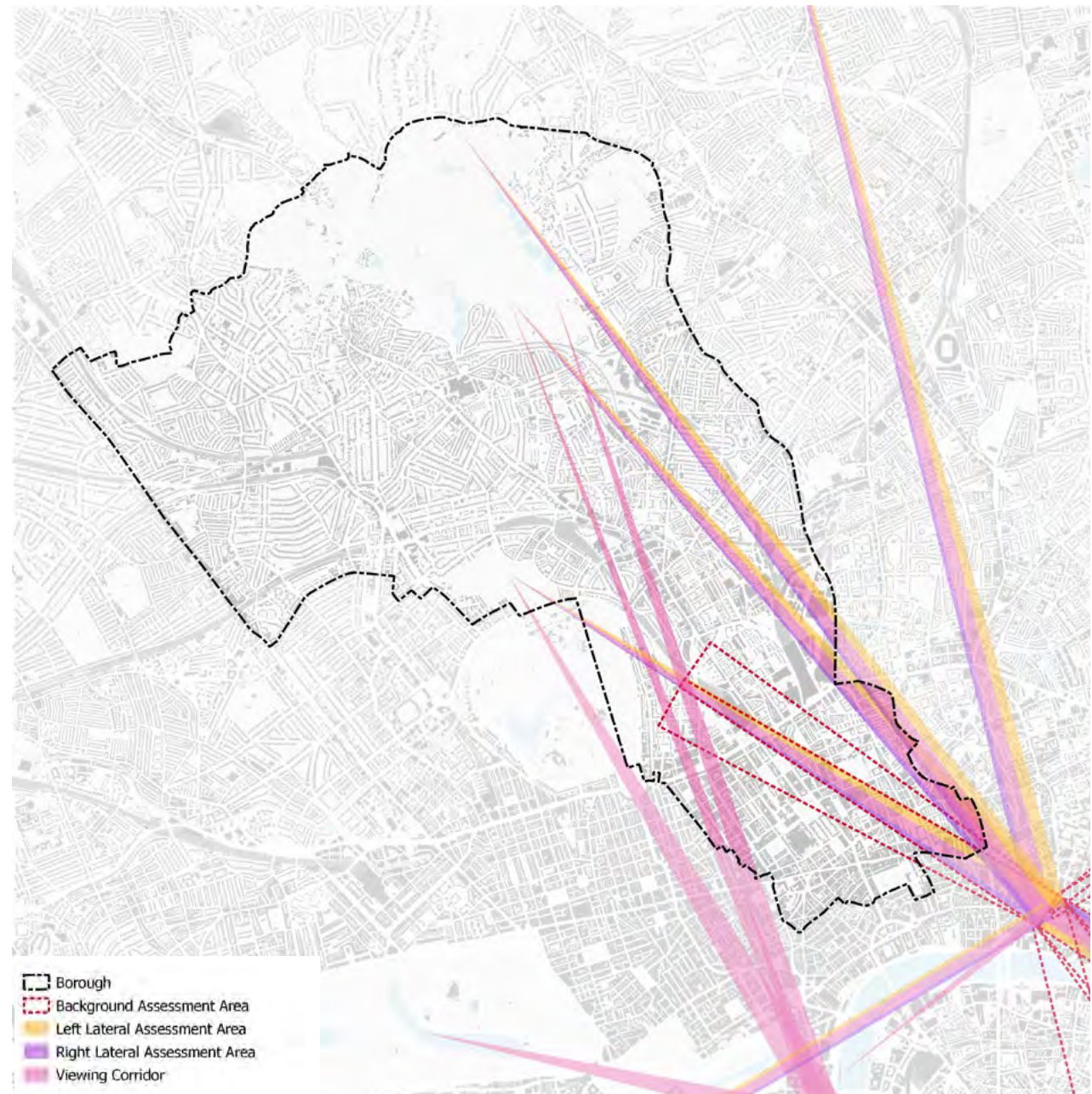


Figure 3.4: London View Management Framework

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3.5 VIEWS (LOCAL)

Local views are set out in Camden's Planning Frameworks, Conservation Management Plans and in 'Made' Neighbourhood Plans. These types of views often identify landmarks or other built or landscape features that form a significant part of the view and have a locally important role in the townscape and character of the place.

Local views are often cherished for their intrinsic characteristics, the ability to see over the urban fabric or to get an understanding of the geographic features of a place. However, indiscriminate development of tall buildings can lead to a fragmentation of the skyline and detract from other aspects that are formative for Camden's identity. Tall buildings may also intrude into local views and detract from their defining characteristics, and affect distinctiveness and character.

SUGGESTED PRINCIPLE:

The impact of tall buildings on established local views should be assessed at application stage, through visual impact work to ensure the effects on the composition and character of views and the skyline are fully understood and acceptable or desirable.

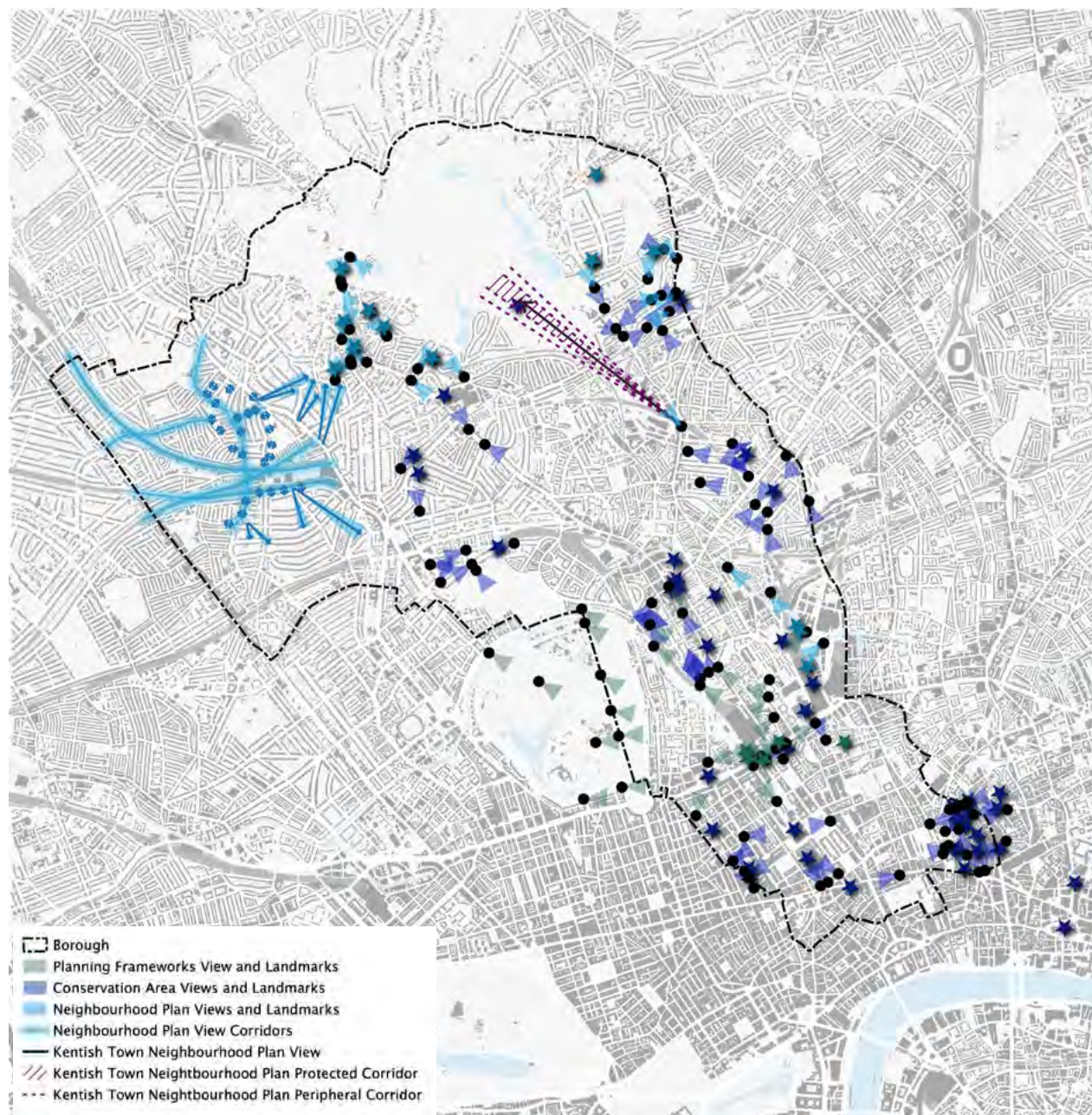


Figure 3.5: Local Views

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3.6 GREEN SPACES

Open spaces are very important in shaping the identity of the Borough and are an important component of the character of the neighbourhoods that interface with them. LB Camden is diverse in terms of green and open spaces; the south of the borough is characterised by central Georgian squares and small parks, while the north of the borough is characterised by leafy historic villages and significant open spaces such as Hampstead Heath. Some of Camden's open spaces are designated as Metropolitan Open Land. This is open space of London wide significance that provides a break in the built up area. Other open spaces are Local Green Spaces designated by adopted neighbourhood plans.

Green spaces also provide an important resource for the physical and mental well being of city dwellers. They offer opportunities for people to escape the urban environment and immerse themselves into nature. Limited visual presence of buildings can be an important feature of green spaces that support their health benefits. Tall buildings can cause a significant visual and urbanising impact onto open spaces by intruding into views and detracting from their natural and secluded characteristics.

SUGGESTED PRINCIPLE: Any tall building proposed near designated open spaces should undertake visual impact work to understand how the proposal impacts on the open space and avoids detracting from its prevailing characteristics and its visual and amenity value. Tall buildings should avoid intrusion and overbearing impacts on the green and open character of the open space.

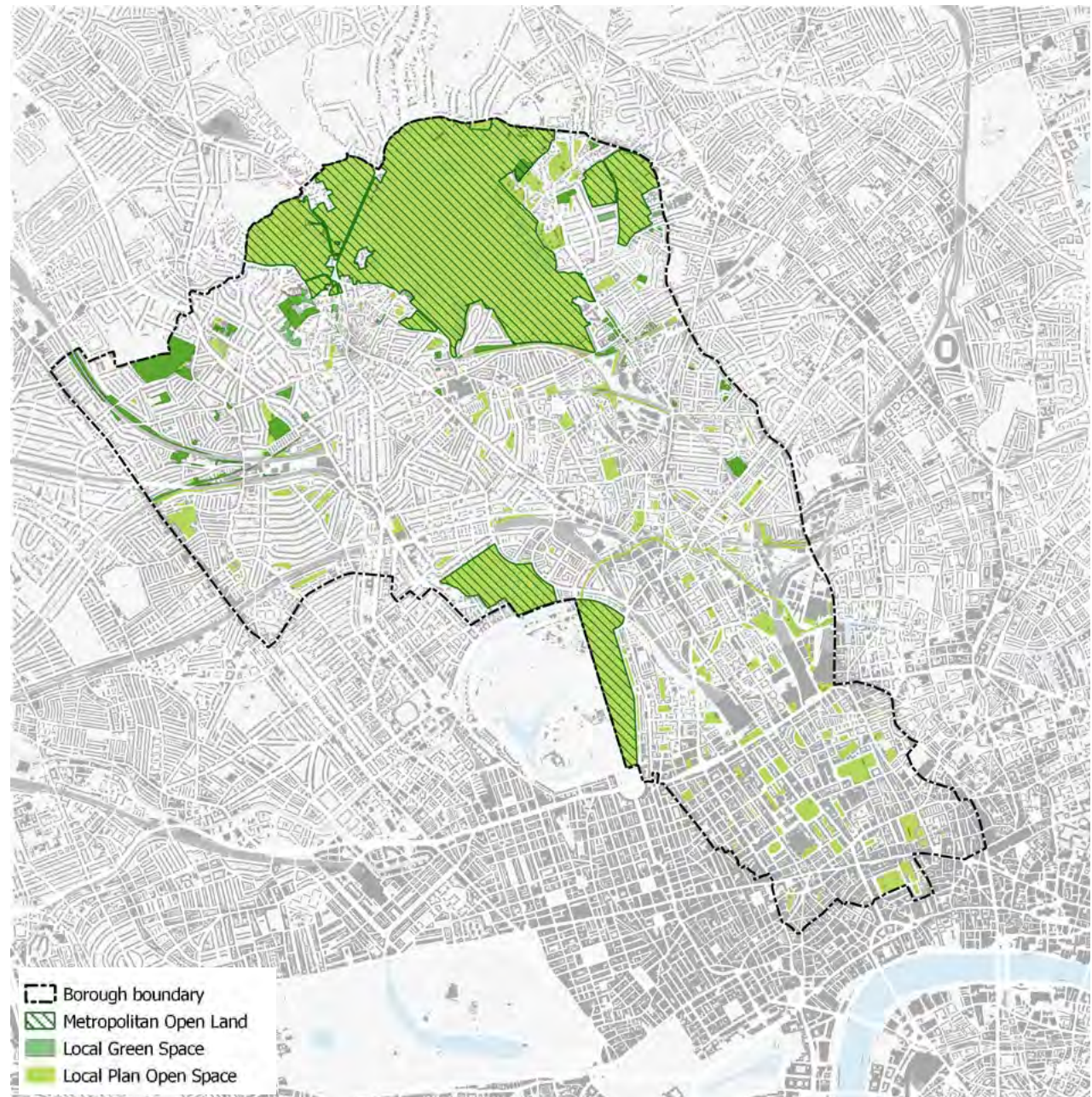


Figure 3.6: Green Spaces

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3.7 BIODIVERSITY

Sites of Special Scientific Interest (SSSIs) are the country's best wildlife and geological sites. Hampstead Heath Woods SSSI, and part of the Kenwood Estate managed by English Heritage, are the only SSSIs in Camden. Camden has 38 areas designated as Sites of Importance for Nature Conservation (SINC), covering almost 414 hectares. Some of these are managed by the Council, the rest owned by various organisations, most notably the City of London Corporation, the Royal Parks and Network Rail. These SINCs form the core of Camden's wildlife network and their protection, enhancement and connectivity to surrounding habitat is a priority. Local Nature Reserves (LNRs) are sites that are important for wildlife and provide local communities with opportunities to access and engage with nature. There are four LNRs in Camden: Adelaide, Belsize Wood, Westbere Copse, and Camley Street Natural Park.

Biodiversity sites often benefit from a secluded nature and the absence of urban activities. Any development can have significant detrimental impacts on nearby biodiversity and natural environments by damaging or disrupting natural environments or corridors. This can be amplified in the case of tall buildings due to the level of change, the greater building mass and physical and visual impact, including from light pollution, overshadowing and wind impacts.

SUGGESTED PRINCIPLE: Tall building proposals near designated biodiversity sites should undertake an environmental impact study to evaluate its impact on biodiversity and establish strategies for effective mitigation measures.

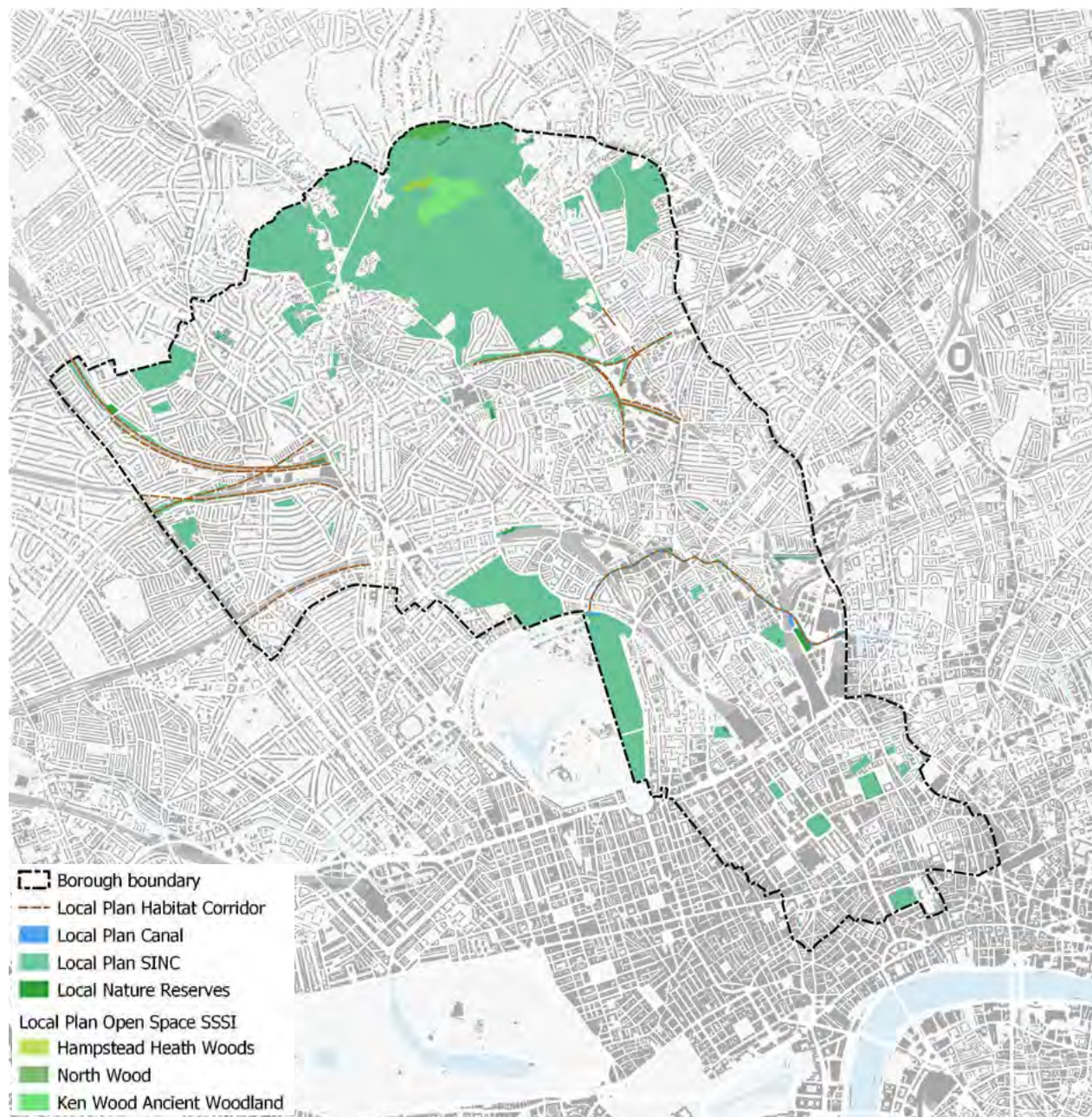


Figure 3.7: Biodiversity

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3.8 TOPOGRAPHY

The character of the Borough is shaped by its topography. Whilst the majority of Camden's southern area is on low-lying land, the topography in the north of the borough rises up dramatically. The villages of Hampstead and Highgate are situated at the top of two hills and roads leading up to these hills are steep. The northern end of Hampstead Heath is one of the highest points in London at 134 metres (440 feet) above sea level; Highgate Hill rises to 100 metres (328 feet) above sea level. These high points are at the northern edge of the Borough and this affords views southwards across the city. Hampstead Heath and Primrose Hill are significant open spaces that provide tremendous views across London. Some of the borough's high points are designated strategic viewpoints which allow the appreciation of city landmarks such as the dome of St. Paul's and wider views of the city skyline.

Elevated areas are visually exposed and tall buildings would be more visually prominent in views across the urban landscape, especially if they rise above the tree cover, break the horizon line or become dominant features that detract from the green and coherent characteristic of hillsides and tops.

SUGGESTED PRINCIPLE: Tall buildings on elevated land (generally above 70m AOD) should be strongly scrutinised in respect of their impact on incidental townscape views from surrounding areas and the character and visual appearance of Conservation Areas in elevated locations.

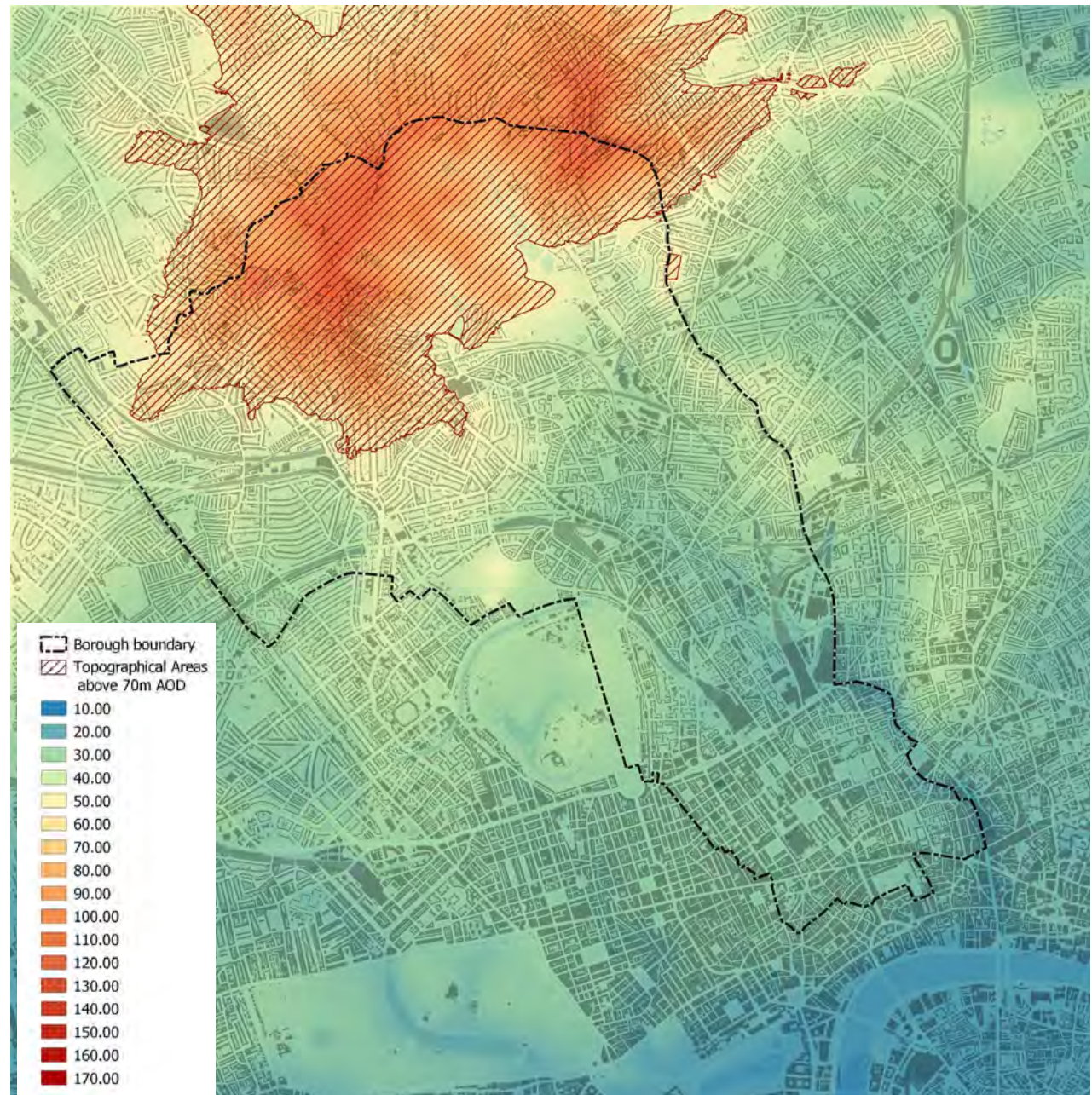


Figure 3.8: Topography, indicating elevated area above 70m AOD

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CHAPTER 4.

IDENTIFICATION OF AREAS OF SEARCH

4.1 INTRODUCTION

London Plan Policy D9 requires Local Authorities to identify locations where tall buildings may be an appropriate form of development.

Tall Building Area Sifting is the process by which to identify “Areas of Search” that may have the hypothetical potential to accommodate tall buildings, and that should be subject to further detailed study. This needs to consider factors that support tall buildings in an area, as well as factors that are sensitive to tall buildings.

This chapter sets out the sifting process undertaken that led to the definition of a number of Areas of Search in Camden. It also sets out which of those Areas of Search have been taken forward for more detailed study in Chapter 5.

4.2 SIFTING

STEP 1: AREAS OF POTENTIAL FUTURE DEVELOPMENT

In response to London Plan Policy D9, this study has identified areas where significant development is expected in Camden and that therefore should be assessed to consider whether they are locations where tall buildings may be an appropriate form of development. These are:

- Camden Character Study – areas for potential intensification and redevelopment
- Growth areas identified in the Local Plan 2017
- Draft Site Allocations Local Plan 2020 areas and sites
- Euston Plan Area
- Town Centres

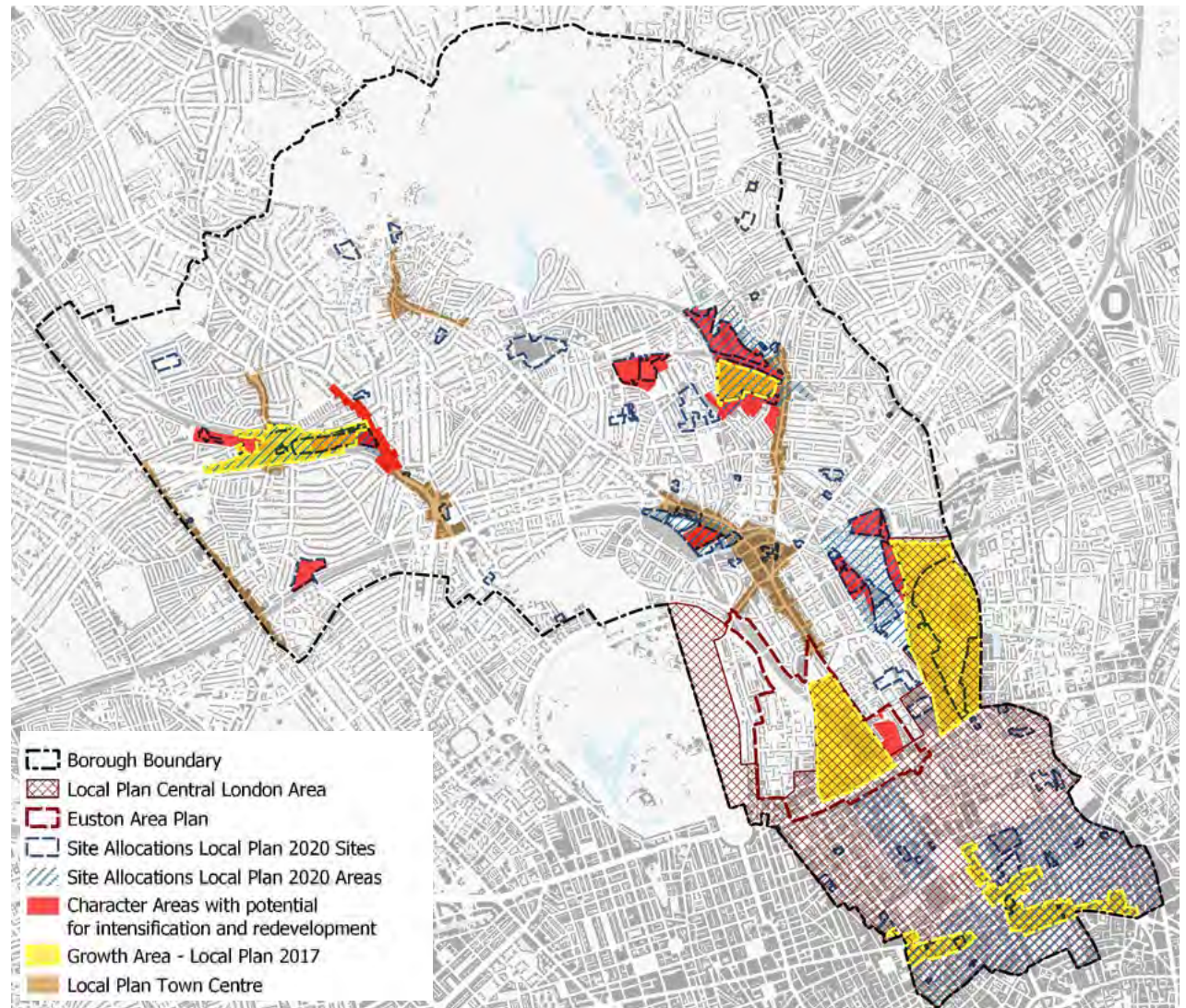


Figure 4.1: Areas of potential future development

STEP 2: SIFTING OUT OF SMALL SITES

Small sites (mainly draft site allocations) that do not form part of either an identified growth area or a wider draft Site Allocation Local Plan area policy were sifted out from the locations to be assessed to consider whether tall buildings may be an appropriate form of development, as their small size does not offer opportunity for comprehensive change and wider placemaking.

Figure 4.2 shows areas to go forward in the sifting.

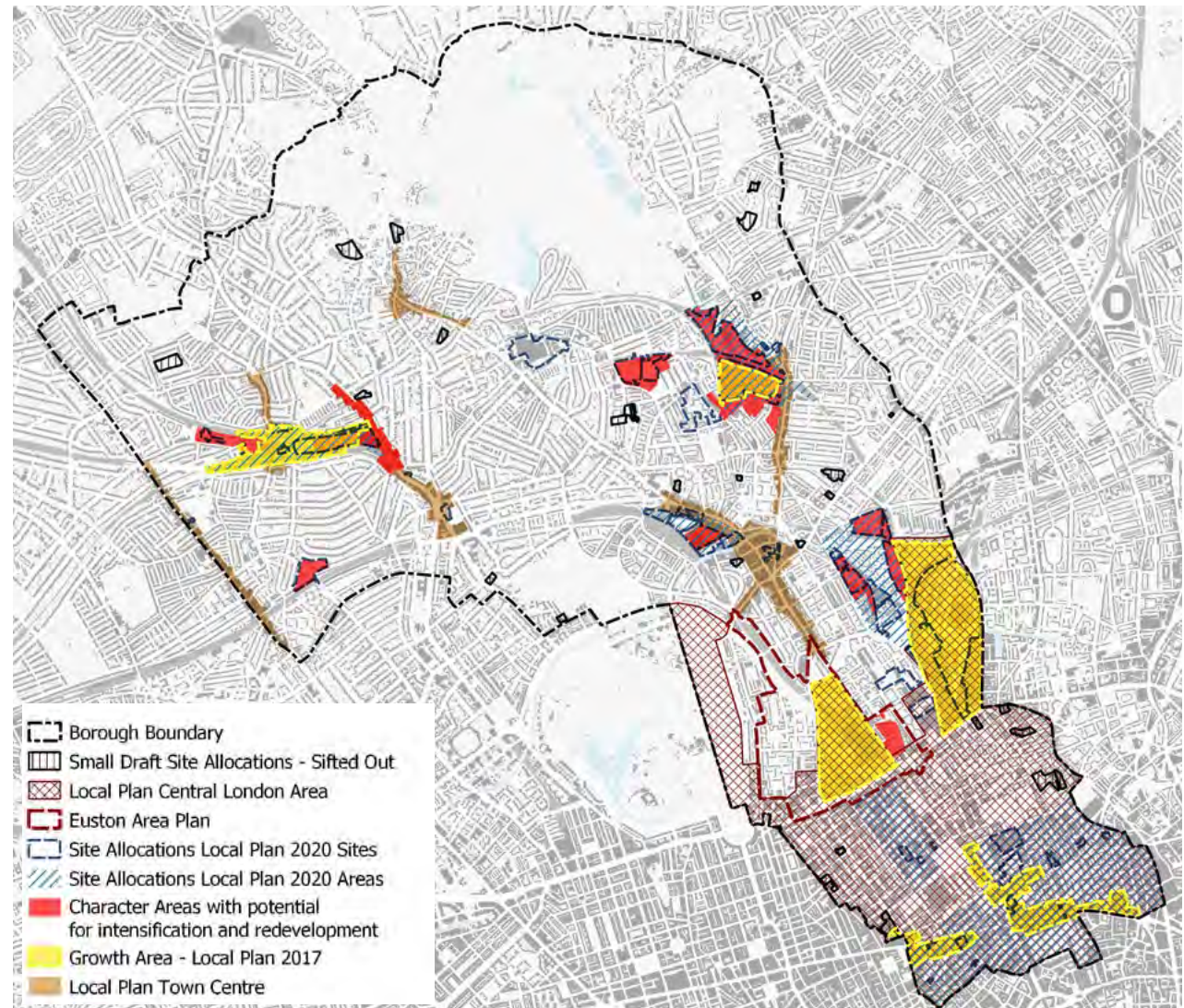


Figure 4.2: Areas of potential future development, indicating smaller sites to be sifted out

STEP 3: IDENTIFICATION OF SENSITIVE AREAS

Chapter 3 identified tall building sensitivities in Camden. Some of these sensitivities do not preclude tall buildings in principle but require impact testing. Others, however, are sensitive to the extent that tall buildings are less likely to be supported in these areas, as they are more likely to have harmful impacts. These include:

- **Conservation Areas**, - these are designated to preserve and enhance established historic, architectural and townscape characteristics in defined areas. As such they can be sensitive to tall buildings, specifically in areas that are low-rise and of a consistent scale.
- **Sensitive Townscapes**, - these are areas with coherent, low rise characteristics where a tall building would be out of character.
- **Green Spaces**, - by their very nature these are inherently sensitive to tall buildings (or any larger scale development).

The sensitivity of locations within areas identified as somewhat sensitive to tall buildings will depend on their specific characteristics and context.

Figure 4.3 identifies areas that are sensitive to tall buildings, and where tall buildings are less likely to be supported. It also indicates areas the area 'somewhat sensitive' to tall buildings to ensure, the potential sensitivity of these areas is acknowledged as part of the sifting process.

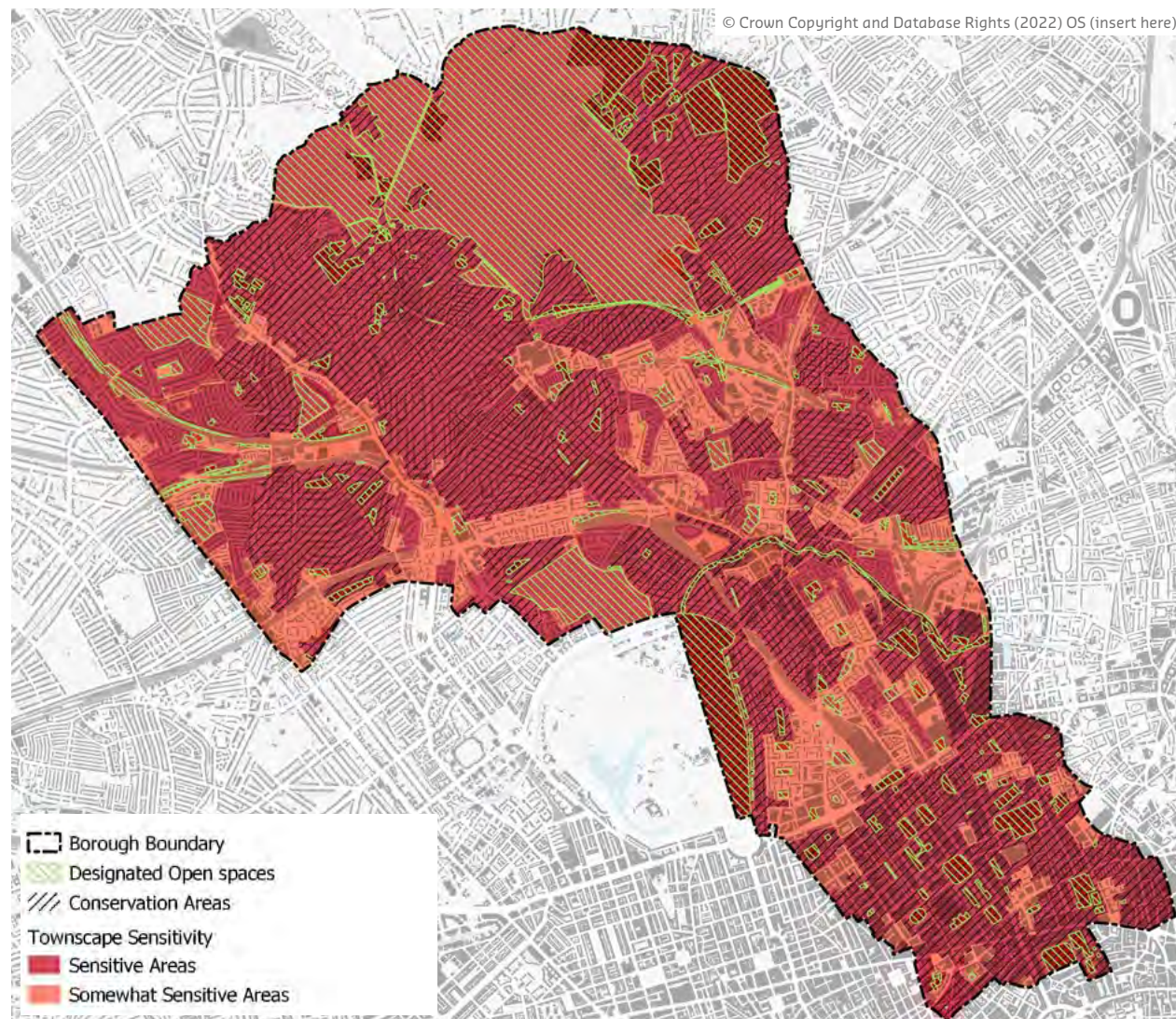


Figure 4.3: Areas that are sensitive and somewhat sensitive to tall buildings

STEP 4: SIFTING OF SENSITIVE AREAS

Figure 4.4 overlays areas of potential future development with areas that are sensitive and somewhat sensitive to tall buildings. This step sifts out a number of areas of potential future development that are fully covered by sensitive areas. For example, this includes the town centres of Hampstead and West Hampstead, and a number of site allocations in Hampstead and the Tufnell Park / Highgate areas. It also eliminates a number of sites identified by the Draft Site Allocations Local Plan 2020.

Other areas of potential future development, that are only partially covered by sensitive areas or that are covered by somewhat sensitive areas, are retained by the sifting.

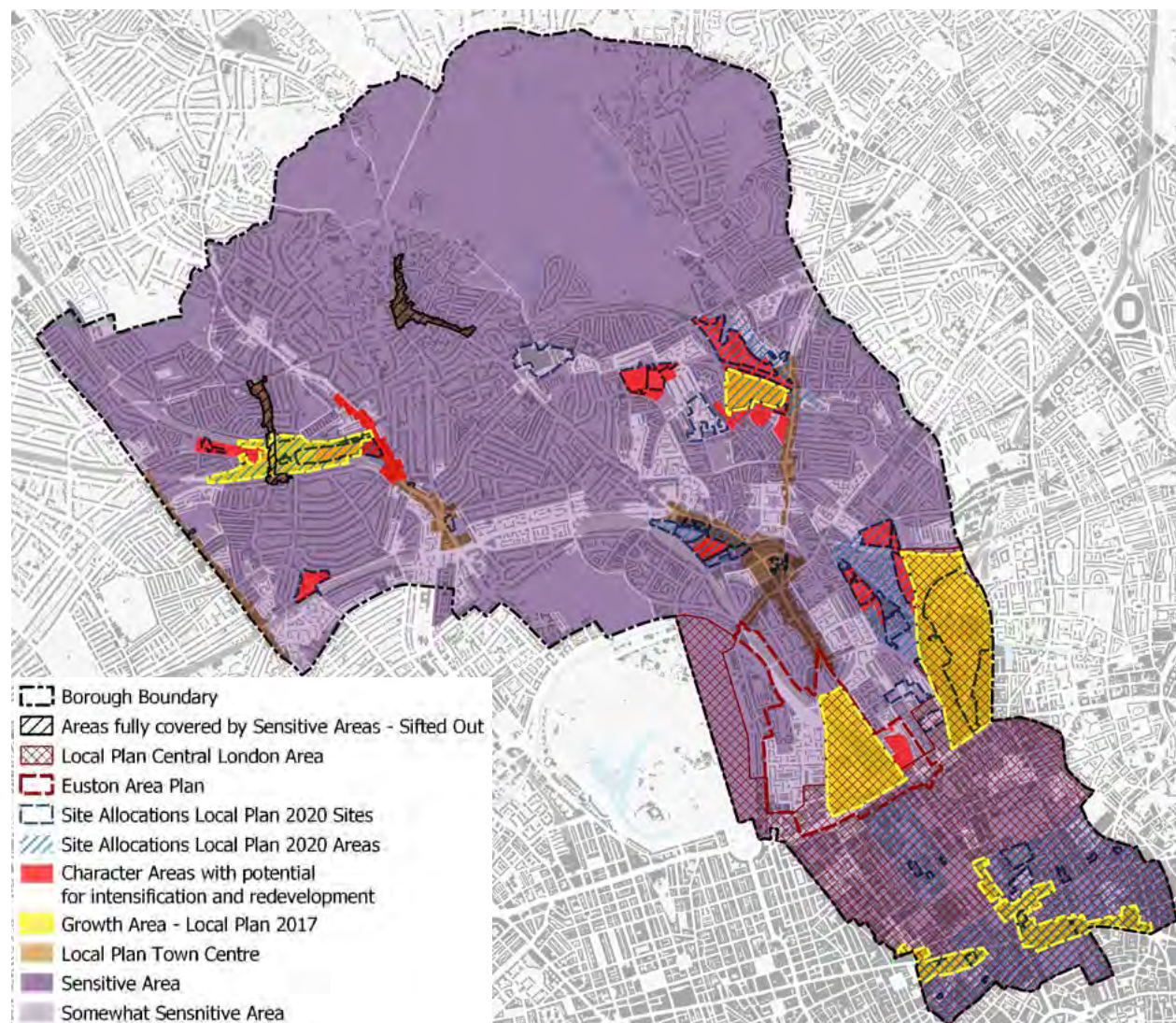


Figure 4.4: Overlay of areas of potential future development with sensitive (and somewhat sensitive) areas, identifying potential future development areas fully covered by sensitive areas for sifting out

STEP 5: AREAS OF SEARCH

The sifting approach identifies 20 Areas of Search in LB Camden. This Study assesses whether tall buildings may be an appropriate form of development at these locations in accordance with the London Plan.

The identification of an Area of Search does not mean that tall buildings automatically are acceptable in this area. The potential of these areas to accommodate larger or taller buildings will need to be established through detailed exploration and testing, and in some of these areas the outcome of this testing may be that they are not suitable for tall buildings.

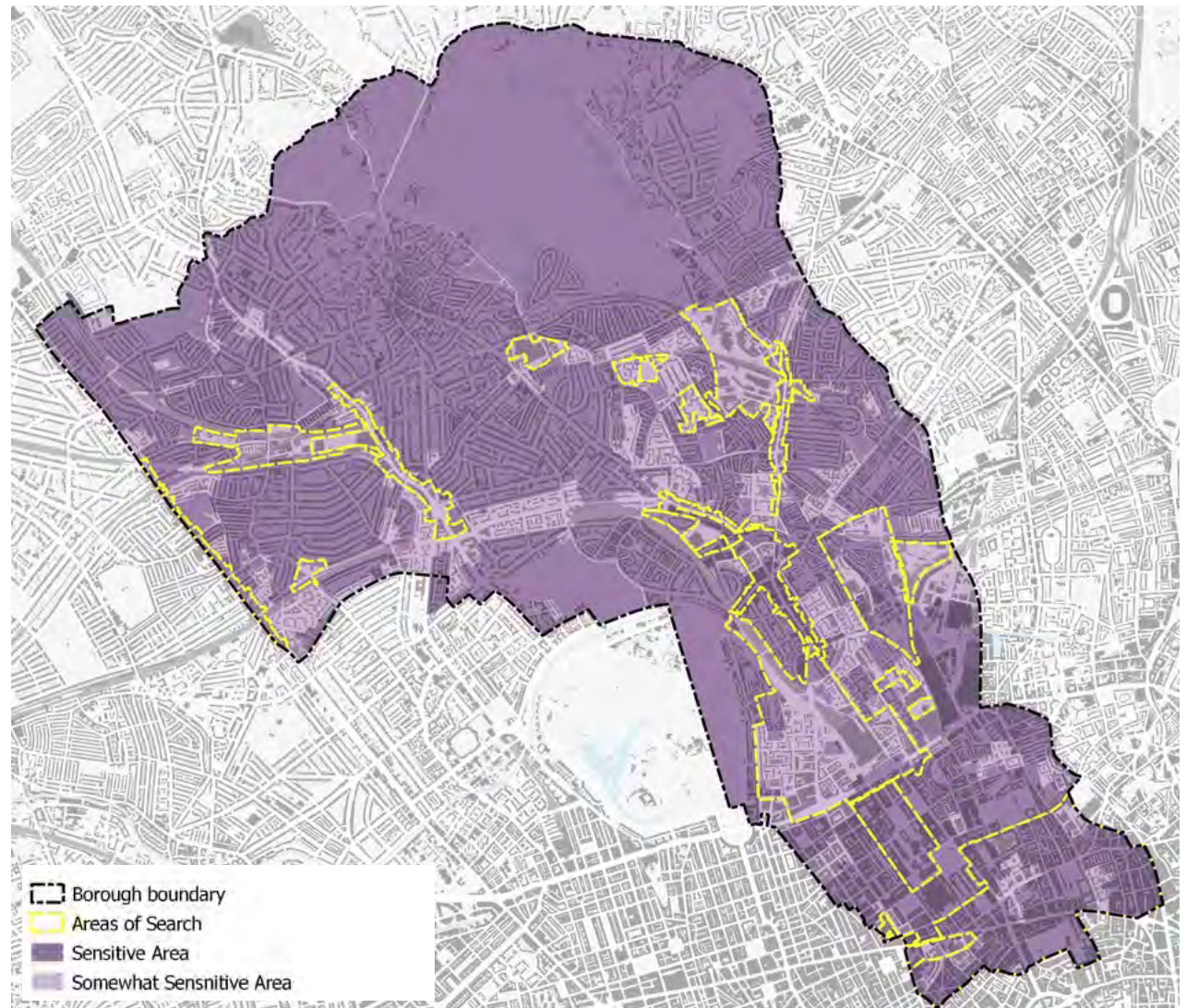


Figure 4.5: Areas of Search, identifying areas taken forward in Chapter 5

AREAS OF SEARCH SELECTED FOR DETAILED ASSESSMENT

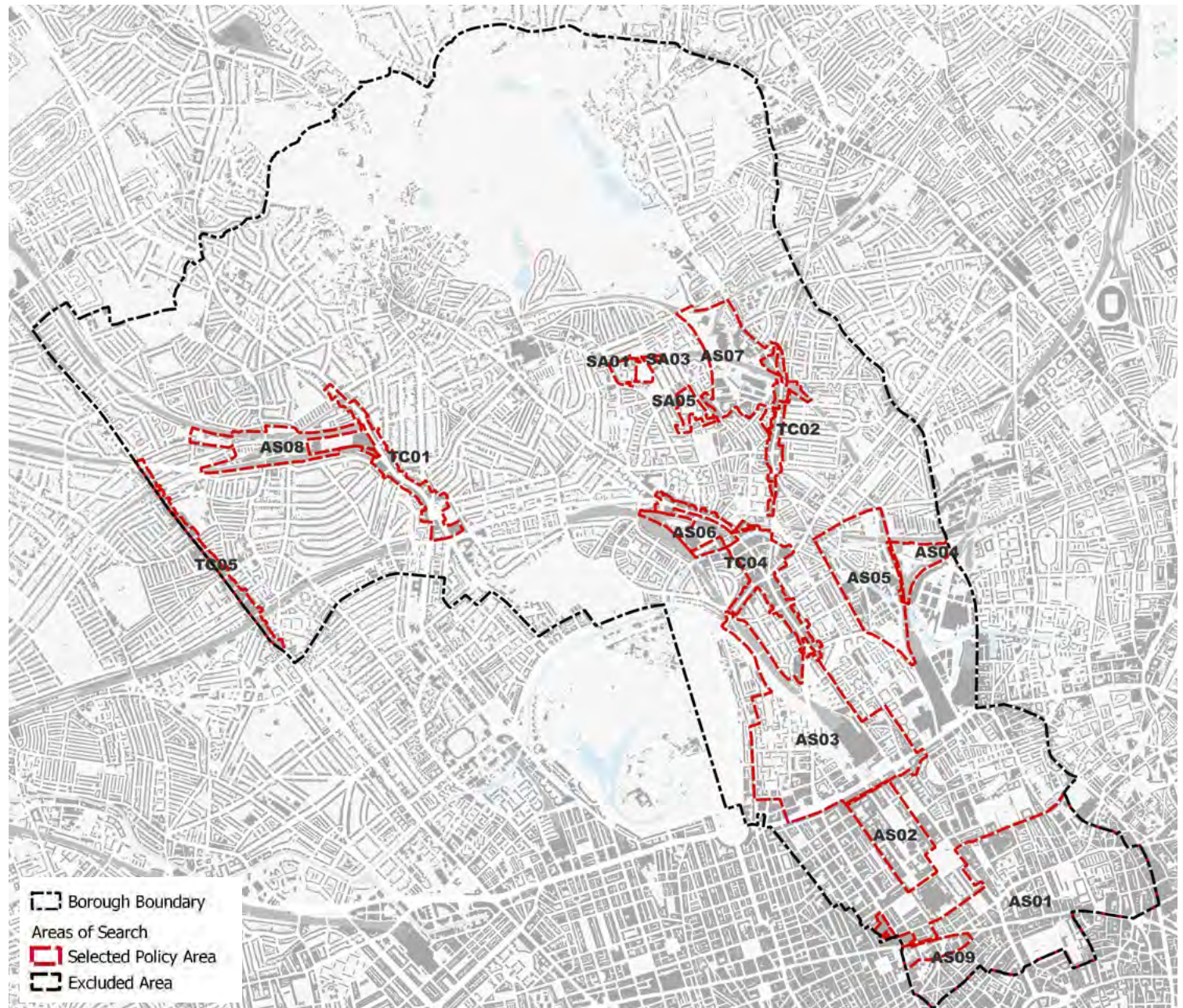
This study undertakes more detailed exploration and assessment for 15 Areas of Search and provides area specific guidance on height and tall buildings. These areas were selected by Camden Council as requiring more detailed exploration and guidance.

Table 4.1 contains a list of identified Areas of Search and identifies those taken forward for more detailed analysis in Chapter 5.

In addition to the assessment of the 15 areas of search, Chapter 5 also includes a review of the draft Euston Area Plan that provides tall building recommendations independent from this study, in order to establish its consistency or divergence from this study.

Area code	Name	Taken forward for detailed analysis
AS01	Local Plan Growth Area Holborn Area	included
AS02	Central London Area, Draft Site Allocations Bloomsbury Area	included
AS03	Opportunity Area Euston of Draft Euston Area Plan	review included
AS04	Opportunity Area Kings Cross	included
AS05	Camden Community Investment Programme Regeneration Area, Draft Site Allocations, Camley Street and St Pancras Way Area	included
AS06	Planning Framework Area, Draft Site Allocations, Camden Good Yard Area	included
AS07	Local Plan Growth Area, Kentish Town Area	included
AS08	Local Plan Growth Area, West Hampstead Interchange Area	included
AS09	Growth Area Tottenham Road Area	included
TC01	Finchley Road and Swiss Cottage Town Centre	included
TC02	Kentish Town Town Centre	included
TC03	Camden Town Centre	included
TC04	Kilburn Town Centre	included
SA01	Camden Community Investment Programme Regeneration Area, Draft Site Allocations, Wendling Estate, Haverstock Road	included
SA02	Camden Community Investment Programme Regeneration Area, Draft Site Allocations, Central Somers Town	excluded
SA03	Camden Community Investment Programme Regeneration Area, Draft Site Allocations, Wellesley Road - Bacton Low Rise	included
SA04	Draft Site Allocation, Royal Free	excluded
SA05	Camden Community Investment Programme Regeneration Area, Draft Site Allocations, West Kentish Town Estate	included
SA06	Draft Site Allocation, Land to the rear of British Library	excluded
SA07	Draft Site Allocation, Abbey Co-op Housing sites at Casterbridge and Snowman House	excluded

Table 4.1: Areas of search



CHAPTER 5: **ASSESSMENT & GUIDANCE FOR AREAS OF SEARCH**

5.1 INTRODUCTION

The following chapter explores in more detail fifteen of the 'Areas of Search' identified in Chapter 4.

From north to south this includes the following areas:

- AS07 - Kentish Town Area
- TC02 - Kentish Town Town Centre
- SA01, SA03, SA05 - Gospel Oak and Haverstock Areas
- AS08 - West Hampstead
- TC01- Finchley Road/ Swiss Cottage Town Centre
- TC04 - Kilburn Town Centre
- AS06 - Camden Goods Yard
- TC03 - Camden Town Centre
- AS05 - Camley Street & St Pancras Way
- AS04 - King's Cross (north side)
- AS02 - Bloomsbury Campus Area
- AS09 - Tottenham Court Road Growth Area
- AS01 - Holborn and Covent Garden Area

This chapter covers each area in turn. This includes a review of their planning context, sensitivities, planning permissions, existing and emerging heights, context heights and tall buildings. It sets out the respective opportunity for tall buildings and identifies potential locations where greater height or tall buildings may be appropriate. For each potential area that was identified the study provides a justification, indicative height range and upper context height range, and identifies sensitivities that will need to be explored as a

minimum, and where relevant site specific design recommendations. Please note that these do not cover all design criteria and recommendations for the area or site, these will be explored further in the Local Plan and Site Allocations.

At the end of the chapter the height recommendations set out in the Euston Area Framework are reviewed in the context of the conceptual framework of this study.

5.2 ASSESSMENT CRITERIA

Based on the policy review and analysis of Camden's tall building principles, the following eight principles have been established that should guide decisions on the appropriateness of tall buildings in the borough.

Tall buildings should be only acceptable where it can be demonstrated that they:

- 1 Support Camden's regeneration and housing delivery, especially affordable housing**
- 2 Support a sustainable development pattern and benefit from good access to public transport and local facilities**
- 3 Preserve or enhance Camden's historic environment and heritage assets**
- 4 Preserve strategic and local views**
- 5 Proportionately respond to and integrate with the existing and emerging local context and townscape character**
- 6 Help deliver local aspirations/ local priorities with comprehensive development and where relevant contribute to placemaking**
- 7 Deliver a high quality place and respond appropriately to sensitive environments and amenities in their surroundings**
- 8 Promote the highest quality of architectural and sustainable design, and**
- 9 Where the site is of a sufficient size to accommodate a tall building, without having a detrimental impact on existing buildings, the public realm and amenity'**

5.3 HIGH-LEVEL IMPACT TESTING

The assessment of areas in this chapter includes consideration of the following:

- **Relevant Local Plan Policy** - is an area identified for significant growth, regeneration or development?
- **Development Frameworks / AAPs** (if applicable) - what is the vision for the area and are there specific principles relating to height and tall buildings?
- **Draft Site Allocations Plan 2020** - have specific sites been promoted for large scale or comprehensive development?
- **Neighbourhood Plan** (if applicable) - does the Neighbourhood Plan promote / consider buildings of significant scale or height?
- **PTAL** - is the area well accessible by public transport (ie. PTAL of 3 or above)?
- **Planning Permissions / buildings under construction** - does new development bring forward transformative change that indicates that a new character is emerging?
- **Heights** - what is the present context height? Are building heights coherent or does the area accommodate a range of heights? Will new or permitted development change the context height? At what height would a building be considered tall? Are there already tall buildings in the vicinity?
- **Role** - what could be the functional or place making rationale for a proposed tall building in this location? Would it deliver wider civic benefits?

- **Townscape character** - how sensitive to change is the present townscape? What would be the impact on the character if a tall building was brought forward? Is the area robust enough to integrate a tall building successfully? Would a tall building depend on wider transformative change to this character? What would be a proportionate height considering the local height context, townscape character and sensitivity of the area?
- **Heritage Assets** - are any Heritage Assets identified (Conservation Areas, Listed Buildings, Locally Listed Buildings, Scheduled Monuments, Registered Parks and Gardens), that could be impacted by a tall building nearby or in their setting? At what height would the building become visually intrusive and affect the setting of a heritage asset?
- **Views** - are any views identified in planning policy, LVMF, framework plans, neighbourhood plans, conservation areas that need to be considered? What would the impact of a tall building be on these views? What are the impacts on local townscape views?
- **Protected Open Space, Biodiversity** - are there any open spaces or sensitive natural environments nearby, that potentially could be impacted on by the physical presence, visual or micro-climatic impact or activities associated with a tall building?
- **Existing residential areas** - are there adjacent or nearby homes whose residential character,

amenity, day or sun-lighting, or privacy could be affected by a tall building?

- **Other sensitivities** - have other sensitivities to height and massing been identified in Development Frameworks or Neighbourhood Plans that need to be considered?

Where the assessment of areas indicated potential for greater height, the location was taken forward for additional modelling, through which a potential height range for each area or site was established.

Height recommendations are indicative and subject to detailed testing of a proposed tall building as part of a planning application.

For each location the study also provides other design considerations, and identifies significant sensitivities that proposals for larger or taller buildings need to consider.

The study also offers an urban design rationale on why a tall building may be considered in a particular location, and if the appropriateness depends on specific conditions, for example comprehensive development or placemaking.

Where this study identifies that an area may be appropriate for a large or tall building, this does not constitute acceptability of a tall building in principle. The Council will consider every application on its merits and as part of this will

5.4 BUILDING HEIGHTS IN CAMDEN

consider evidence provided in this study together with other policy considerations.

Based on the detailed testing contained in this chapter, this study identifies a number of locations where there could potential for modest tall buildings in LB Camden, principally contained in the growth locations of West Hampstead, Kentish Town, Camden Town Goods Yard, Camley Street, North King's Cross, Bloomsbury, Tottenham Court Road and Holborn, and the estate regeneration sites in Gospel Oak and Haverstock (Wendling Estate, West Kentish Town Estate).

Potential areas for taller buildings are indicated in Figure 5.1. As set out above, each tall building opportunity will have to have regard in detail to guidance associated with its location on height, design, sensitivities and other criteria, and is subject to full testing during the development management process. Design criteria set out for sites with potential for large or tall buildings are not exhaustive, and other design criteria may also apply.

As set out in Chapter 2, the tall building thresholds in Zones A and B are 30m and 40m respectively. Some areas of search may offer opportunities for larger development below the tall building threshold in appropriate locations, where a contextual response to the context and character can be achieved. For clarity, this does not mean an blanket endorsement of larger buildings under the tall building threshold, but every larger building will need to satisfy relevant design and other policy criteria and sensitively integrate with its surrounding context. The height guidances for

specific sub-areas of search also provide indications of the height range for large buildings that may be appropriate.

-  Borough Boundary
-  Areas of search
-  Euston Area Action Plan
-  Other theoretical areas of search
- Tall Building Potential
-  Potential tall building area
-  Other sub-areas of search

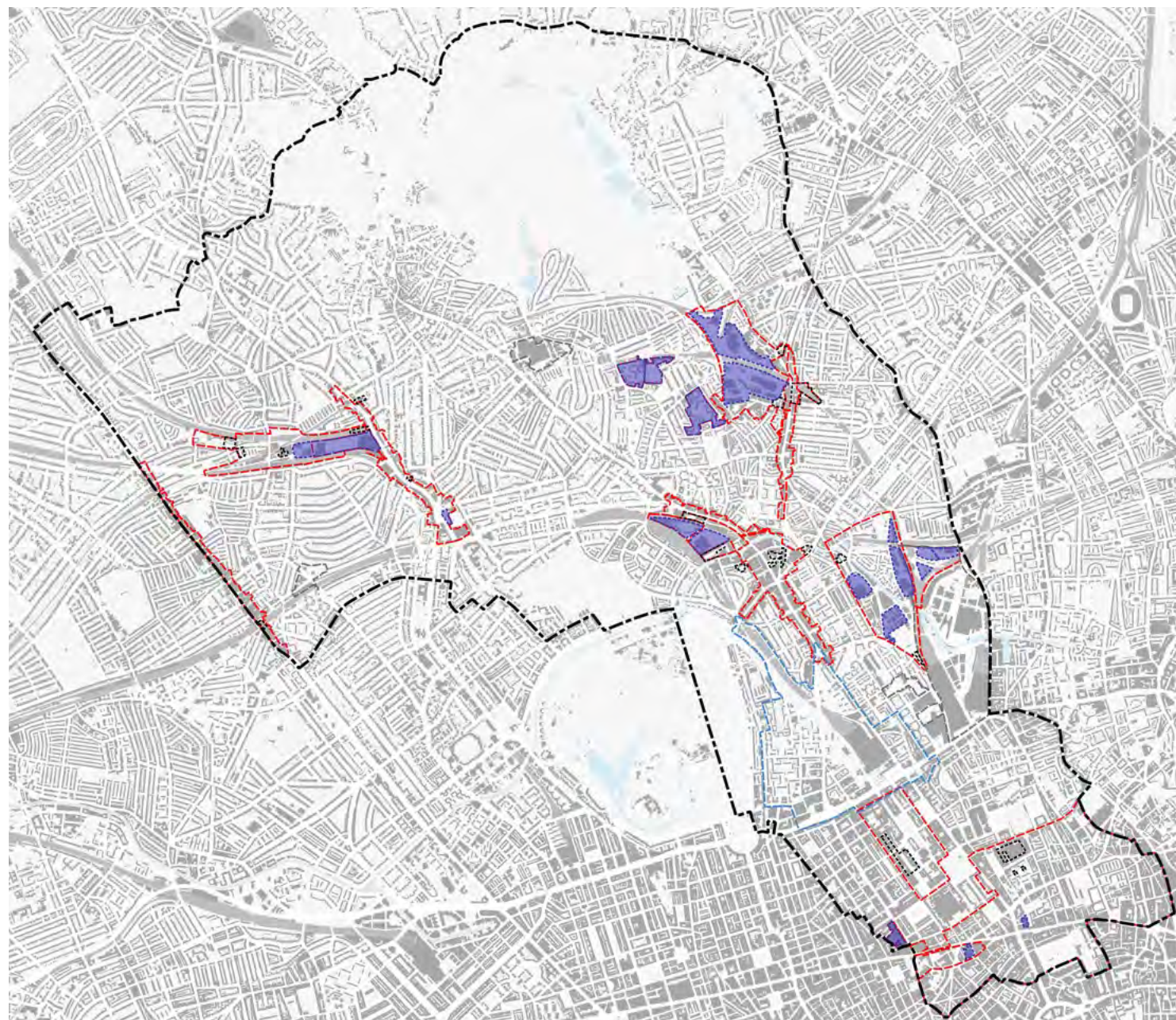


Figure 5.1: Study Recommendations for taller building opportunities within Areas of Search in LB Camden (not including the recommendations by the Euston Area Framework)



Area AS07

5.5 KENTISH TOWN (SITE CODE AS07)

THE AREA

The Kentish Town Growth and Industrial Area is located to the northwest of Kentish Town High Street. It is an area identified for key development within the Local Plan.

Historically, this area of search was a goods railway yard which developed on the site in the mid 19th century.

Currently, the area of search is occupied by low level warehouses and other industrial use. There is an aim for the area to be transformed to “create a distinct new neighbourhood, development is expected to: create a network of streets and spaces; respond to the edges of the framework area; define distinct character areas. (Kentish Town Planning Framework)”

Sub-Areas of Search

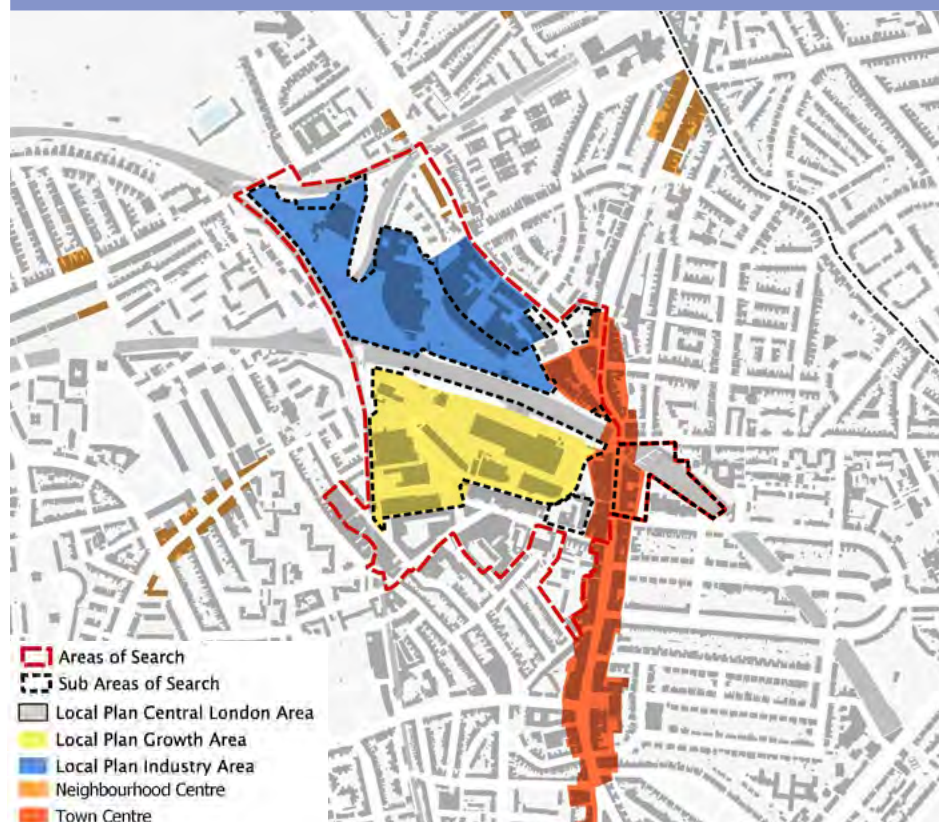
The initial review of the area has identified six sub areas / sites as sub-areas of search.

In addition, Kentish Town Station and its environs to the east have also been identified as a sub-area of search due to the potential for overstation development.



Birdseye View of the Area © Google Earth

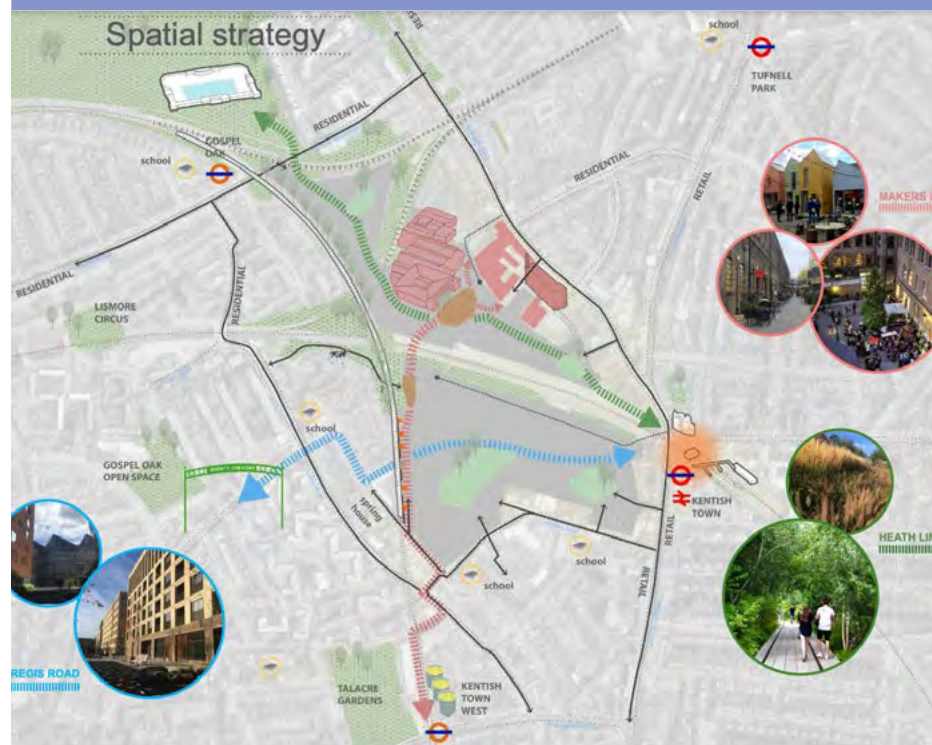
Local Plan Policy



Local Plan Policy (2017)

- The area of search contains the Kentish Town Industry Area - see Camden Local Plan paragraph 5.46
- Contains the Kentish Town Growth Area and part of the Kentish Town Town Centre area.
- One neighbourhood centre to the north of the area.

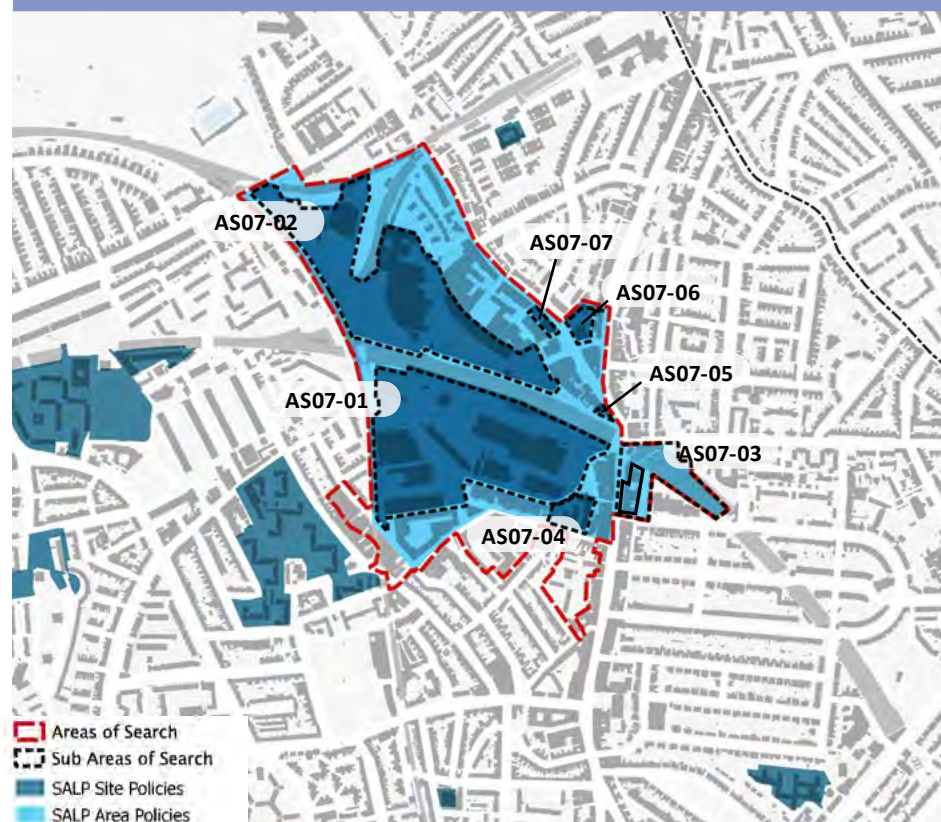
Planning Frameworks



Kentish Town Planning Framework - key principles diagram

- The Kentish Town Planning Framework sets out key planning and design principles.
- Development is expected to be high density.
- New development should be up to 8 storeys, with potential for tall buildings (above 8 storeys) where "appropriate and justified".
- Taller buildings can be considered where they contribute to more homes. The acceptability and location of any tall buildings will be subject to a detailed townscape analysis and measured against key local considerations.
- Tall building proposals will be subject to additional considerations in Local Plan Policy D1.

Draft Site Allocations Local Plan 2020



Local Plan Draft Site Allocations

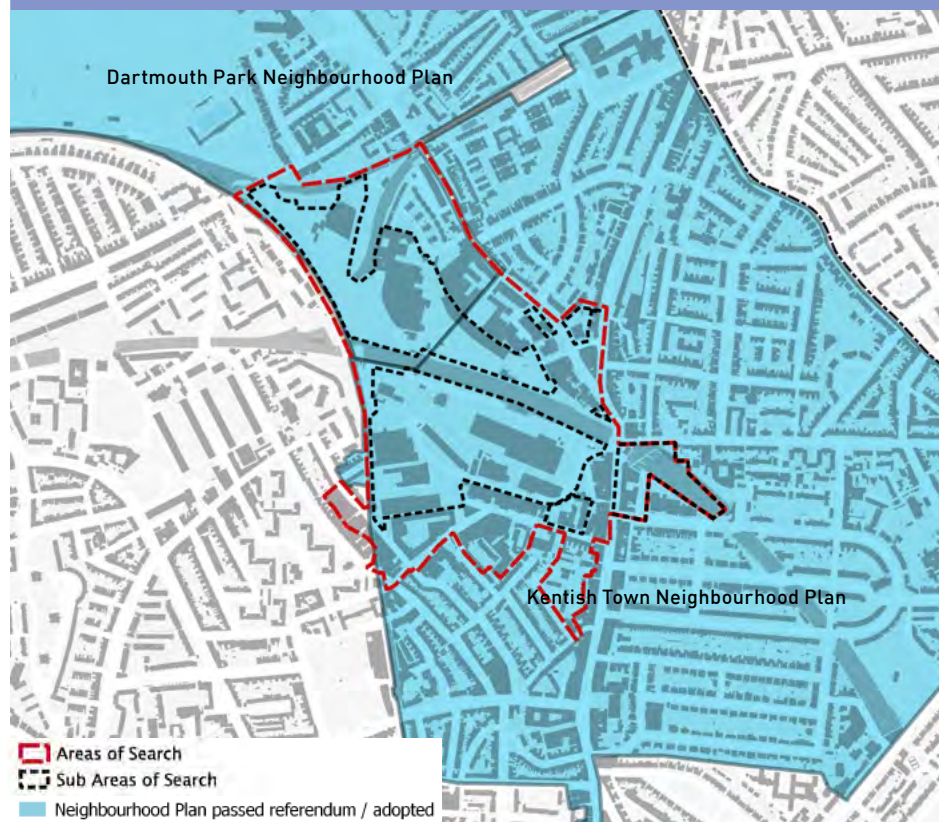
Draft Site Allocation area policy

- Potential for a new neighbourhood that "provides a mix of uses, including industry and other employment uses; significant provision of permanent self-contained homes; community facilities; cultural and leisure uses; and open space, creating an exemplar sustainable, employment-led mixed-use area that is fully connected to, and integrated into, surrounding communities."
- Provision of office space should be "of a relatively small scale that does not alter the character of the area."

Draft Site Allocation site policy

- The area contains 6no. site allocations for housing, industry, employment, police facilities, fire station, community use and open spaces.
- Site policies do not set height guidance but do provide an indicative housing capacity net gain for each site.
- **Note, all site allocations have been identified as Sub-areas of Search for screening by this study. In addition, Kentish Town Station and its environs to the east have also been identified as a sub-area of search due to its potential for overstation development.**

Neighbourhood Plans



Neighbourhood Plan Areas

Kentish Town Neighbourhood Plan (designated and adopted)

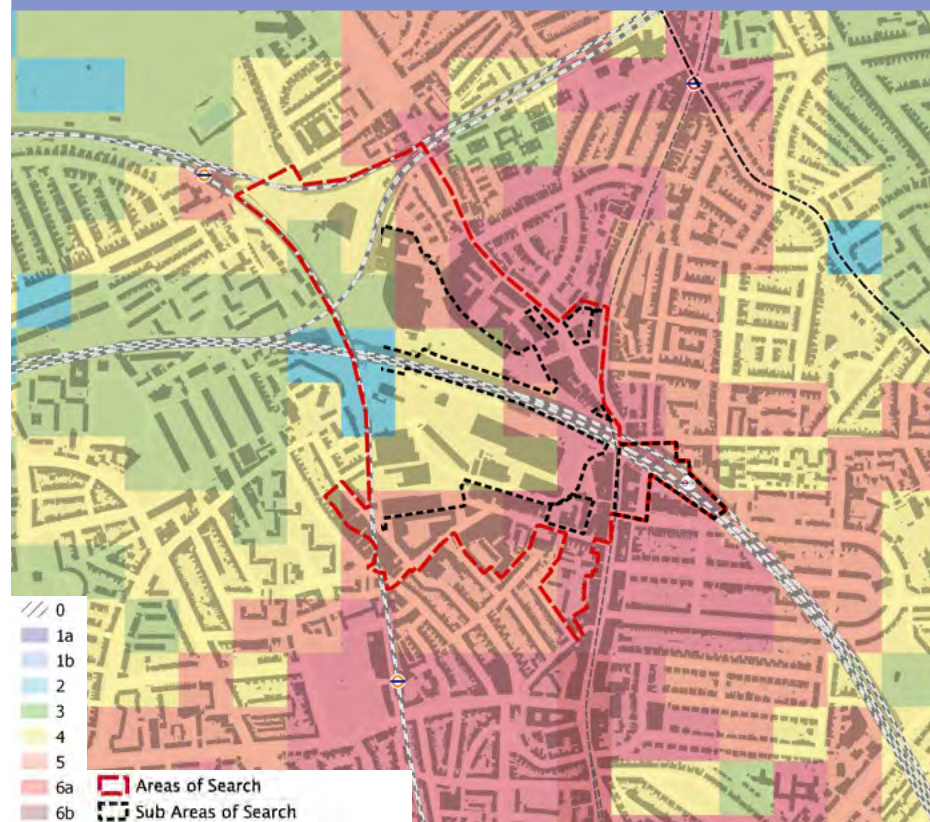
- Proposals must draw on the character of the area, including height and massing.
- Dedicated policies on the 'Kentish Town Potential Development Area' and specific sites within it
- Policy D3: Design Principles makes reference to massing and height

- Policy D1: Protected view - designating local view (see page 73).

Dartmouth Park Neighbourhood Plan (designated and adopted)

- Development must "be of a height that does not harm [the local views identified in the Plan]".*

Public Transport Access and PTAL



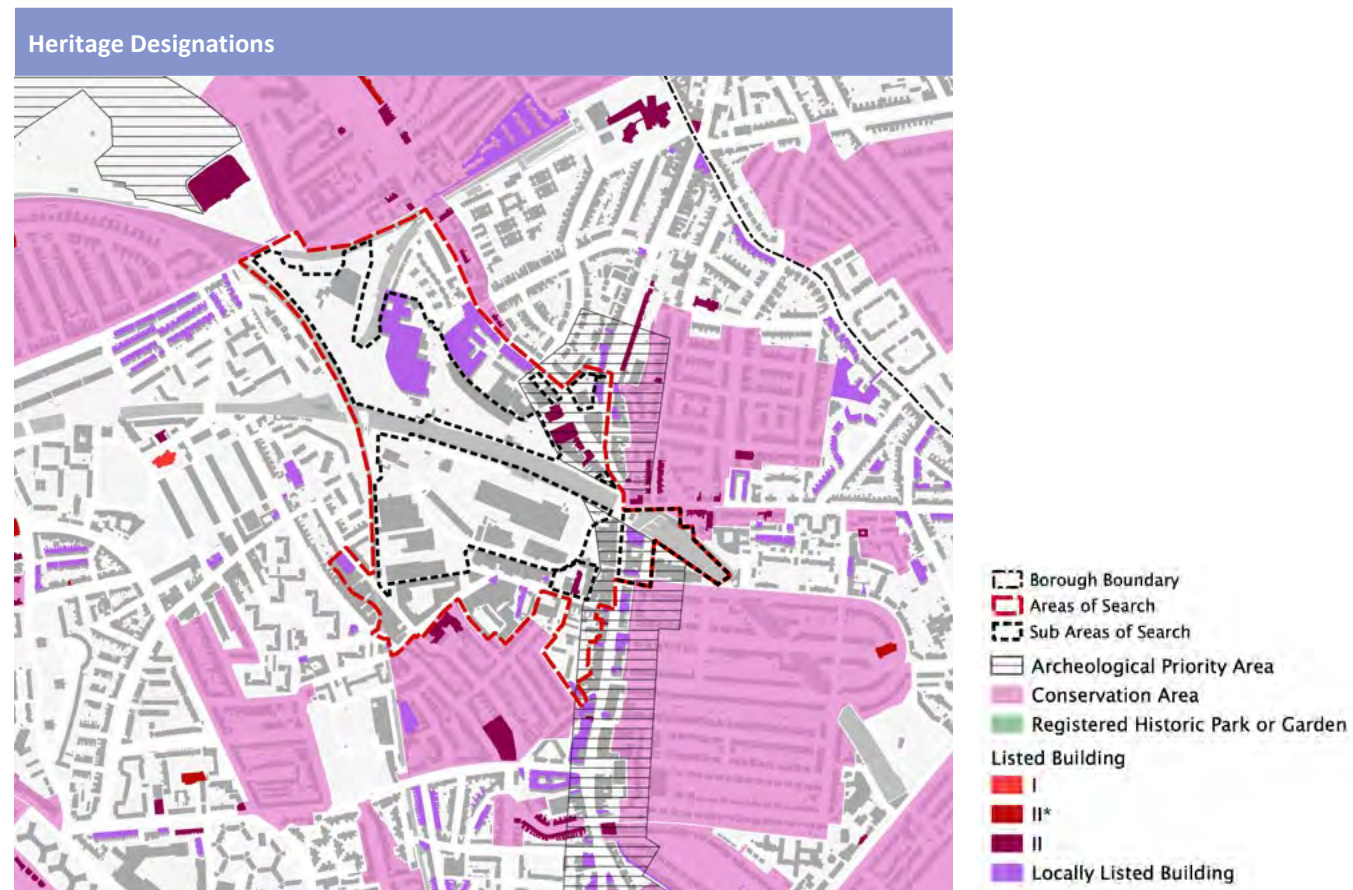
PTAL

Public Transport Access

- The area is in close proximity to Kentish Town Station in the south eastern part of the area.

PTAL

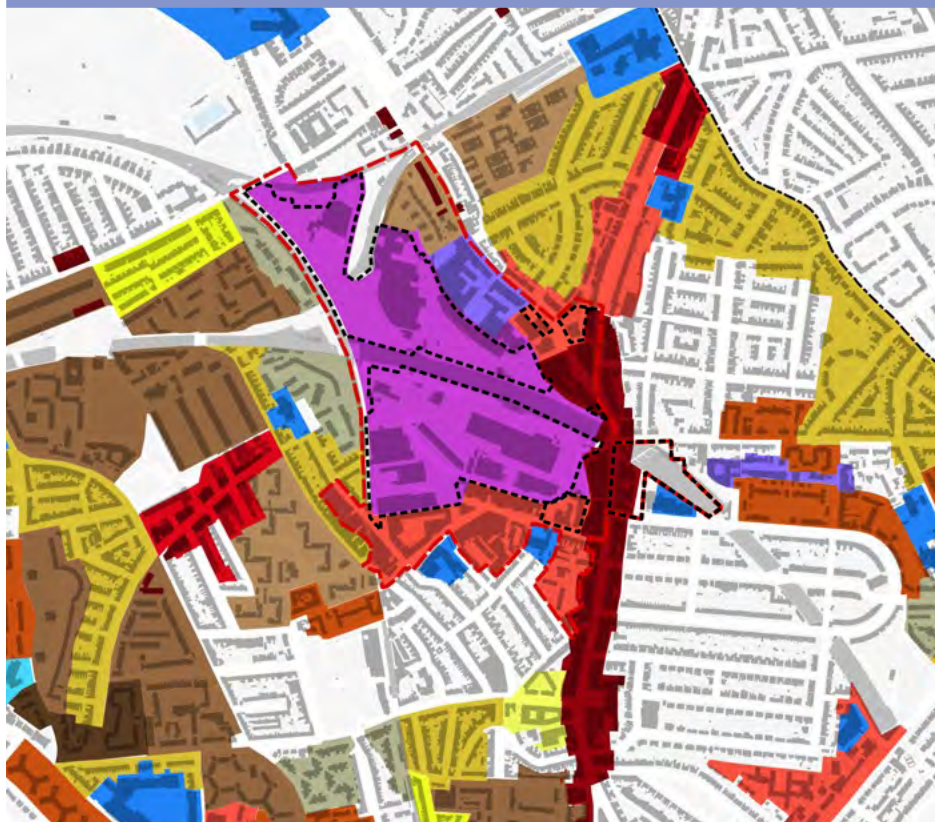
- PTAL ratings between 2-6b.
- PTAL 3+ ratings in the majority of the area with only small area on the western edge falling in the PTAL rating 2 category.



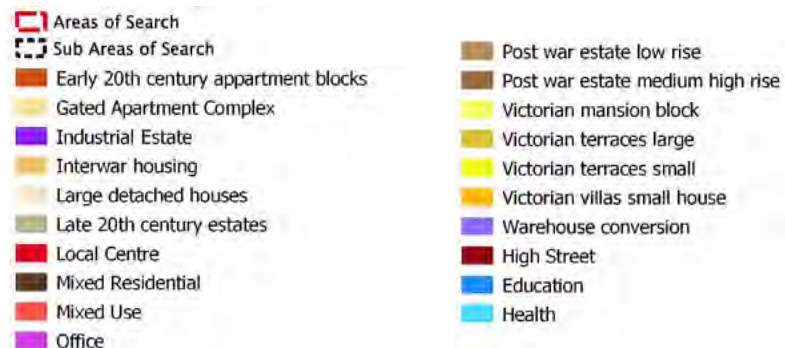
Heritage Designations

- The area contains (full or partial) the following:
 - Dartmouth Park
 - Mansfield
- 1no. Conservation Area:**
 - Kentish Town (minor overlap with area)
- The area also borders with or is within close proximity of Conservation Areas:
 - Jeffery's Street
 - Inkerman
- 7 Listed Buildings:**
 - 7no Grade II
 - 15 Locally Listed Buildings
- Archeological Priority Area Site:**
 - Kentish Town (Tier II) in east of area

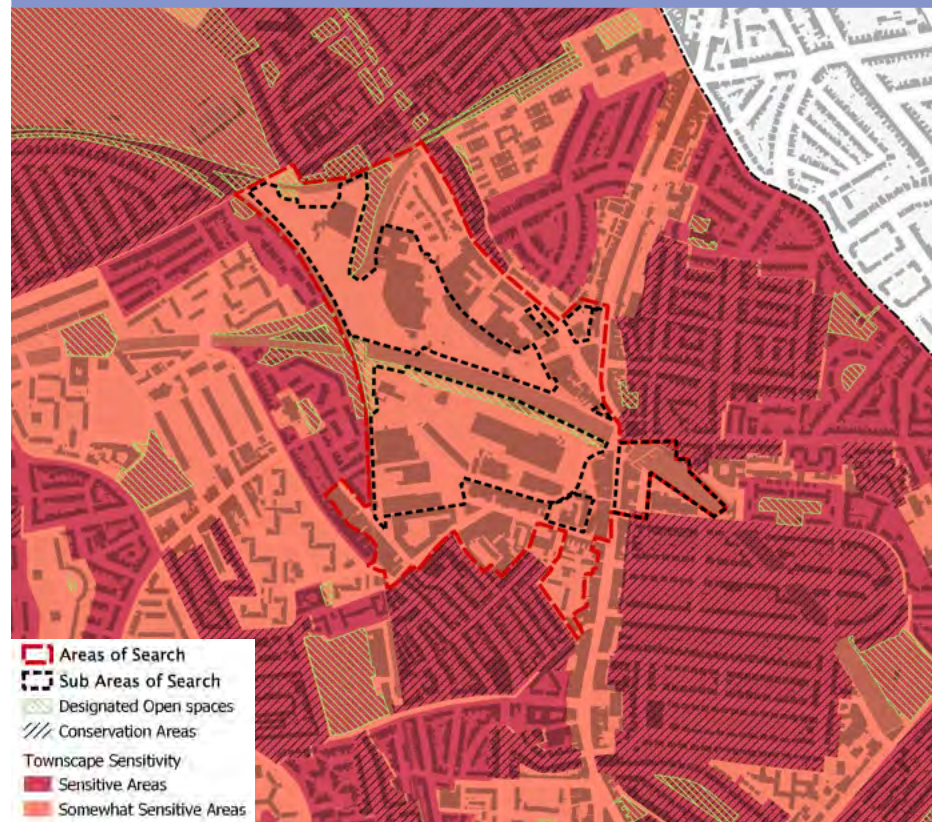
Townscape Character Types



Character areas (excluding Conservation Areas)



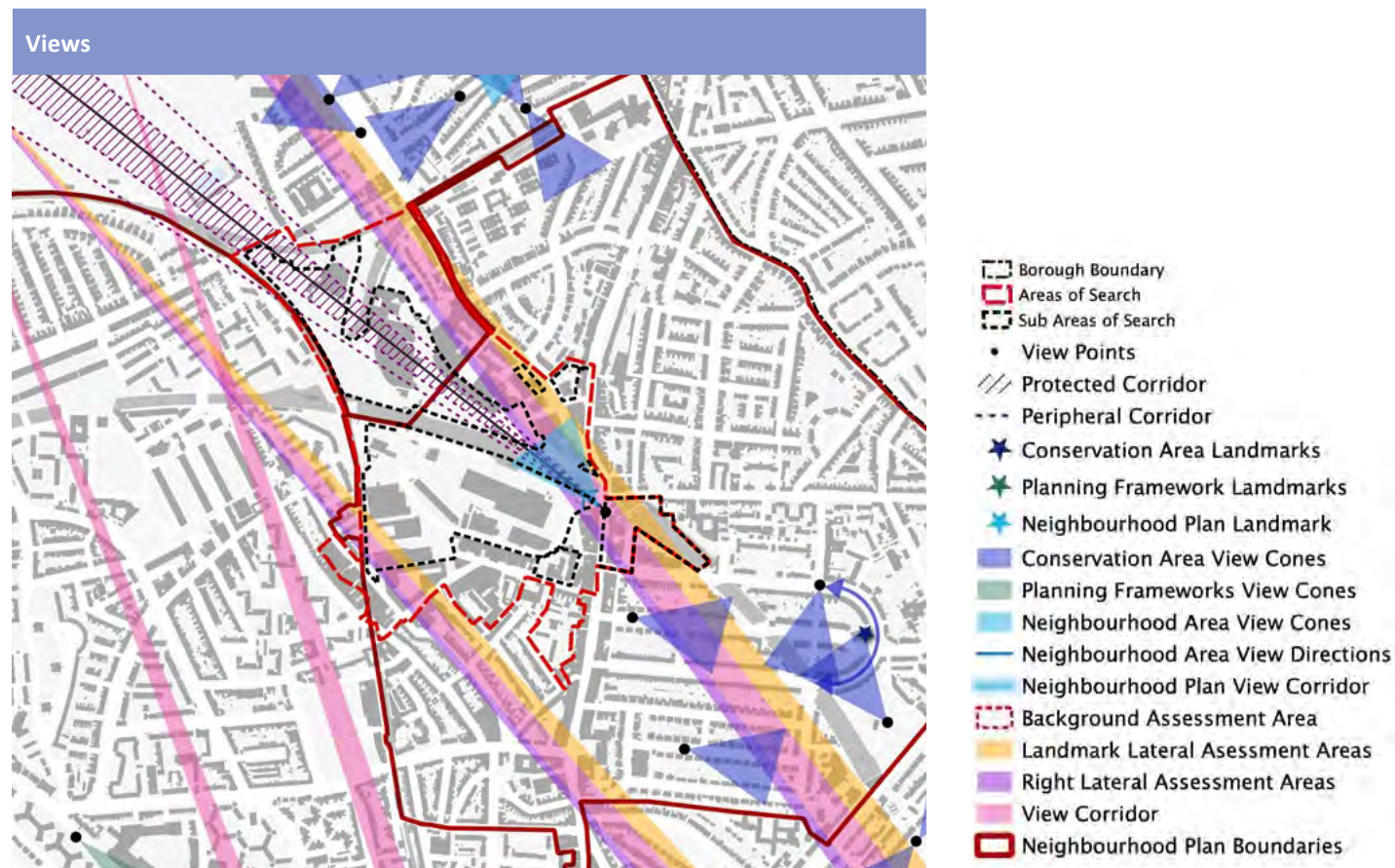
Townscape Sensitivities



Areas that are sensitive and somewhat sensitive to tall buildings

The area of search contains or borders a number of typological character areas, including

- Kentish Town High Street
- Victorian terraces large (H4) (bordering)
- Post war estate low rise (H8)
- Warehouse conversion (E1)
- Mixed Use (E4)
- Later 20th century estates (H12) (bordering)
- Part of the Highgate Road Neighbourhood Centre
- Employment Area - Offices (E5)



Strategic and Local Views, existing landmarks

Strategic

- The southwestern corner of the Area of Search is transected by the LVMF View 2A.1 Parliament Hill summit to St Paul's Cathedral.
- The eastern side of the Area of Search is transected by LVMF View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral

Conservation Area

- No landmark buildings or conservation area views have been identified

Neighbourhood Plans

- **Kentish Town Neighbourhood Plan (designated and adopted)**
 - 1no. views identified in the Kentish Town Neighbourhood Plan transects the area.
 - Policy D1: The view of Parliament Hill from outside Kentish Town Station will be protected.

- **Dartmouth Park Neighbourhood Plan (designated and adopted)**
 - 5no views identified in the Dartmouth Park Neighbourhood Area. None transect the area.
 - Neighbourhood plan refers to view in the Kentish Town NP. "The viewing corridor in the Kentish Town Neighbourhood Plan, from Kentish Town station to Parliament Hill, must be respected in accordance with that plan." "Given the topography of the site, this would imply no new buildings above five storeys within the Protected Corridor." (para 9.22)

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

- **Sites of Importance for Nature Conservation (SINC):**
 - Kentish Town City Farm, Gospel Oak Railsides & Mark Fitzpatrick NR
- **Local Plan Habitat Corridor**
 - 6no existing green corridors
- **Local Plan Open Space**
 - 7no open spaces
- **Neighbourhood Plan Local Green Space Designations:**
 - Gospel Oak Churchill SNI
 - Gospel Oak Gantry SNI
 - Mortimer Terrace Nature Reserve
 - Railway Embankment, Kentish Town Junction
 - Gospel Oak Cressfield SNI
 - Gospel Oak Woodyard SNI
 - Gospel Oak Ingestre SNI

Topography

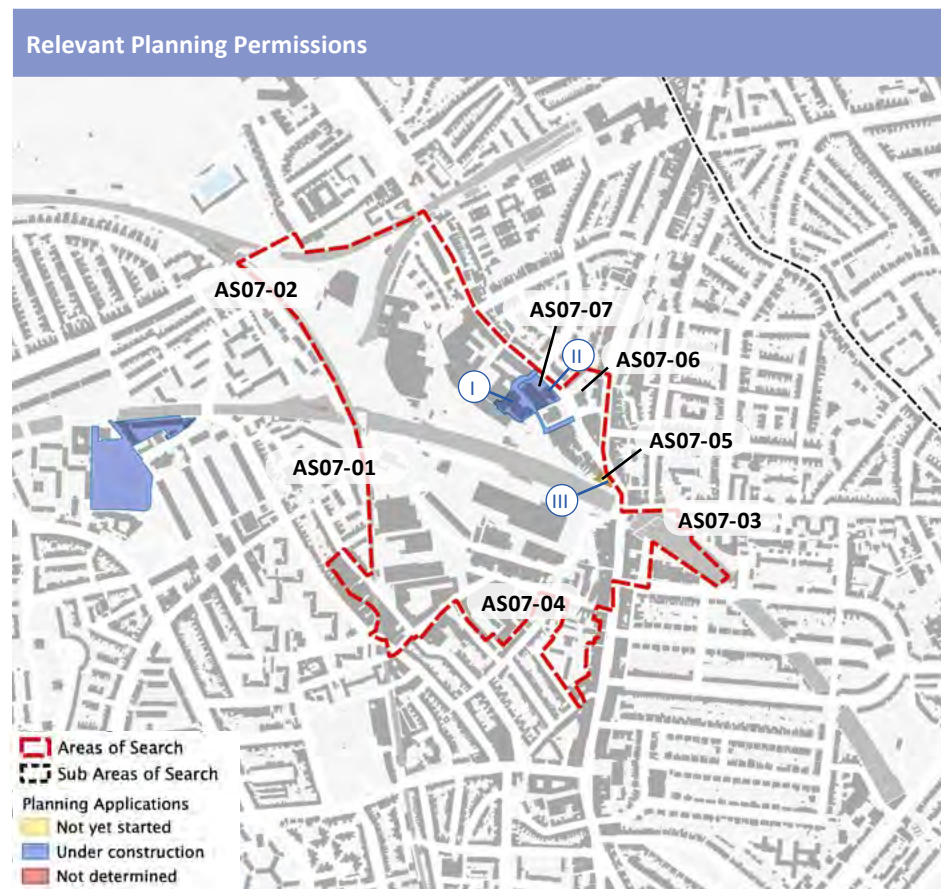


Topography

- Mortimer Terrace Nature Reserve (Dartmouth Park NP)
- Carol Close and Sanderson Close gardens and playground (Dartmouth Park NP)

Topography

- Land rises up towards Hamstead Heath to the north west of the area
- Site levels are 33m AOD in the southern part of the area and 42m AOD in the northern part



Relevant Planning Permissions

The area has been subject to a few planning permissions on infill sites which moderately increase building height. These include the following:

Emerging - Under Construction

- I. Highgate Centre including self-storage, offices, community cafes and restaurants which ranges

from 5-7 storeys and reaching a maximum height of 14m (2013/5947/P).

- II. Greenwood Place development into 2 mixed-use buildings ranging from 5-7 storeys with maximum height reaching 26.2m (2016/5372/P).



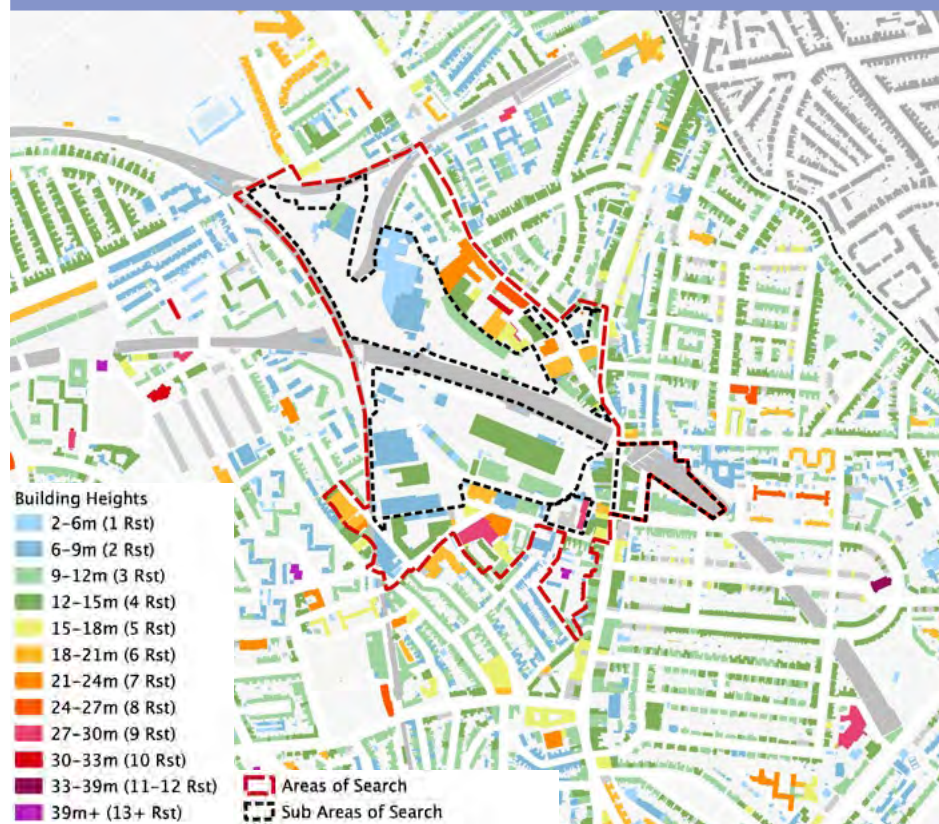
Existing Area & Permitted Buildings (from VuCity)

Emerging - Consented

- III. Permission for redevelopment of the existing site into residential led landmark building of 7 storeys with ground floor and basement commercial space reaching a maximum height of 23.9m (2019/0910/P).

Note, draft site allocations that have a planning consent for a significant part or all of the site have been excluded as a Sub-area of Search (AS07-05, AS07-07), as the planning permission sets the height context that was found acceptable in the development management process.

Building Height



Building Heights

- Range of building height in the area
- Building heights range from 2-6m (1 Rst) to 30-33m (10 Rst) in the area.

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Range of Local Context Heights
- Minimum 9-12m (3-4 Rst)
- Maximum 18-21m (6 Rst)
- Majority is between 9m and 12m (3 - 4 Rst)
- Small sites within the area bring forward development above the local context heights

Existing Tall Buildings



Tall Building Threshold and Tall Buildings

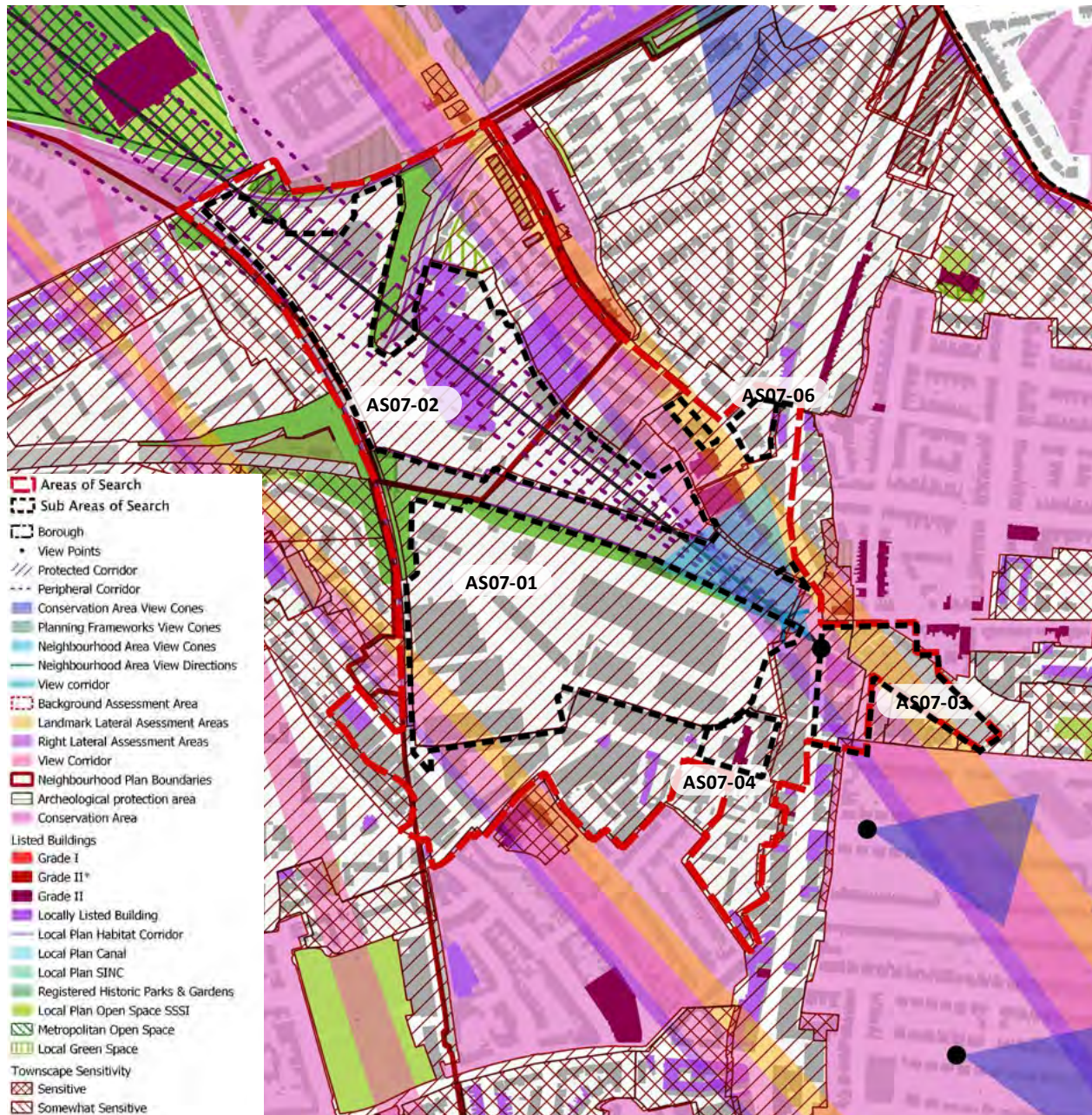
- Area falls within Height Zone A with a tall building threshold of 30m.
- Currently the only tall structure in the area is a chimney with a height of 32.7m.

BUILDING HEIGHT ASSESSMENT

The Kentish Town Areas of Search is a major regeneration area with significant potential for intensification for a mix of employment and residential uses. The area is subject to the Kentish Town Planning Framework. The Kentish Town Planning Framework states that “development should be based on streets and spaces and up to 8 storeys with taller buildings where appropriate and justified”.

The Regis Road sub-area (AS07-01) to the south of the mainline offers greater opportunity for tall buildings. The area benefits from higher public transport accessibility, close proximity to the town centre and given its size has the capacity for comprehensive development and placemaking. The northeast of the Regis Roads sub-area along the railway is less impacted by development constraints such as strategic viewing corridors, townscape and heritage designations, and therefore is considered an area where large/ taller buildings may be appropriate, subject to responding appropriately to the green corridor along the railway. The role of larger or taller buildings here would be to make efficient use of land near a transport node, town centre and facilities and to support place making as part of a comprehensive masterplanned development.

The Murphy sub-area (AS07-02) to the north of the mainline is significantly constrained by the Neighbourhood Plan View from Kentish Town Road over the railway lands to Parliament Hill. The view is characterised by an open and green character, with layering of groups of mature trees merging together into an impression of a continuous green



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

area. The Strategic View from Kenwood that cross the east of the Murphy sub-area also constrains heights. The Murphy sub-area is further impacted on by other heritage, townscape and open space constraints that need to be appropriately considered and responded to. The northern part of the area is elevated and therefore more visually prominent and sensitive to higher development, especially in views from Hampstead Heath. The opportunity for larger/taller buildings in the Murphy sub-area is limited to two areas, to the west of the former Locomotive shed, and to the eastern tip of the railway triangle in the north. The role of large/taller buildings here would be to make efficient use of land in the regeneration area in the context of challenging site constraints, and also to support place making as part of a comprehensive masterplanned development.

There is modest opportunity for the development of greater height at Kentish Town underground / rail station (AS07-03.a). Whilst the area is affected by numerous heritage, townscape and visual constraints, it is situated in the town centre, benefits from exceptional public transport accessibility, and presents an underutilised site with an opportunity for an overstation development that can make more efficient use of land. The role of a limited number of larger buildings here is to increase density, support regeneration and help unlock a challenging and constrained site, whilst also enhancing the character and legibility of the town centre and aid wayfinding to the station.

Two further sub-areas of search (Kentish Town Police and Kentish Town Fire Stations, AS07-04 and AS07-06) were reviewed. Both are constrained by sensitive townscape characters and nearby listed buildings and conservation areas and not suitable for tall buildings.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS07-01	Regis Road	9-12m (3-4 Rst)	18-21 (6 Rst)	Zone A	30m	yes, subject to responding to sensitivities and criteria,	Potential for greater height as part of comprehensive masterplan led development to optimise the use of this accessible site near Kentish Town town centre and station and to support place making. Tall Buildings should not fragment the skyline and impact on adjoining lower rise sensitive townscapes.t	local	up to 2.5x future CH	12 - 52m (4 - 16 Rst)	- Impacts on Strategic Views LVMF 2.A and 3.A; - Railside Nature Reserve and SINC; - Kentish Town NHP Local View (Policy D1); - Locally Listed Buildings	- Tall buildings to be directed towards the northern part of the site and away from surrounding areas with lower heights. - The upper threshold height should only be exceptionally delivered, in a place of centrality and great significance for the local area and thereby support legibility. - Vary the heights of neighbouring tall buildings to provide a varied skyline. - The cumulative impact of tall buildings must be tested in long views from Hampstead Heath (LVMF and other local views). They should provide a cohesive approach that organically integrates with existing skyline characteristics, provide perceptible breaks between groups of tall building that allow views through to the wider lower rise urban landscape to the rear, and avoid conspicuous large scale skyline ensembles, such as visually creating a continuous wall of height, or a ladder of towers. - Tall buildings to be part of comprehensive masterplan-led development that also includes lower buildings to create a human scale. - Tall buildings to avoid excessive overshadowing and microclimatic impacts of the green spaces / nature reserve along the rail lines.

CODE	NAME	EXISTING CONTEXT HEIGHT	POT. FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS07-02	Murphy's Yard	9-12m (3-4 Rst)	15-18 (5 Rst)	Zone A	30m	yes, subject to responding to sensitivities and criteria, including specifically the neighbo- urhood Plan view towards Hampstead Heath	Potential for greater height as part of comprehensive development to optimise the use of this constrained site next to railway infrastructure, and to support place making	local	up to 2.5x future CH	12 - 45m (4 - 14 Rst)	- Impacts on Strategic Views LVMF 2.A and 3.A; - Railside Nature Reserve and SINC; - Kentish Town NHP Local View (Policy D1); - Dartmouth Park CA - Listed and Locally Listed Buildings	- Taller buildings to be directed towards the area to the west of the former Locomotive Sheds and to the north eastern tip of the railway triangle. The central and south eastern parts of the site offer little scope for tall buildings due to the Kentish Town NHP Local View. - Vary the heights of neighbouring tall buildings to provide a varied skyline. - Cumulative impact and heights of tall buildings to be tested in views from Hampstead Heath Strategic and Local Views (see criteria for Regis Road site), and to avoid a domineering impact on the open space and its surrounding existing development. Tall buildings should be lower in the northern part of the site due to greater elevation and closer proximity to the Heath. - Heights to step down at the edges of areas to ease the contrast with lower surrounding development, especially towards the former locomotive shed. - Tall buildings to be part of comprehensive masterplan-led development and integrated within urban blocks of lower buildings that create continuous and human scale street spaces. - Tall buildings to avoid excessive overshadowing and microclimatic impacts of the green spaces / nature reserve along the rail lines

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS07-03	Kentish Town Station	12-15 (4 Rst)	12-15 (4 Rst)	Zone A	30m	No , but some potential for larger building, subject to responding to sensitivities and criteria	Potential for over-station / adjoining development of greater height to make efficient use of this central and constrained site, to support placemaking and enhanced legibility of the rail and underground stations. Development must respond sensitively to Kentish Town CA and Bartholomew Estate CA, adjoining sensitive townscape and Local Listed Buildings.	local	up to 2x CH	12 - 30m (4 - 9 Rst)	- Strategic Views LVMF 3.A; - Conservation Areas CA Bartholomew Estate, CA Inkerman, CA Kentish Town; - Listed and Locally Listed Buildings; and - Views from local streets / sensitive townscapes.	- greater height should be located set back into the site and away from existing street frontages to avoid domineering the existing townscape context - larger/taller building to support way finding to station - street frontages on Kentish Town Road and other streets should respect the general parapet height, and avoid significantly increasing the sense of enclosure of these streets - development to mediate and step down towards surrounding existing heights - comprehensive development to deliver placemaking benefits
AS07-04	Kentish Town Police Station	9-12m (3-4 Rst)	12 - 15m (4 Rst)	Zone A	30m	no	Area is sensitive to increased height due to impact on listed building, sensitive townscape and Inkerman CA	n/a	n/a	9 - 24m (3-7 Rst)	n/a	
AS-07-06	Kentish Town Fire Station	9-12m (3-4 Rst)	12 - 15m (4 Rst)	Zone A	30m	no	Area is sensitive to increased height due to impact on listed buildings, sensitive townscapes and Kentish Town CA, existing fire station tower does not set precedent for tall building on this site due to its limited footprint	n/a	n/a	9 - 24m (3-7 Rst)	n/a	

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS-07	Other parts of the Kentish Town Area of Search	varied, 9-12m (3-4 Rst) to 18-21 (6 Rst)	subject to context, 9-12m (3-4 Rst) to 18-21 (6 Rst)	Zone A	30m	no	The area has a varied character with a mix of low to medium rise development. Incremental change is already happening on some sites, whilst on others there may be further opportunity on infill sites for intensification. The area is considered sensitive to very large and tall buildings as they would create a stark contrast with the existing townscape character and impact on neighbouring conservation areas, listed or locally listed buildings. Building height may increase in some areas where context permits up to 24m (7 storeys).	n/a	n/a	9 - 24m (3-7 Rst)	n/a	- Development to respond sensitively to its context. - Where appropriate building height could step up in small increments within the interior of a site / behind the parapet line, where this would not affect the prevailing scale and character of the street space and public realm.



← Site TC02

5.6 KENTISH TOWN TOWN CENTRE (SITE CODE TC02)

THE AREA

Historically, Kentish Town has been a hamlet since before the 15th century. By the 1800s the area's rural character was transformed by extensive development as a Victorian suburb which was praised for its healthy air.

Currently, the area comprises the town centre high street which is characterised by modestly scaled Victorian buildings and shop frontages.

Sub-Areas of Search

No specific sub-areas of search were identified within Kentish Town town centre, apart from the potential opportunity around Kentish Town stations. This is discussed under Kentish Town (AS07), and therefore not repeated here.



Birdseye View of the Area ©Google Earth

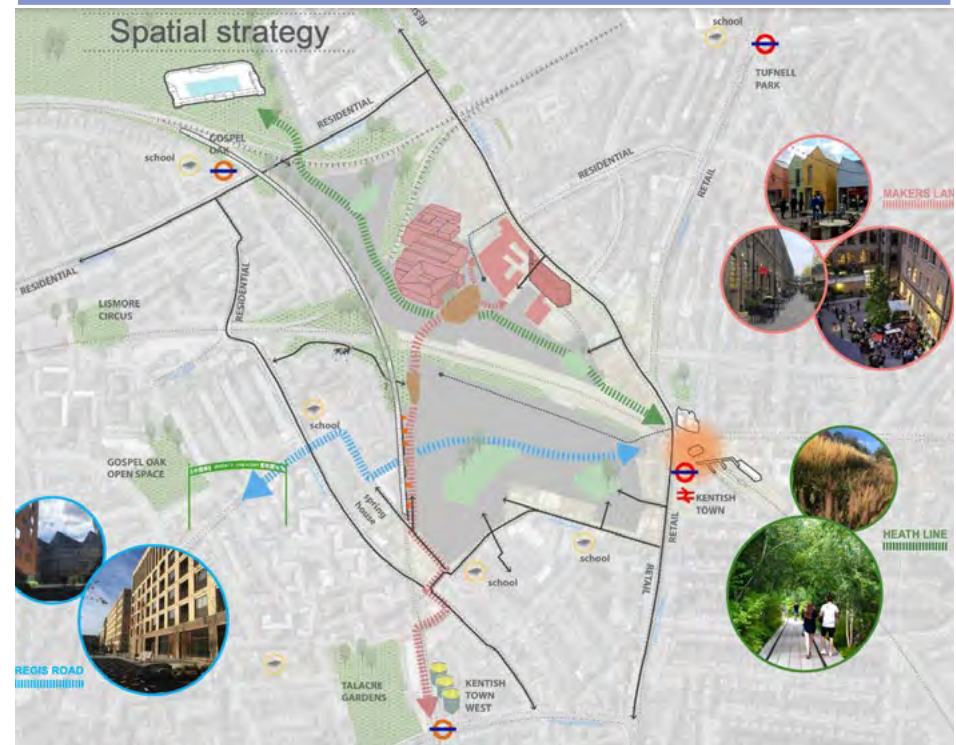
Local Plan Policy



Local Plan Policy (2017)

- Contains the Kentish Town Town Centre which defines policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).

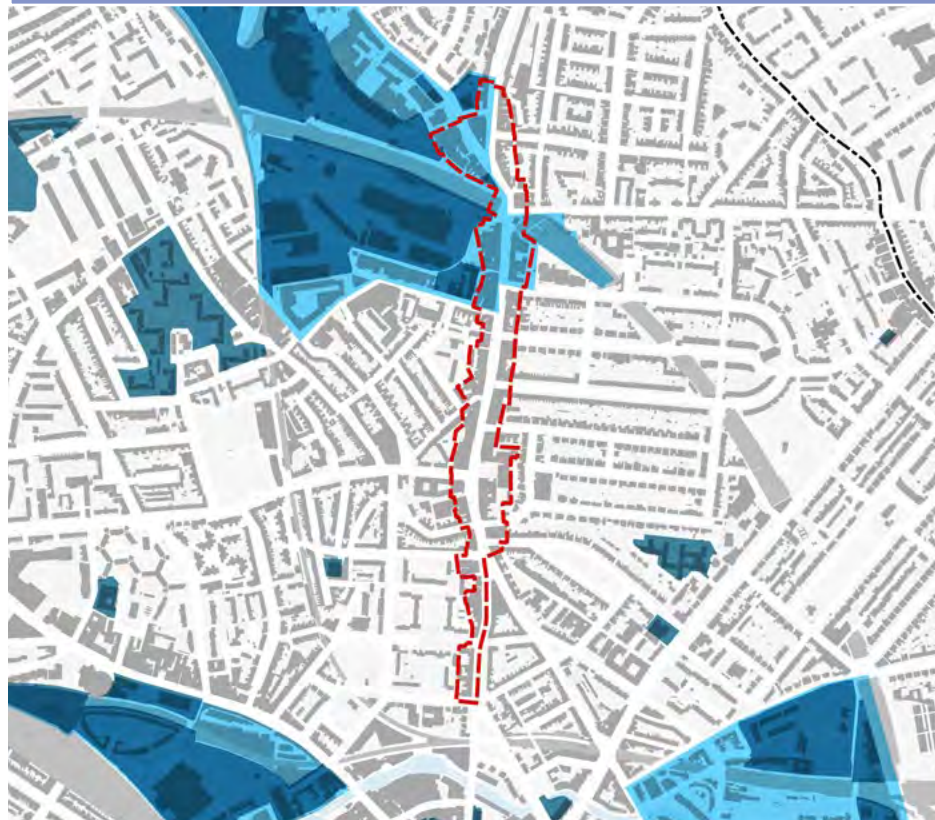
Planning Frameworks



Kentish Town Planning Framework - key principles

- The Kentish Town Planning Framework sets out key planning and design principles.
- Development is expected to be high density.
- New development should be up to 8 storeys, with potential for tall buildings (above 8 storeys) where "appropriate and justified".

Draft Site Allocations Local Plan 2020



- ▬ Areas of Search
- ▬ Sub Areas of Search
- ▬ SALP Site Policies
- ▬ SALP Area Policies

Draft Site Allocations Local Plan 2020

Draft Site Allocation area policy

- The Kentish Town Area policy partially covers the town centre area that "provides a mix of uses, including industry and other employment uses; significant provision of permanent self-contained homes; community facilities; cultural and leisure uses; and open space, creating

an exemplar sustainable, employment-led mixed-use area that is fully connected to, and integrated into, surrounding communities."

Neighbourhood Plans

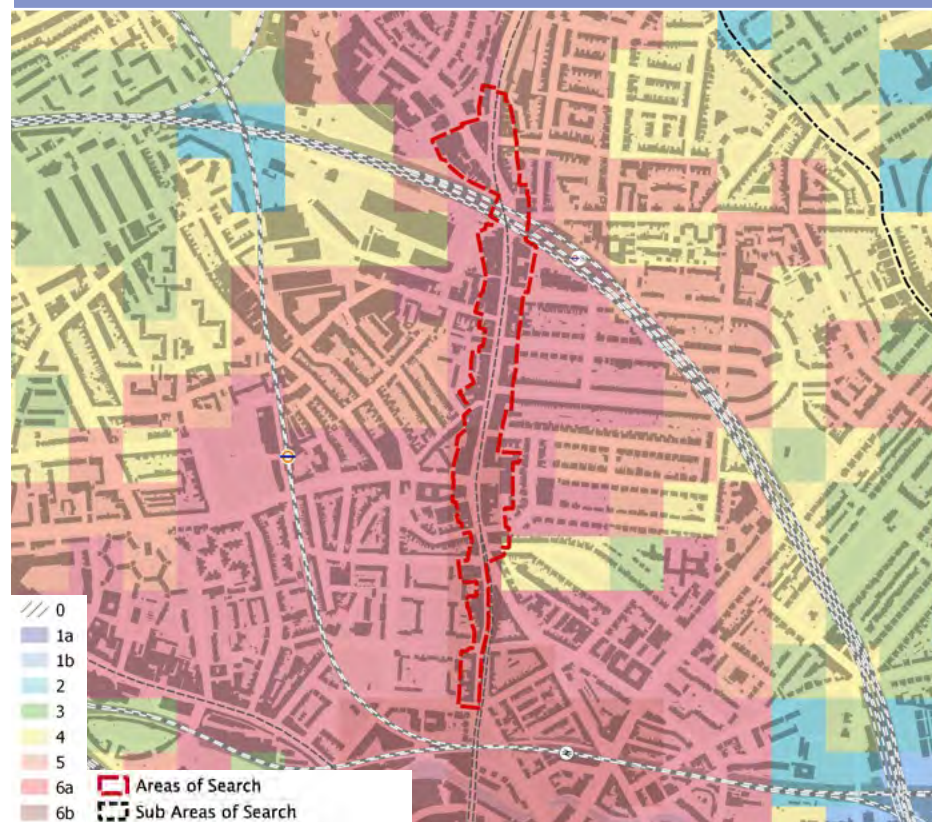


Neighbourhood Plan Areas

Kentish Town Neighbourhood Plan Area (designated and adopted)

- The area is nearly completely covered by the Kentish Town Neighbourhood plan.
- This sets out that proposals must draw on the character of the area, including height and massing.

Public Transport Access and PTAL



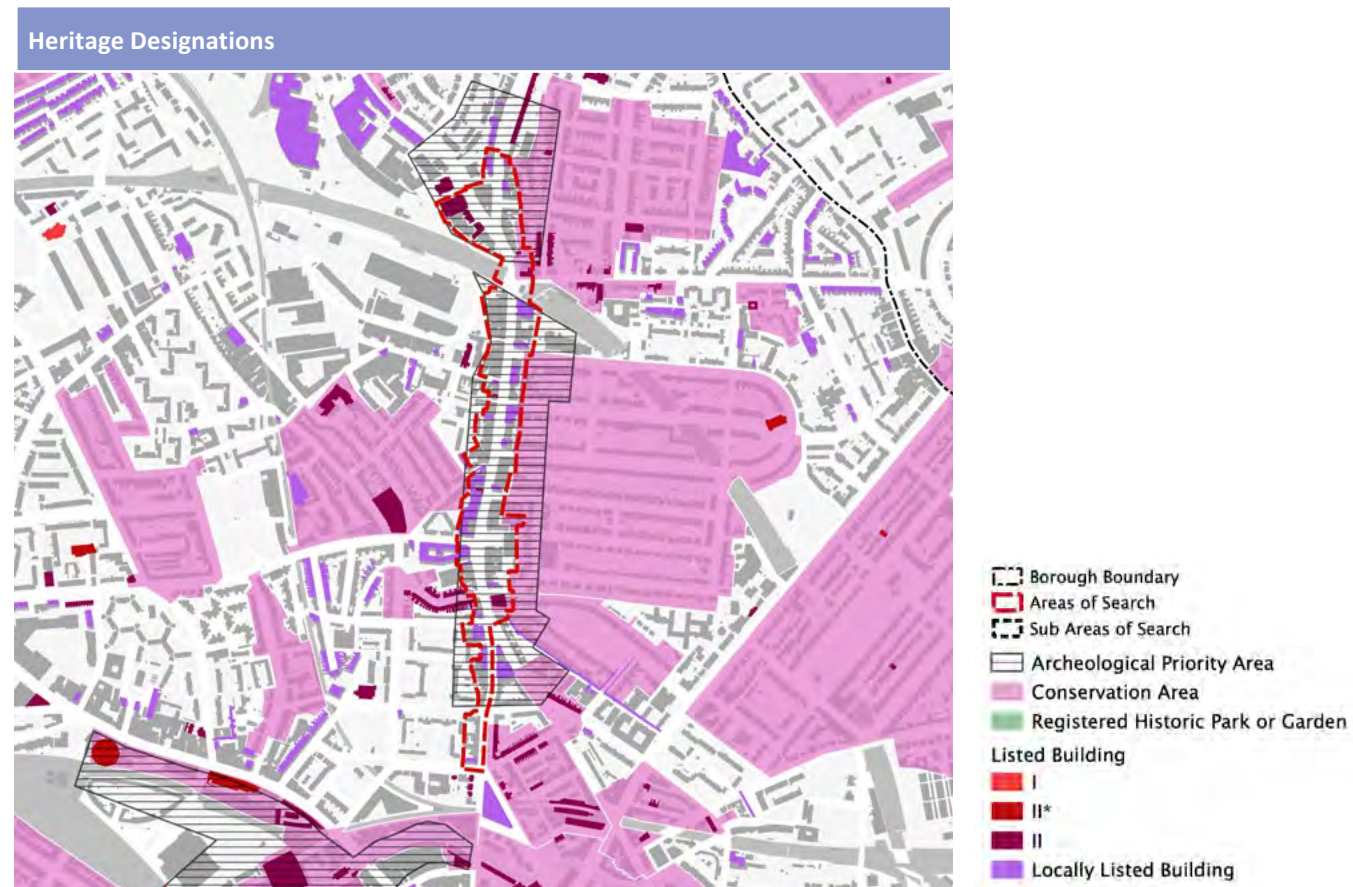
PTAL

Public Transport Access

- Kentish Town Station is to the north of the Town Centre. Kentish Town West Overground Station is to the west of the town centre. Camden Road Overground station is to the southeast of the town centre.

PTAL

- PTAL ratings between 5-6b indicate that the entire town centre is very well connected to public transport.

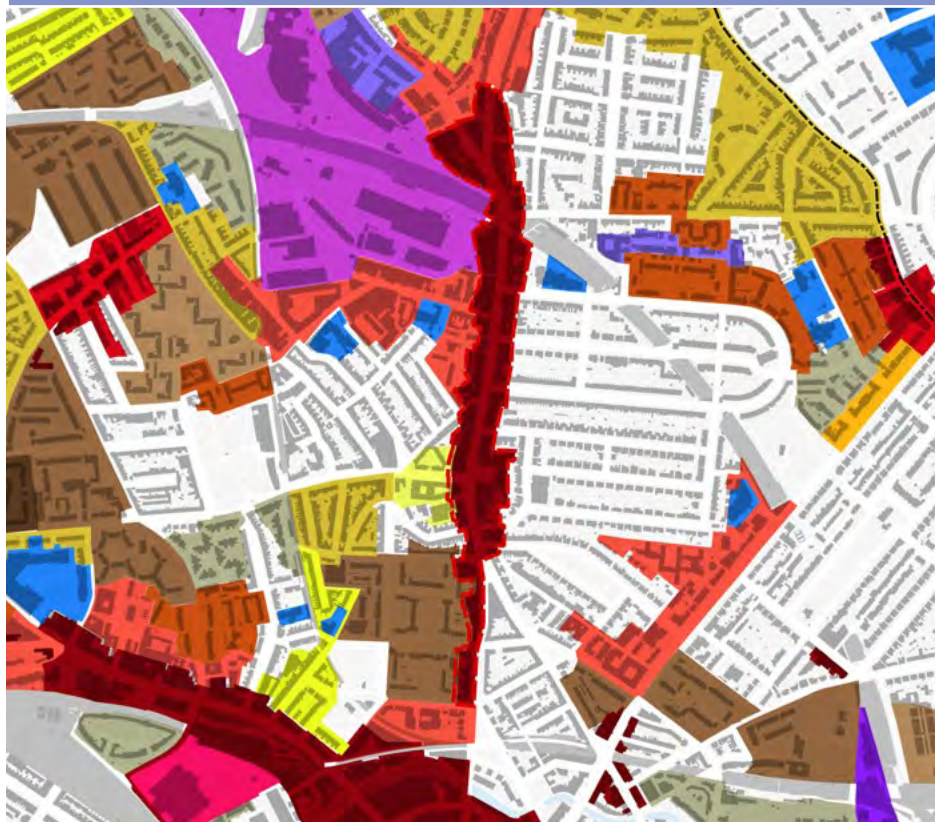


Heritage Designations

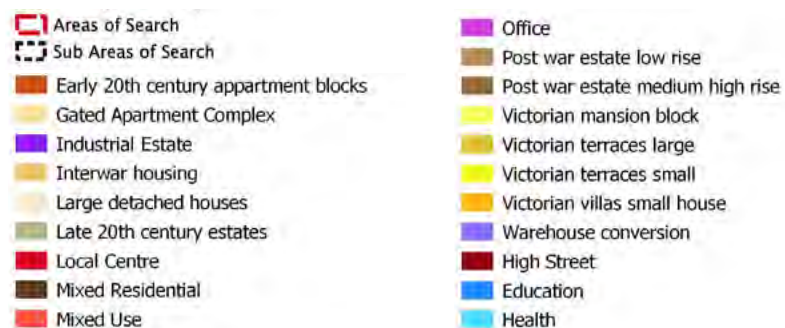
The area of search contains (full or partial) the following:

- **4no. Conservation Areas:**
 - Kelly Street (small overlap with site)
 - Kentish Town (small overlap with site)
 - Rochester (small overlap with site)
- Bartholomew Estate (small overlap with site)
- The site also borders with or is within close proximity of Conservation Areas:
 - Jeffery's Street
 - Inkerman
- **The site does not contain or border a Registered Park and Garden**
- **8 Listed Buildings:**
 - 8no Grade II
 - 42 Locally Listed Buildings
- **Archeological Priority Area Site:**
 - Kentish Town (Tier II)

Townscape Character Types



Character areas (excluding Conservation Areas)



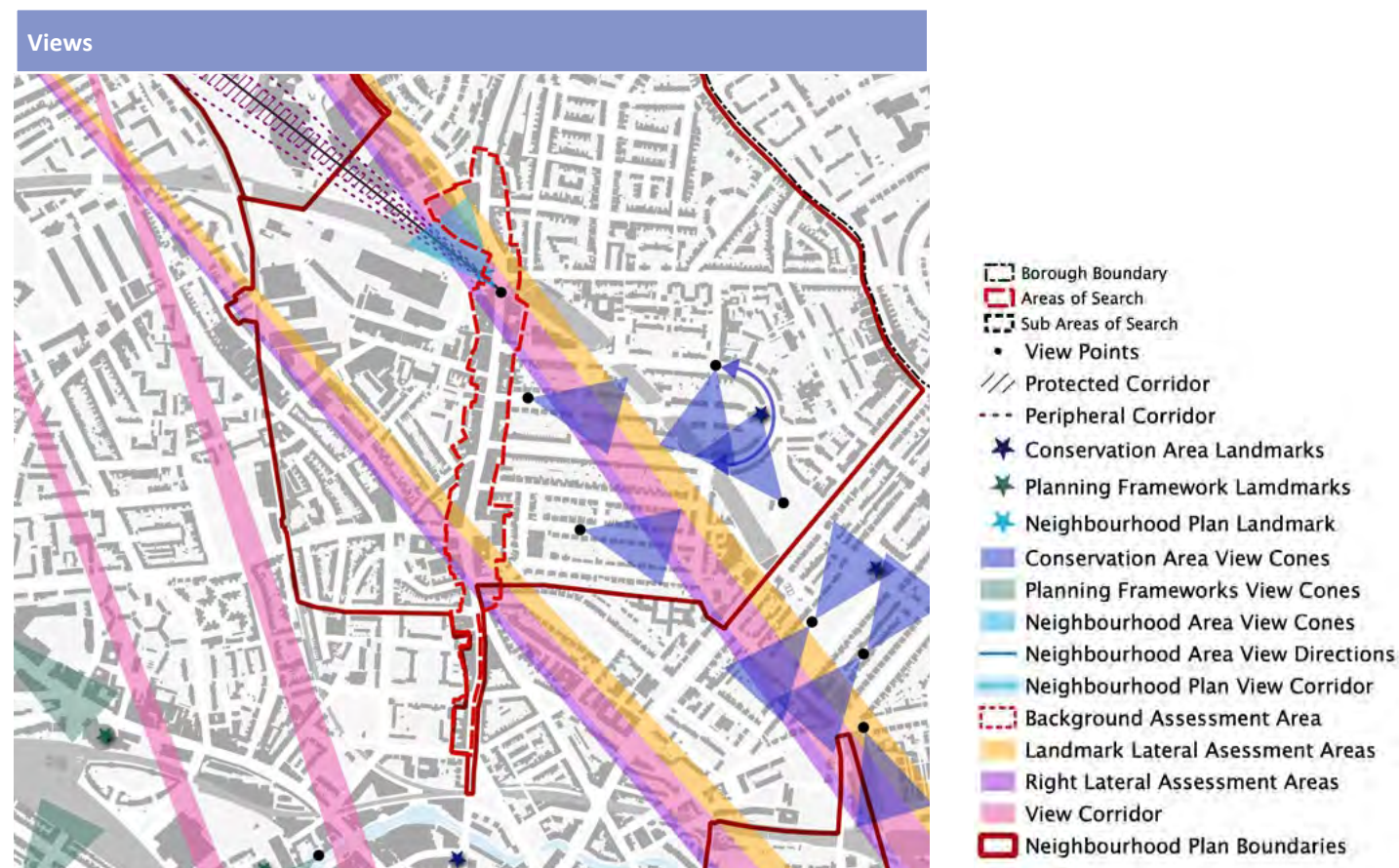
Townscape Sensitivity to Tall Buildings



Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders a number of typological character areas, including

- Office (E5) (bordering)
- Industrial estate (E2) (bordering)
- Kentish Town High Street
- Victorian terraces (H5) to the south west of the town centre (bordering)
- Post-war estate (H9) (bordering)
- Mixed use (E4) (bordering)



Strategic and Local Views, existing landmarks

Strategic

- LVMF View 2A.1 Parliament Hill summit to St Paul's Cathedral and LVMF View 3A.1 Kenwood viewing gazebo to St Paul's Cathedral transect the Kentish Town Centre

Conservation Area

- No landmark buildings or conservation area views have been identified

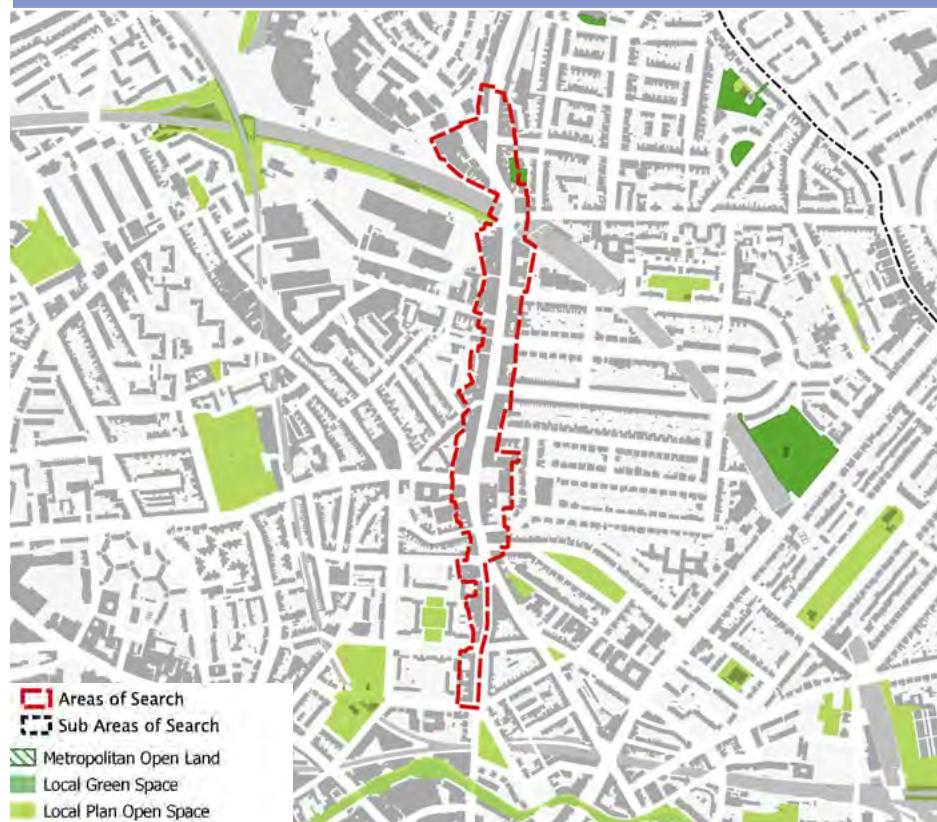
Neighbourhood Plan

- 1no. views identified in the Kentish Town Neighbourhood Plan transects the town centre. This is

identified in the Neighbourhood Plan as:

- Policy D1: The view of Parliament Hill from outside Kentish Town Station will be protected.

Open Space Designations



Open Space Designations

The area of search contains (full or partial) the following:

- **Local Plan Open Space**
 - 2no open spaces
 - Falkland Place Open Space
 - Falkland Lawn
- **Neighbourhood Plan Designations:**
 - **Local Green Space**
 - Falkland Place Open Space (Kentish Town NP)

Topography



Topography

- The area of search is situated in on a hill with the north of the area sloping upwards.
- Area levels are 25m AOD in the southern part of the site and 48m AOD in the northern part

Relevant Planning Permissions



Relevant Planning Permissions

Emerging - Under Construction

- None

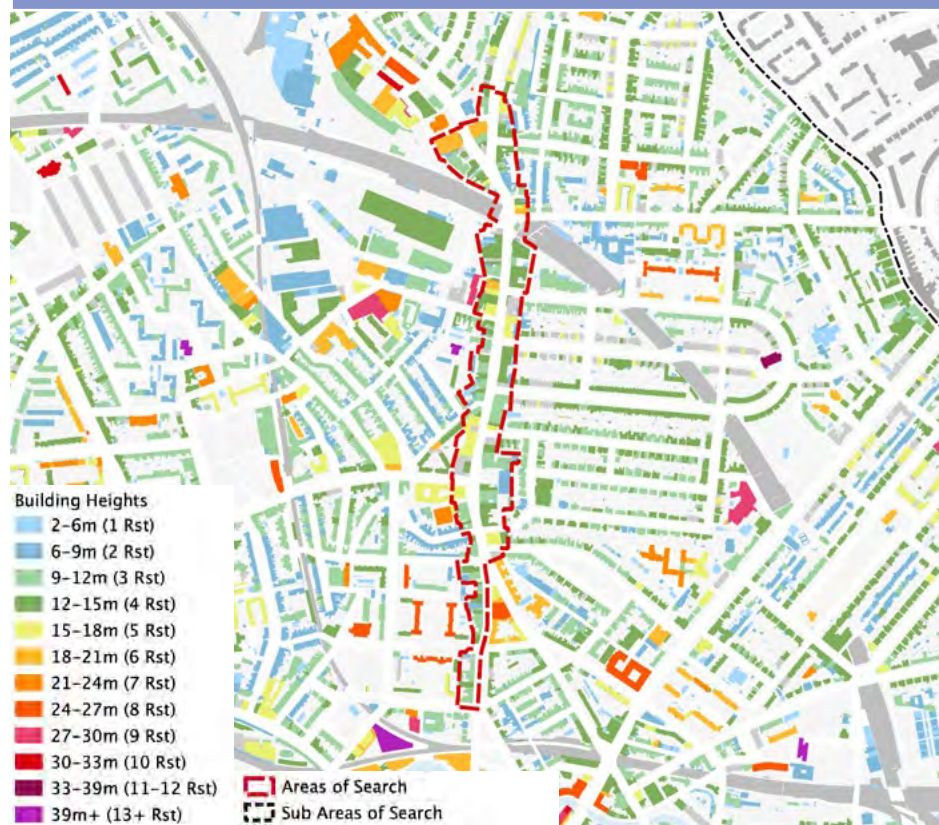
Emerging - Granted

- Permission for redevelopment of the existing site into residential led landmark building of 7 storeys with ground floor and basement commercial space reaching a maximum height of 23.9m (2019/0910/P).



Existing Area & Permitted Buildings (from VuCity)

Building Height



Building Heights

- Range of building height in the area
- Buildings along the high street tend to range between 9m-18m (3-5 Rst) which provides a moderately consistent low-mid-rise scale to the high street.
- A few buildings of up to 21m are situated in the north of the town

centre, as well as adjoin to the east in the southern extent of the towncentre.

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- The majority of the area of search is within the local context height range of 12-15m (4 Rst).
- Only the southernmost extent is in the local context height range of 9-12m (3-4 Rst).
- It is expected that the local context height in the area will remain 12-15m (4 Rst).

Existing Tall Buildings



- Areas of Search
- Sub Areas of Search
- Tall Building Zones
 - Zone A (Tall Building Threshold 30m)
 - Zone B (Tall Building Threshold 40m)
- Tall Building Heights
 - 100m and above
 - 60m - 100m
 - 50m - 60m
 - 45m - 50m
 - 40m - 45m
 - 35m - 40m
 - 30m - 35m
 - Emerging Tall Buildings

Tall Building Threshold

- The area falls into Zone A with a Tall Building Threshold of 30m.
- There are no existing tall buildings in the town centre
- Manmouth House with 35.9m is to the west of the town centre but not visible from the high street.

BUILDING HEIGHT ASSESSMENT

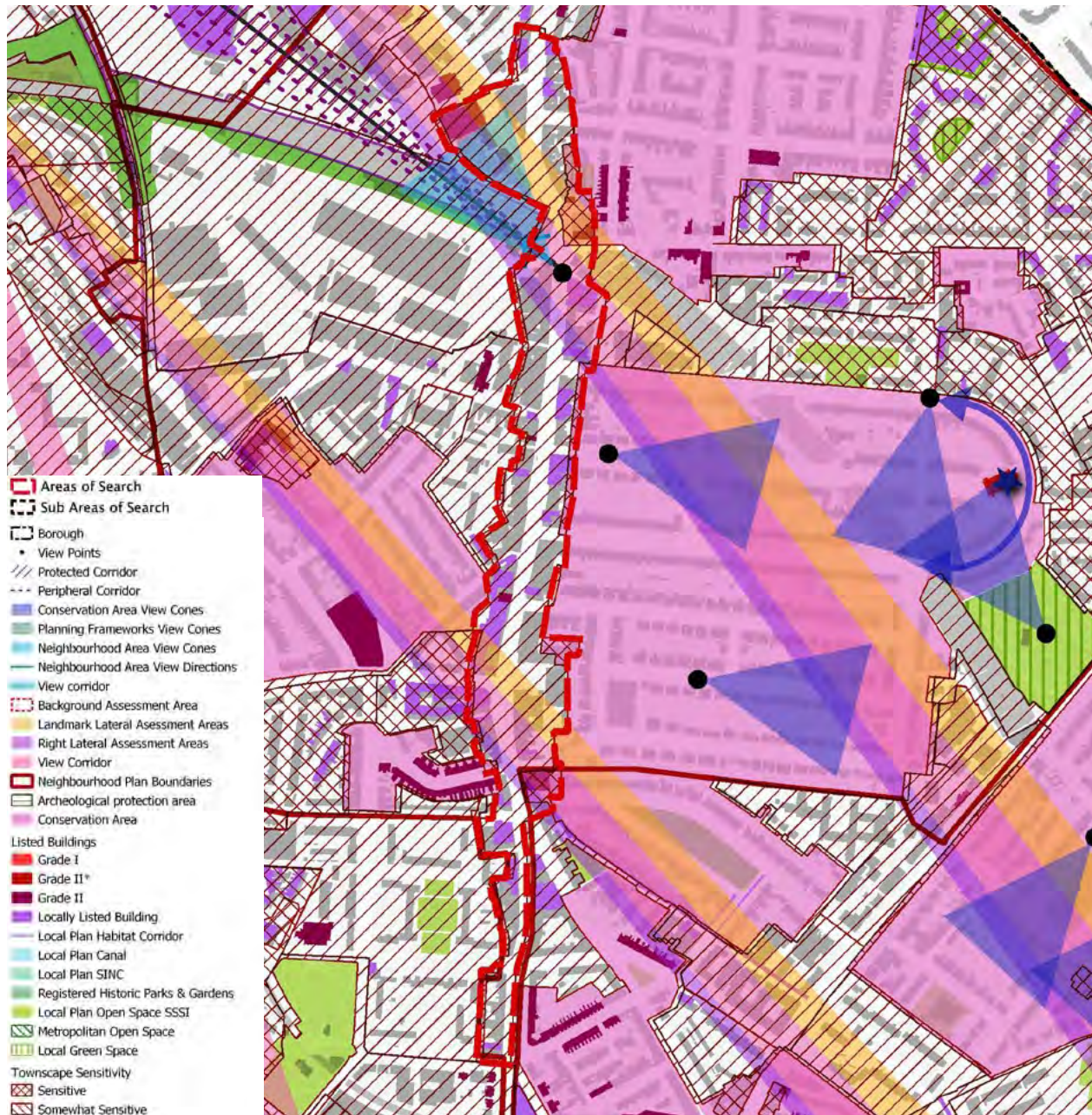
Kentish town centre (TC02) is a centrally located, well established town centre, with excellent access by public transport. It is a linear centre that follows Kentish Town Road, largely consisting of a fine grain and coherent development pattern that gives the street its distinctive character. Heights are largely consistent of 3-5 storeys (CH 12-15m). The townscape with its consistent scale and height is sensitive to tall buildings.

With the exception of the area around Kentish Town Station the centre is continuously built up, and there are no apparent large opportunity sites in the frontage that have the capacity for comprehensive development and place making.

The town centre is nested amidst a number of Conservation Areas with Georgian and Victorian Housing, whose setting is sensitive to tall buildings. With its fine grain development pattern, the high street offers a coherent, well enclosed and balanced street scene. Some locally listed buildings provide interest with modest variation in height and/or architectural detail.

The effect of a tall building in the street scene would break the continuity and coherence of the character of this area, detract from local listed buildings, and impact on the setting of Conservation Areas and local townscape views.

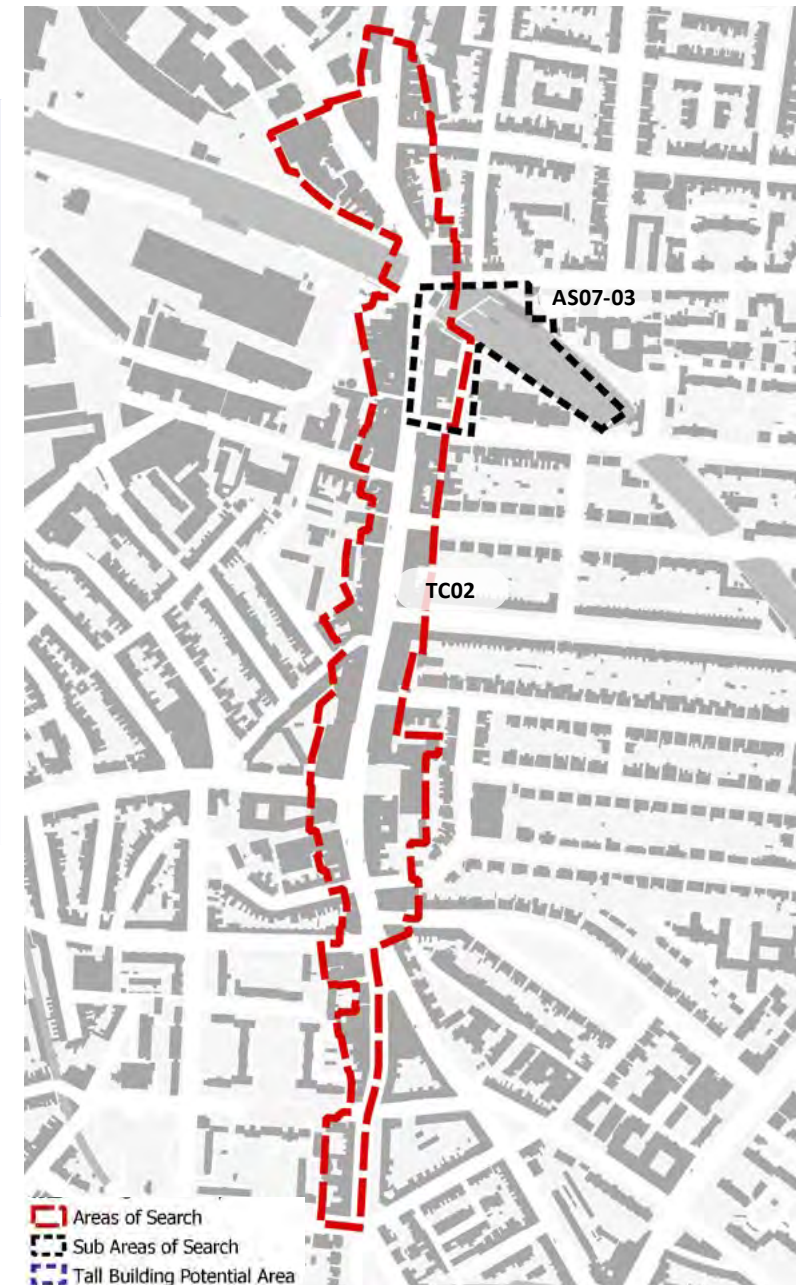
In this context the town centre (apart from the area around Kentish Town Station identified in Area of Search AS07), is not found appropriate for tall buildings. The height of proposed new development would be expected to reflect typical parapet heights in the street frontage, with the potential for slightly greater height set back into the site, where they do not affect the scale and character of the town centre or other sensitivities.



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POTENTIAL FUTURE CONTEXT HEIGHT	HEIGHT ZONE ZONE	TALL BUILDING TRESHOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	Location Significance	Approximate upper TB ratio	Potential height range
TC02	Kentish Town town centre	12-15 (4 Rst)	12-15 (4 Rst)	Zone A	30m	no	Area is sensitive to increased heights due to impact on sensitive townscape of the centre, potential to detract from locally listed buildings, and impact on nearby conservation areas	n/a	n/a	9 - 24m (3-7 Rst)
AS07-03	Kentish Town Station	see AS07								



Recommendations for sub-areas of search



Site SA01

Site SA03

Site SA05

5.7 GOSPEL OAK AND HAVERSTOCK - COMBINED SITES (SITE CODE SA01, SA03, SA05)

THE SITE

The Gospel Oak and Haverstock sites are located to the south of Hampstead Heath and the east of Haverstock Hill.

The area was extensively re-developed in the post-war years with development of mixed quality. Currently, the area is the focus of extensive estate renewal which has been consulted widely with existing residents.

Areas of Search

The area contains three estate regeneration areas as Areas of Search:

- Wendling Estate and St Stephens Close (SA01)
- Bacton Low Rise Estate (SA03)
- West Kentish Town Estate (SA05)



Bird's-eye View of the Gospel Oak and Haverstock area ©Google Earth

Local Plan Policy



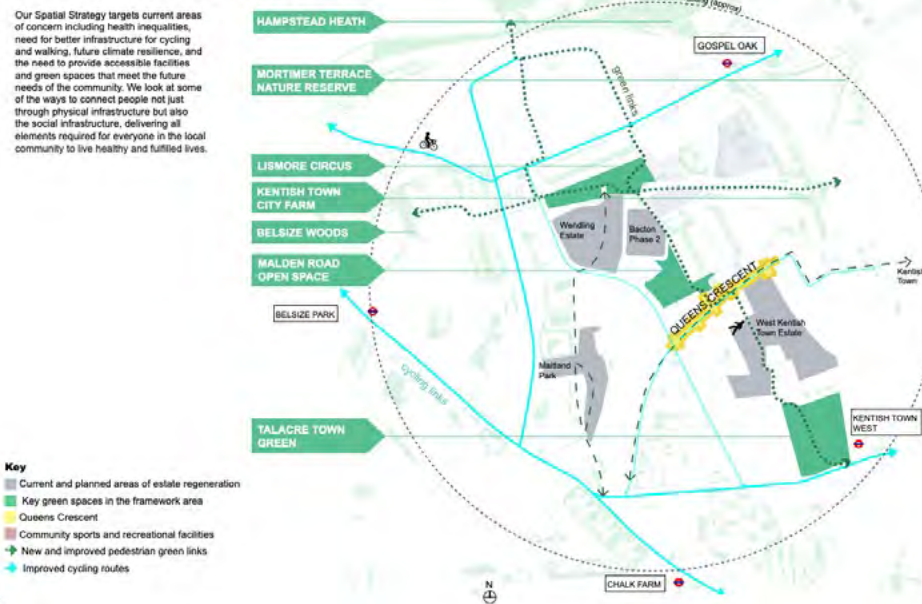
Local Plan Policy (2017)

- Queens Crescent neighbourhood centre forms part of the West Kentish Town Estate
- Area identified as Gospel Oak 'Community Investment Programme regeneration area'

Planning Frameworks

3.1 NEIGHBOURHOOD WIDE SPATIAL STRATEGY

Our Spatial Strategy targets current areas of concern including health inequalities, need for better infrastructure for cycling and walking, future climate resilience, and the need to provide accessible facilities and green spaces that meet the future needs of the community. We look at some of the ways to connect people not just through physical infrastructure but also the social infrastructure, delivering all elements required for everyone in the local community to live healthy and fulfilled lives.



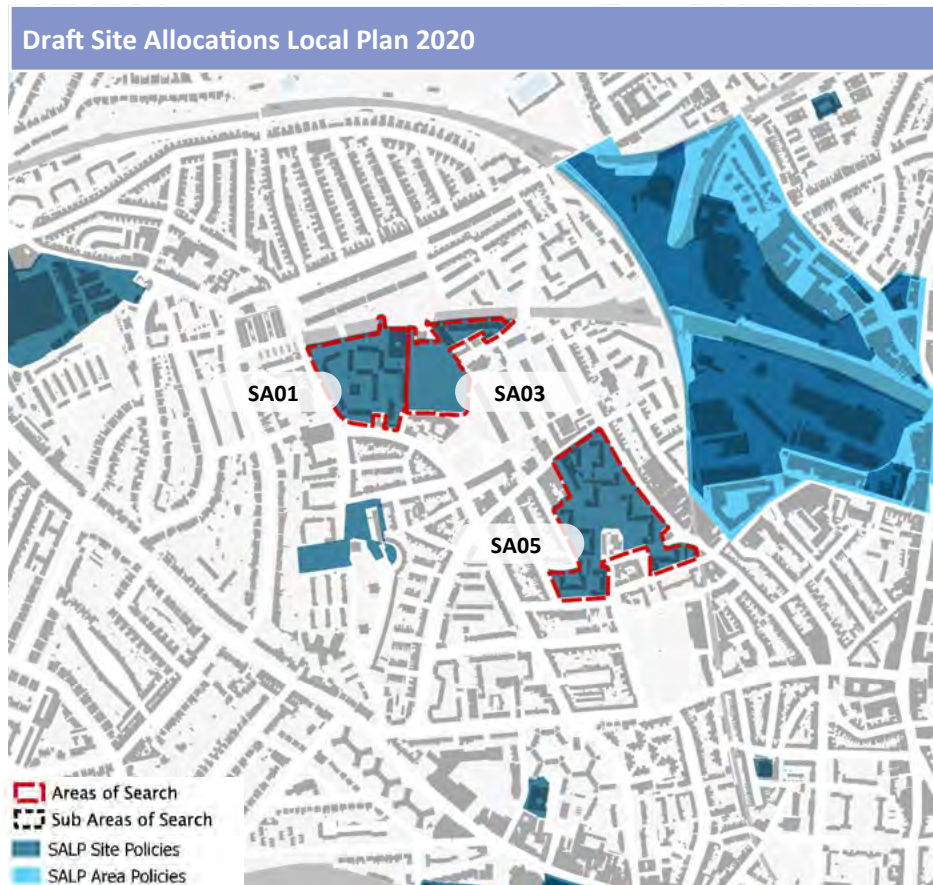
Gospel Oak & Haverstock Community Vision - key principles diagram

Wending Estate and St Stephens Close

- New estate of potentially 650-750 bigger, brighter new homes sitting in improved streets and open spaces. Planning application expect in 2024.

Bacton Low Rise Estate

- planning permission for 314 new homes and permission to deliver a further 247 mixed tenure homes
 - Expected to start on site in 2024
- #### West Kentish Town Estate
- 885 new homes at the West Kentish Town Estate. Expected to start in 2023/24.



Local Plan Draft Site Allocations

Draft Site Allocation site policy

- The Draft Site Allocation Policy identifies the three sub-areas, West Kentish Town Estate Area (SA05), Wendling Estate (SA01), and Bacton Low Rise (SA03) for housing.
- The northern part of the Bacton Low Rise has been implemented.

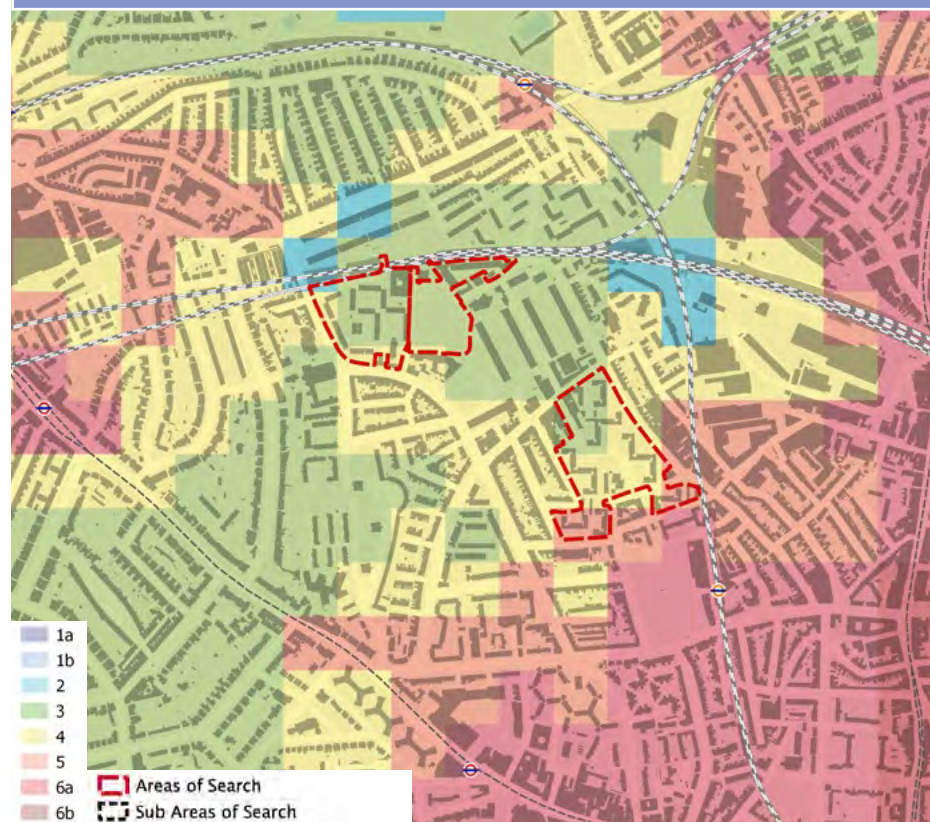
Neighbourhood Plans



Neighbourhood Plan Areas

- The sub-areas are not covered by any Neighbourhood Plans.
- The sub-areas are in close proximity to the Kentish Town Neighbourhood Plan Area (designated and adopted)

Public Transport Access and PTAL



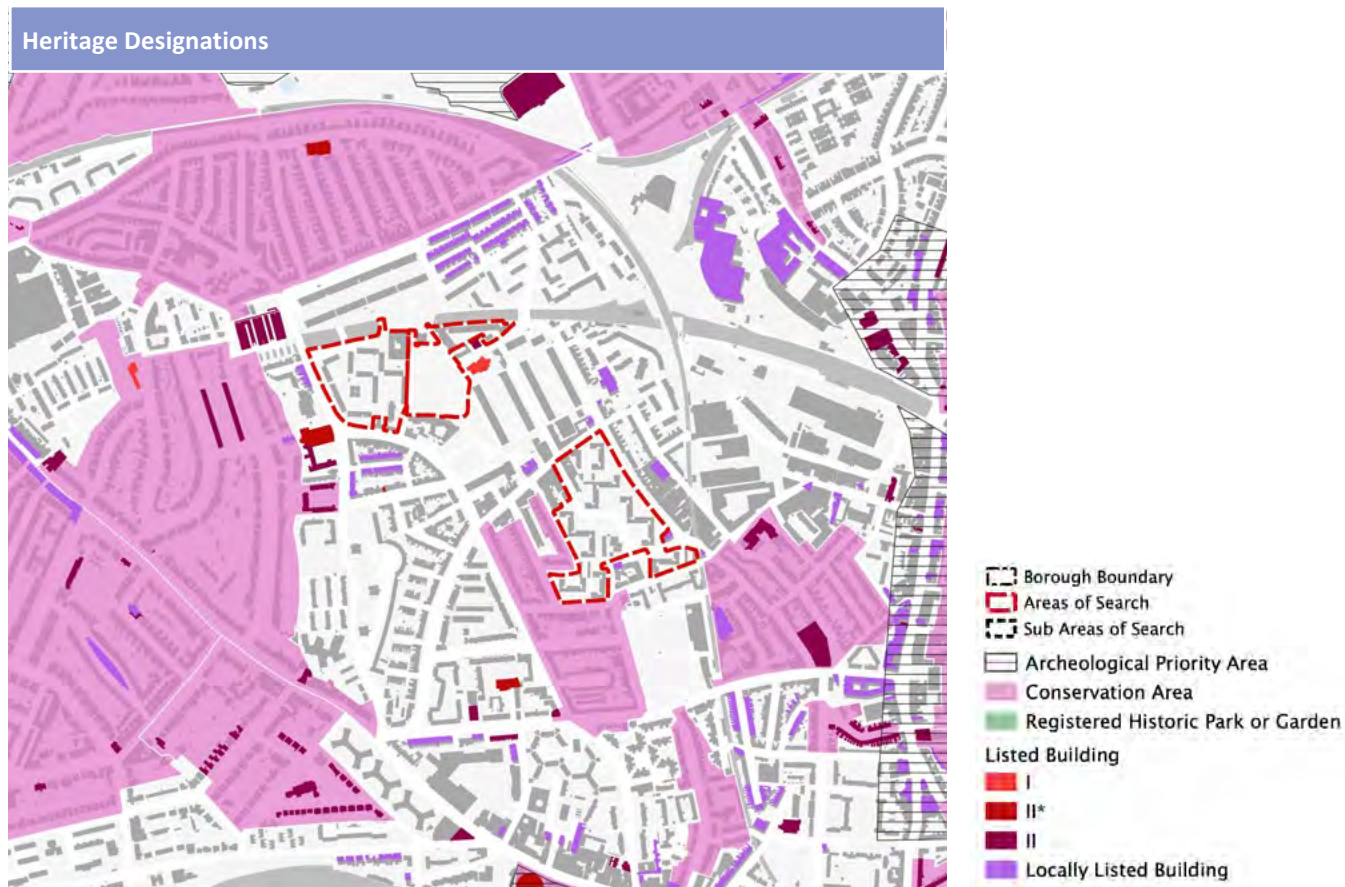
PTAL

Public Transport Access

- The sub-areas lie to the west of Kentish Town station, to the east of Belsize Park station, to the south of Gospel Oak Overground station and to the north of Kentish Town West overground station

PTAL

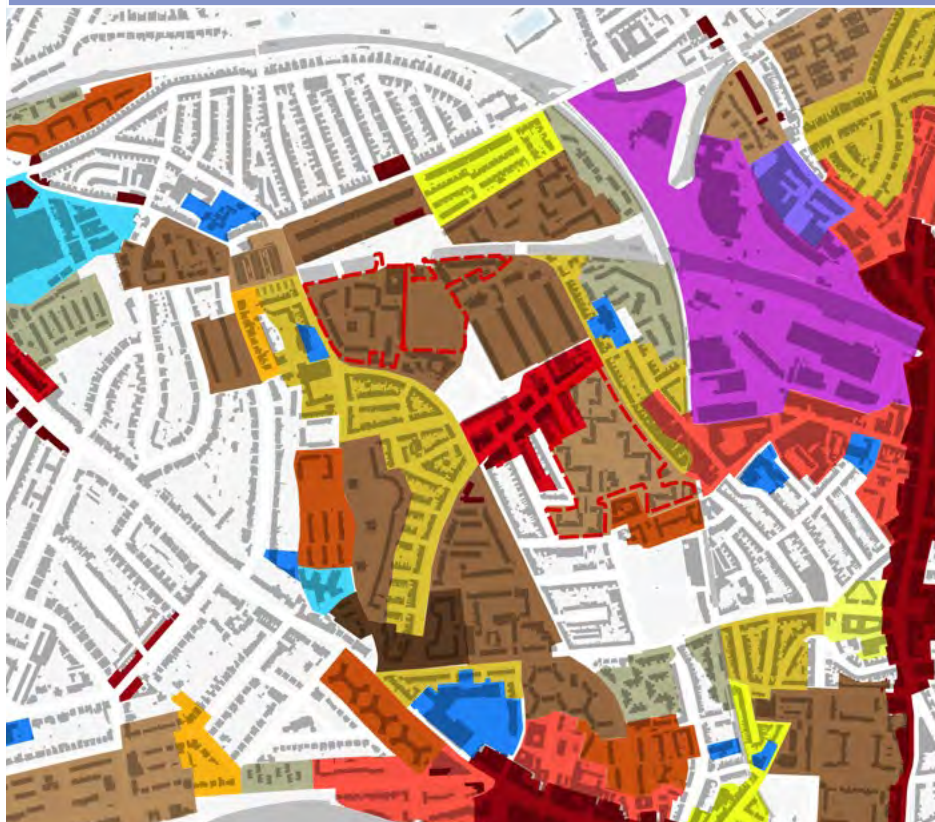
- West Kentish Town Estate (SA05) has PTAL ratings between 3-5 which improve to the south of the sub-area
- Wendling Estate (SA01) and Bacton Low Rise (SA03) both have lower public transport accessibility which is reflected by the PTAL 3 score.



Heritage Designations

- The sub-areas do not contain Conservation Areas, Registered Park and Gardens, Listed Buildings, Locally Listed Buildings or Archeological Priority Area Sites.
- The sub-areas border or are within close proximity of Conservation Areas:
 - Parkhill
 - West Kentish Town
 - Mansfield
 - Inkerman
- Listed and locally listed buildings can be found in the vicinity of Wendling Estate (SA01) and Bacton Low Rise (SA03) including
 - Grade I listed Church of St Martin and
 - Grade II* listed Church of St Dominc

Townscape Character Types



Character areas (excluding Conservation Areas)



Sensitive Townscape Areas

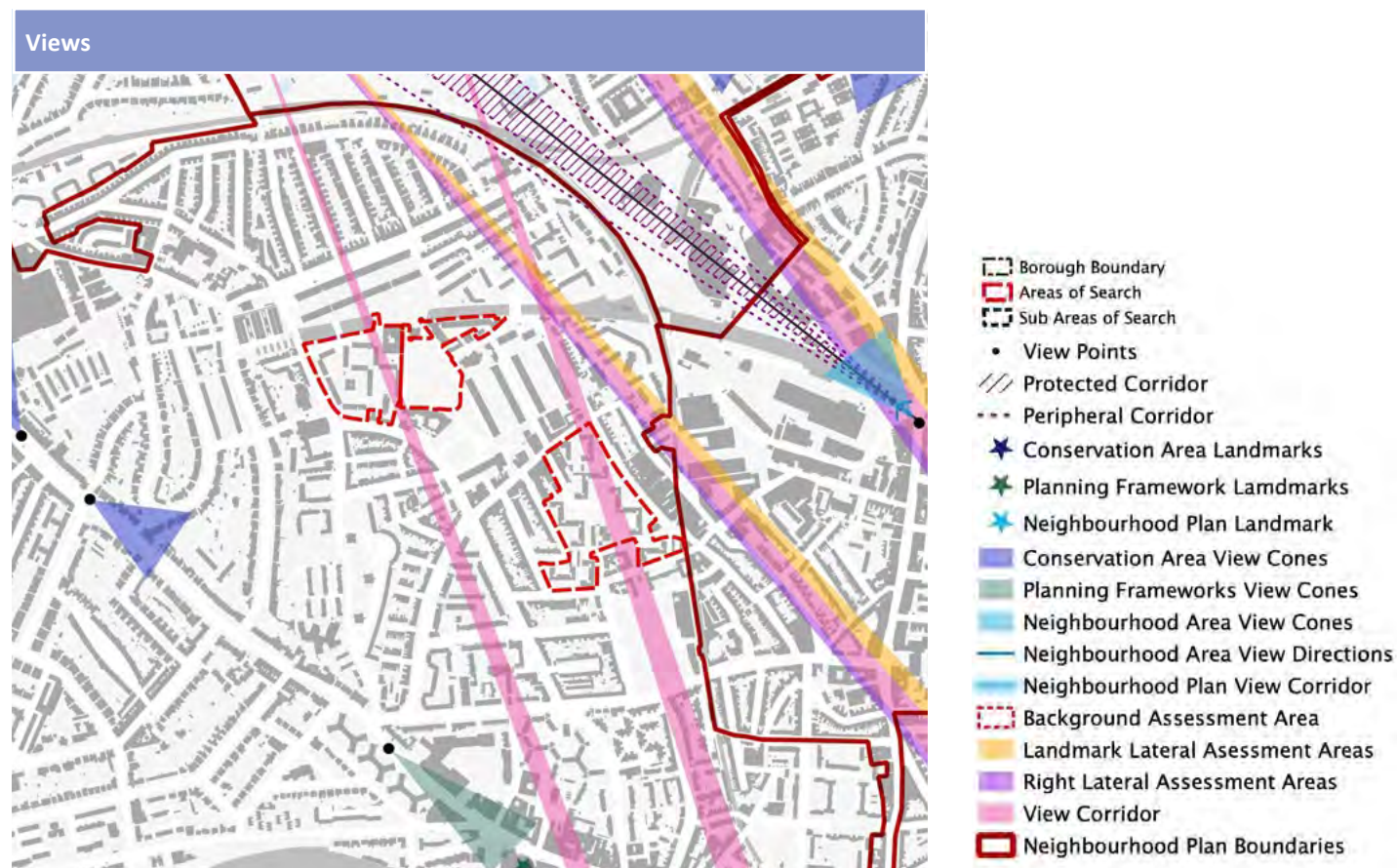


Areas that are sensitive and somewhat sensitive to tall buildings

The Gospel Oak and Haverstock areas contains the following character areas:

- Victorian terraces (H4) (bordering)
- Post war estate low rise (H8)
- Early 20th century apartment blocks (bordering)
- Local Centre (bordering)
- Mixed Use (bordering)

- Post war estate medium high rise (H9)



Strategic and Local Views, existing landmarks

Strategic Views

The following sub-areas are affected by the LVMF Views:

West Kentish Town Estate Area

- 2B.1 Parliament Hill oak tree to Palace of Westminster

Wendling Estate

- 2A.2 Parliament Hill summit to the Palace of Westminster

Bacton Low Rise

- A small portion of the south west corner of the site is transected by - 2A.2 Parliament Hill summit to the Palace of Westminster

Open Space Designations



Open Space Designations

Local Plan Open Space: _

- Beckington Open Space borders West Kentish Town Estate
- Gospel Oak Open Space borders Bacton Low Rise
- Lismore Circus borders Bacton Low Rise & Wendling Estate

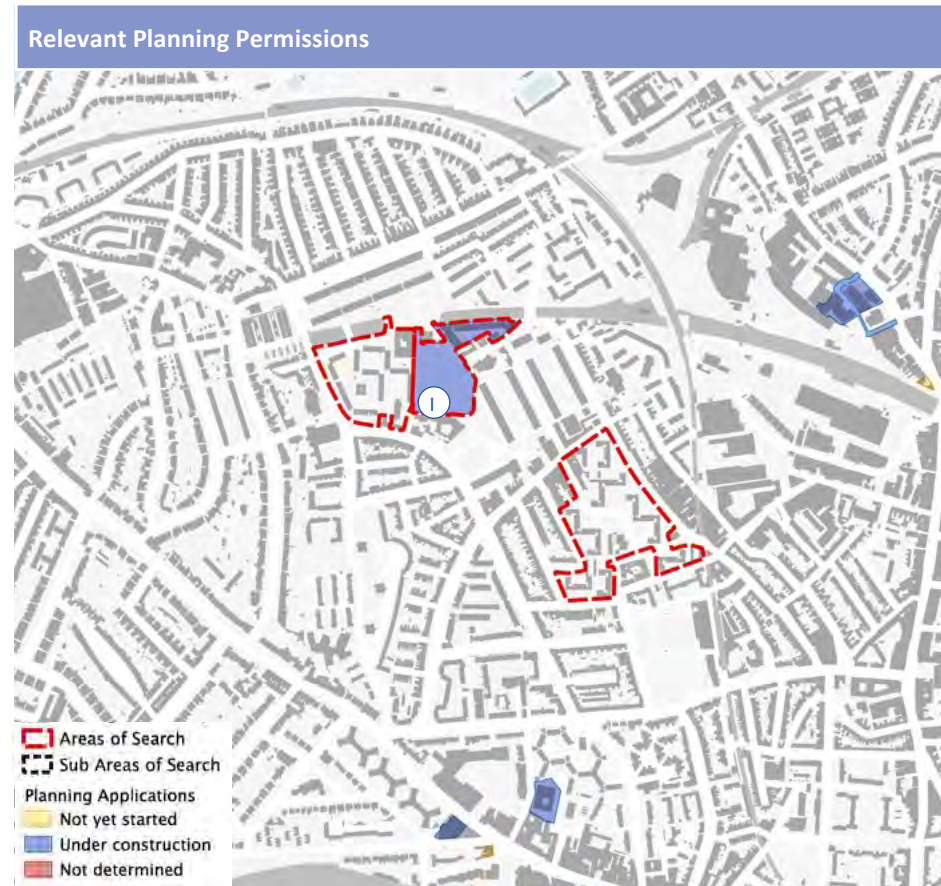
Topography



Topography

- Land rises up towards Hamstead Heath to the north and west of the area
- Site levels on the West Kentish Town Estate are 32m AOD in the southern part of the site and 37m AOD in the northern part
- Site levels on Bacton Low Rise & Wendling Estate are 37m AOD in the east of the site area which

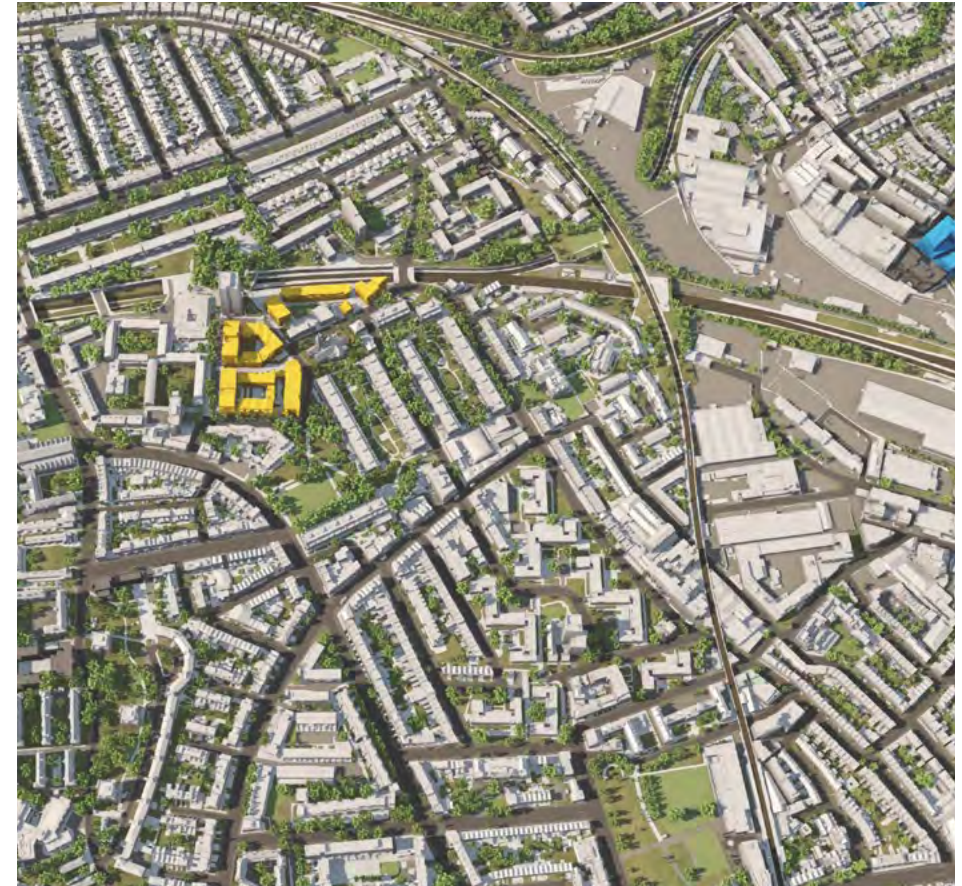
slopes up to 47m AOD in the west of the site area.



Relevant Planning Permissions

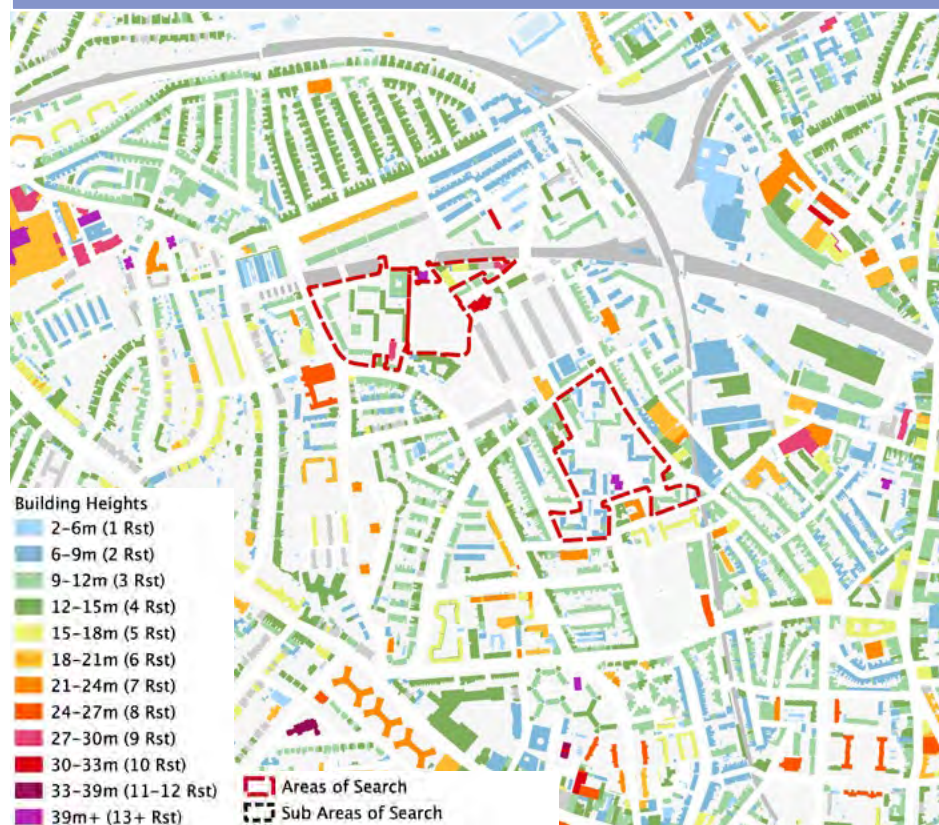
Emerging - Under Construction

- I. Bacton Low Rise Estate;
total of 290 residential units
with heights up to 8 storeys
(2012/6338/P)



Existing Area & Permitted Buildings (from VuCity)

Building Height



Building Heights

- Heights range significantly across the three sub-areas
- The majority of the buildings are low to mid-rise structures between 3 - 15m (1 to 5 Rst)
- There are several taller buildings on the sites or in the local vicinity which range from 21 - 69m (6 to 22 Rst)

Local Context Heights

West Kentish Town Estate Area

- 9-12m context height (3-4 Rst)

Wendling Estate

- 12-15m context height (4 Rst)

113a,115 and 117 Wellesley Road - Bacton Low Rise

- 12-15m context height (4 Rst)

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

West Kentish Town Estate

- Comprehensive estate regeneration is expected to increase the local context height in the area in the future

Wendling Estate

- Comprehensive estate regeneration is expected to

increase the local context height in the area in the future

Bacton Low Rise

- Emerging development is expected to increase the local context height in the area to 15 - 18m (5 Rst)

Existing Tall Buildings



Tall Building Threshold

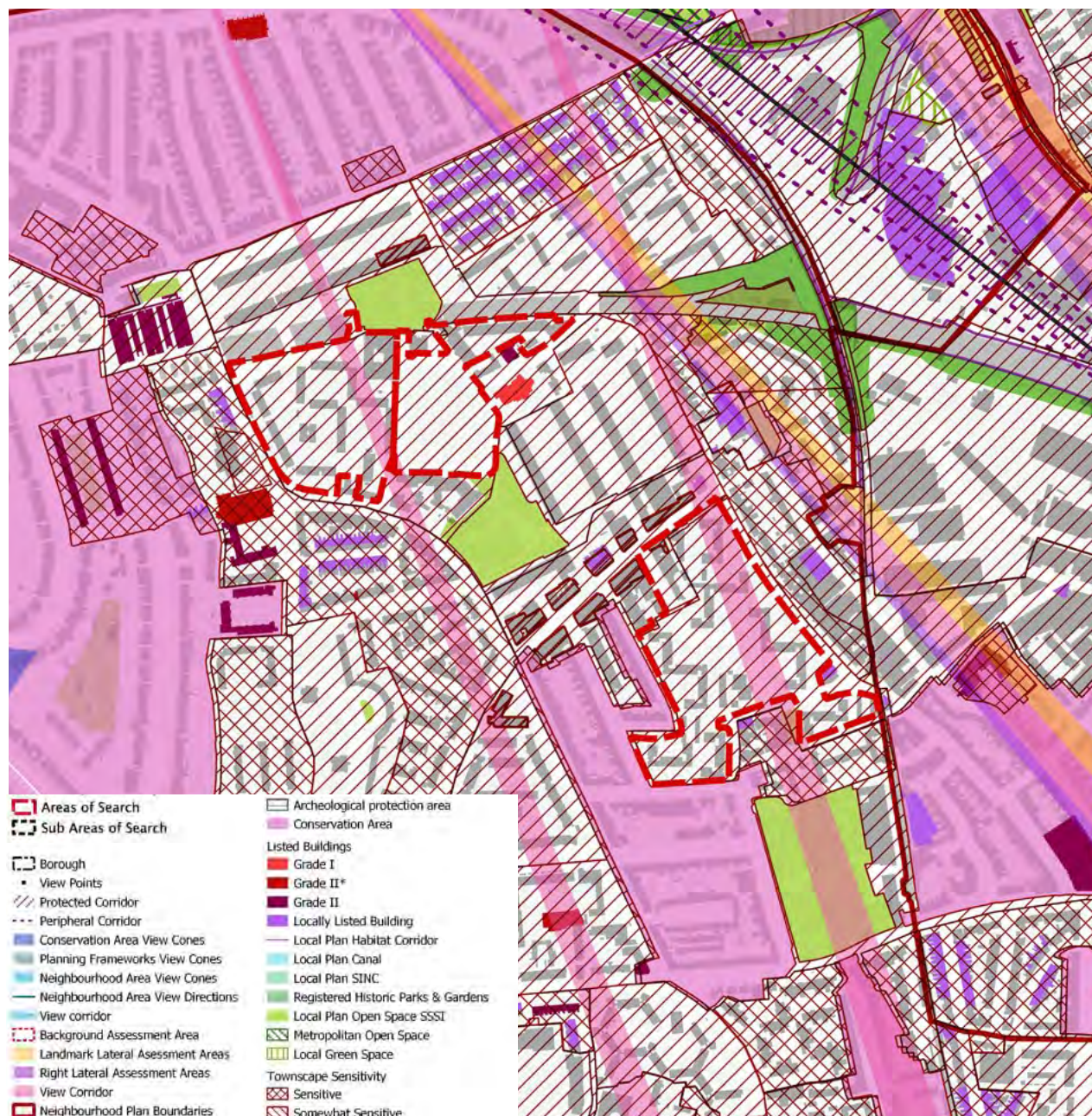
- The area falls into Zone A with a Tall Building Threshold of 30m.
- None of the three sub-areas comprise of tall buildings, but there are a few tall buildings nearby.
- To the north of the Bacton Low Rise Bacton Tower with 61.8m, and to the east the spire of St Martin's church spire at 31.1m
- Hawkridge tower is situated central to the West Kentish Town Estate (but is not included in the allocation in the draft Site Allocations Local Plan 2020), and has a height of 44.9m.
- The Wendling Estate contains a large building at 28.5m.
- The Bacton Low Rise contains a large building at 27.8m. There is also one emerging tall building in the area with a height of 28.5m.
- The West Kentish Town Estate does not contain large buildings.

BUILDING HEIGHT ASSESSMENT

The Gospel Oak and Haverstock area is part of the post-war housing estate development that followed the demolition of previous Victorian housing in the area. Wendling Estate (SA01) and West Kentish Town Estate (SA05) are characterised by free-form, modernist, low rise slab-blocks and a few tall buildings (61.8m Bacton Tower, 44.9m Hawkridge), that fail to integrate well with their surrounding street-based urban fabric. Parts of the Bacton Low Rise Estate (SA03) have already been redeveloped with contemporary housing that respects the historic street alignment, whilst another part has been cleared for development.

None of the sub-areas contain Conservation Areas, Registered Park and Gardens, Listed or Locally Listed Buildings, although some neighbouring areas are designated Conservation Areas. Grade I listed Church of St Martin and Grade II* listed Church of St Dominc are in close proximity of the Wendling Estate and Bacton Low Rise. The Wendling Estate is affected by the strategic view from Parliament Hill to Westminster Place (91m AOD), and the West Kentish Town Site by the strategic corridor from Parliament Hill Oak Tree to Westminster Palace (67m AOD). Wendling and Bacton have reasonable public transport accessibility with a PTAL rating of 3. West Kentish Town Estate has a PTAL of 3-5 which improves to the south of the site.

If comprehensively redeveloped each of the three sub-areas have the potential to establish their own townscape character and approach to place making. The Wendling Estate and the West Kentish Town Estate are of greater size and less constrained by heritage and local townscape

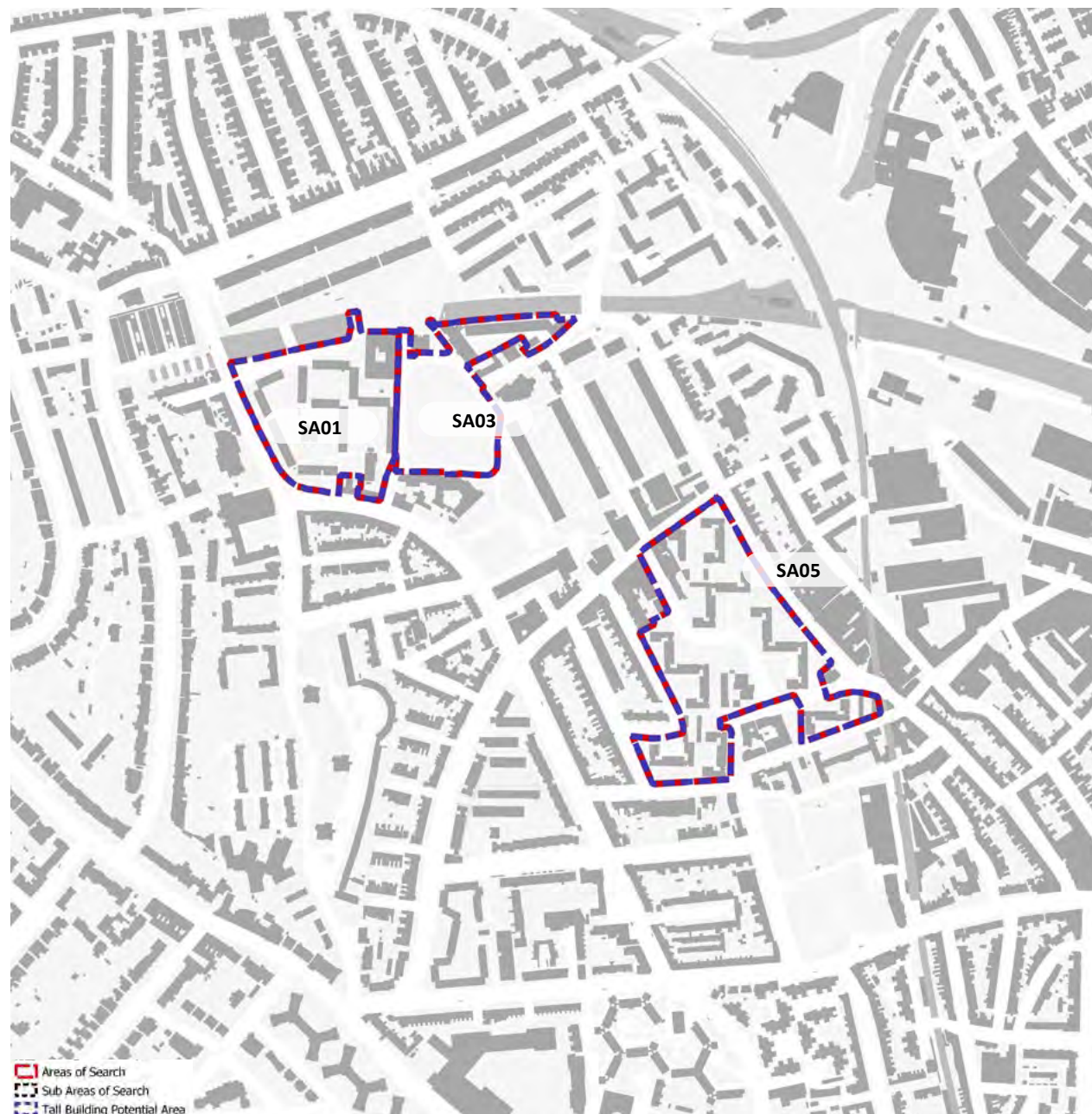


Plan of sub-areas with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

sensitivity, and as part of a comprehensive masterplanned approach would be able to accommodate a limited number of tall buildings to support estate renewal and to make optimal use of land. Tall Buildings would need to respect strategic and local views, and be located away from neighbouring sensitive townscapes, Conservation Areas and open spaces, where their impact can be better mitigated.

The Bacton Low Rise Estate site is situated in the setting of Grade I listed Church of St Martin, and as such its opportunity to accommodate a tall building is limited.

Due to their close proximity to Hampstead Heath taller buildings in any of the three sub-areas will be prominent in the foreground of LVMF and other panoramic views (including from Parliament Hill). The impact of development on these panoramic views will need to be carefully scrutinised and ensure that individually and cumulatively development avoids dominating the skyline, detracting from the defining characteristics of panoramic views or blocking views towards central London landmarks and tall building clusters. Heights of tall buildings should take account of LVMF views from Parliament Hill and the LVMF management guidelines for Panoramic Views (p.30).



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
SA01	Wendling Estate	12-15m (3-4 Rst)	18-21 (6 Rst)	Zone A	30m	Yes, subject to comprehensive development and appropriately responding to identified sensitivities.	A limited number of tall buildings could be accommodated on the northern part of the area, to support estate regeneration and making efficient use of land.	local	up to 2x future CH	12-40m (3 to 12 Rst)	individual and cumulative impact testing needed on: - the strategic view from Parliament Hill Summit towards Palace of Westminster - Lismore Circus open space from wind, overshadowing and other environmental impacts - Mansfield and Parkhill Conservation Areas - Listed and locally listed buildings - local street views - nearby existing homes and their amenities.	- tall buildings should avoid dominating the foreground and consideration should be given to views towards Westminster from Parliament Hill Summit - development to avoid cumulative creating a 'wall' of towers or strong clustering - provide visual permeability in between taller buildings in views from Hampstead Heath - Additional height above the potentially appropriate height range may be possible in some locations subject to testing of impacts on strategic views in the LVMF and relevant local views
SA03	Bacton Low Rise	12-15m (3-4 Rst)	18-21 (6 Rst)	Zone A	30m	Limited to the south-western portion of the area, subject to appropriately responding to identified sensitivities.	Larger/ taller buildings could have role in contributing to regeneration of this area and make efficient use of land as part of comprehensive masterplanned place making approach. subject to considering impact on Grade I listed Church of St Martin.	local	up to 2x future CH	12-40m (3 to 12 Rst)	- Same as for Wendling Estate (SA01) - Heritage impact on Grade I listed Church of St Martin. - Local Views towards Grade I listed Church of St Martin.	Same as for Wendling Estate (SA01)

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
SA05	West Kentish Town Estate	9-12m (3 Rst)	18-21 (6 Rst)	Zone A	30m	Yes, subject to comprehensive development and appropriately responding to identified sensitivities.	A limited number of tall buildings could be accommodate in the centre of the area, clustered around Hawkridge tower, to support estate regeneration and making efficient use of land.	local	up to 2x future CH	12-40m (3 to 12 Rst)	individual and cumulative impact testing needed on: - the strategic view from Parliament Hill Oak Tree towards Palace of Westminster - West Kentish Town and Inkerman Conservation Areas - sensitive townscape, including along Grafton Road - Listed and locally listed buildings - local street views - nearby existing homes and their amenities.	- tall buildings should avoid dominating the foreground and consideration should be given to views towards Westminster from Parliament Hill Summit - tall buildings to vary in height on the skyline (including considering the height of Hawkridge tower) - taller development to be situated central to the area and away from established streets to avoid impacting on their scale and character - Additional height above the potentially appropriate height range may be possible in some locations subject to testing of impacts on strategic views in the LVMF and relevant local views



Site AS08

5.8 WEST HAMPSTEAD (SITE CODE AS08)

THE SITE

The West Hampstead growth area is located to the west of Finchley Road and the east of Kilburn. The area is bound on the north and south by significant railway development.

Historically, the area was known as "West End" until it was renamed West Hampstead in the 1880s which was around the time that the few mansion houses in the area were laid out in the street pattern it has today.

In West Hampstead the large houses of West End have been replaced by streets of Victorian houses, although much of the original West End Green remains.

The West End Lane to Finchley Road Planning Framework states: "Redevelopment of the O2 Centre as part of a more comprehensive approach should deliver demonstrably higher quality outcomes that integrates new development seamlessly with the wider area and deliver benefits in terms of new spaces and walking routes, where a range of retail, leisure and community uses (including public toilets) are adequately reprovided"

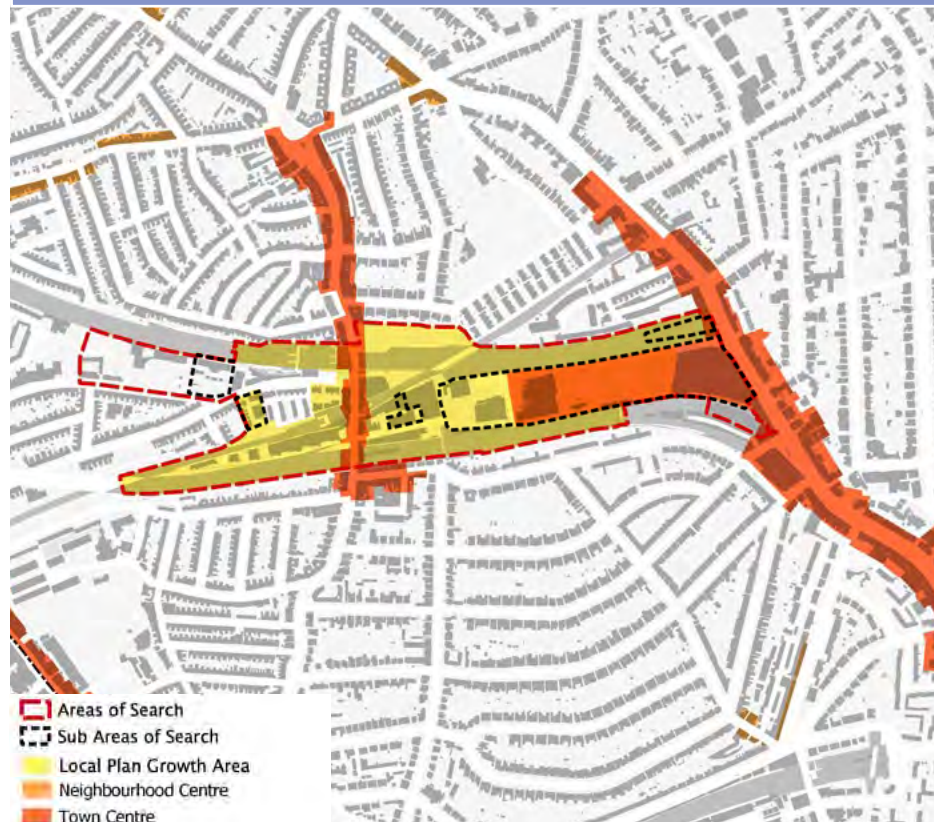
Sub-Areas of Search

The initial review of the area has identified four draft site allocations and one area identified by the character study as sub-areas of search. These were screened by this study in respect of building height and appropriateness for tall buildings.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy (2017)

- The area fully covers West Hampstead Growth Area which is one area in the borough where significant growth is expected to be delivered.
- The area is also partially within the West Hampstead Town Centre and the Finchley Road and Swiss Cottage Town Centre, which provide policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).

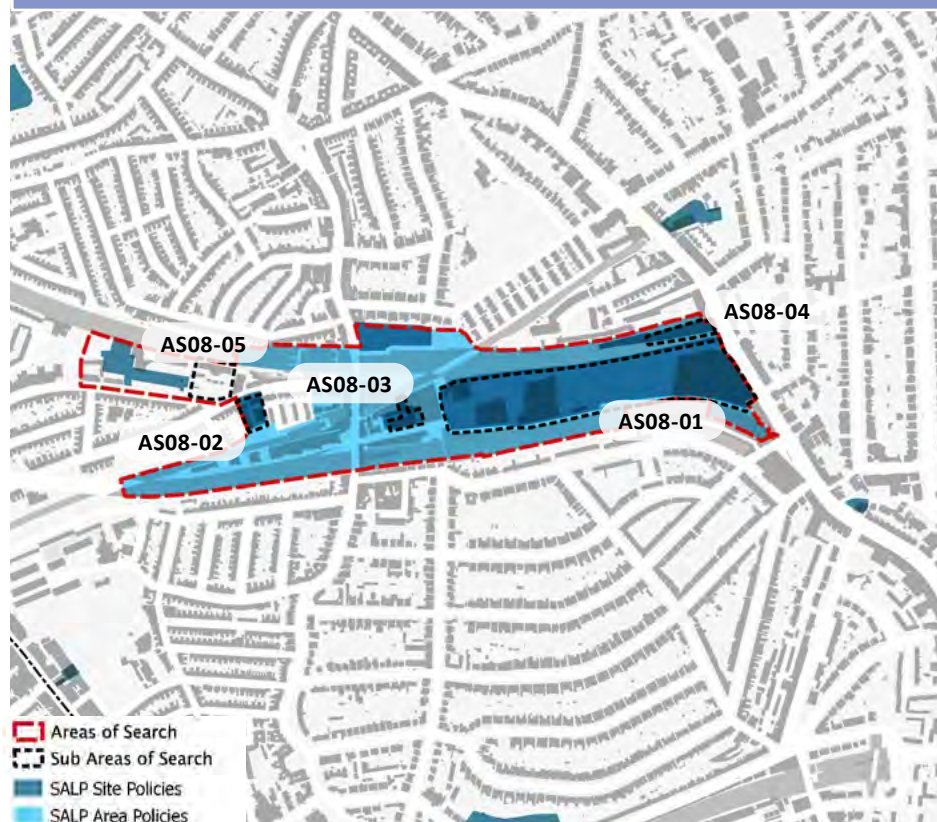
Planning Frameworks



SPD - key principles diagram

- The area is partially covered by the West End Lane to Finchley Road SPD. The SPD was prepared to help guide significant and comprehensive redevelopment on the area
- The SPD states that "any new development will need to respect, and be sensitive to, the height of existing buildings in their vicinity and setting"
- "There are evident changes in levels across the wider area...the topography will shape and influence the acceptability and potential scale and height of buildings and this will vary depending on their proposed siting, disposition...and visual impact in identified longer and shorter views."

Draft Site Allocations Local Plan 2020



Local Plan Draft Site Allocations

Draft Site Allocation area policy

- Potential to strengthen the area's role as a mixed-use area and deliver a significant increase in the number of permanent self-contained homes, employment, town centre uses including retail, health / community facilities and open space

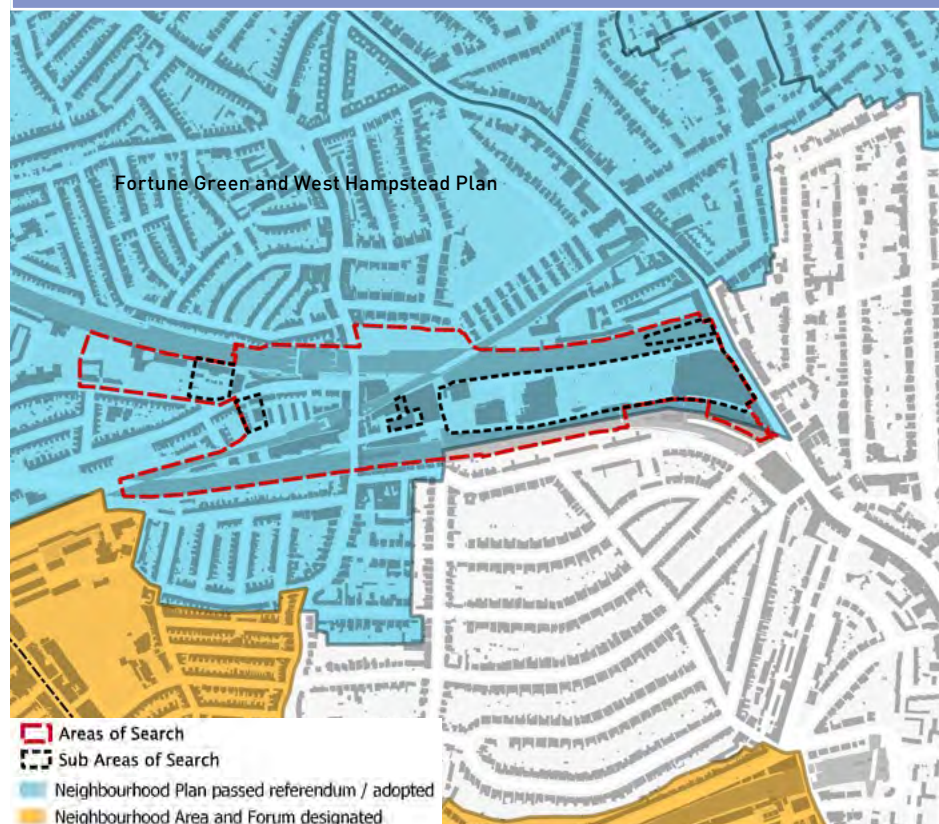
Draft Site Allocation site policy

- The area of search contains 5 no. site allocations for residential, town centre uses, community uses, open space, commercial and retail.
- The largest site allocation is for "comprehensive residential led redevelopment" the 4.5ha site.

Four out of five site allocations have been identified as Sub-areas of Search for screening by this study.

One area on Maygrove Road (AS08-05) has been identified by the character study as having opportunity for change. This is also a sub-area identified for screening.

Neighbourhood Plans



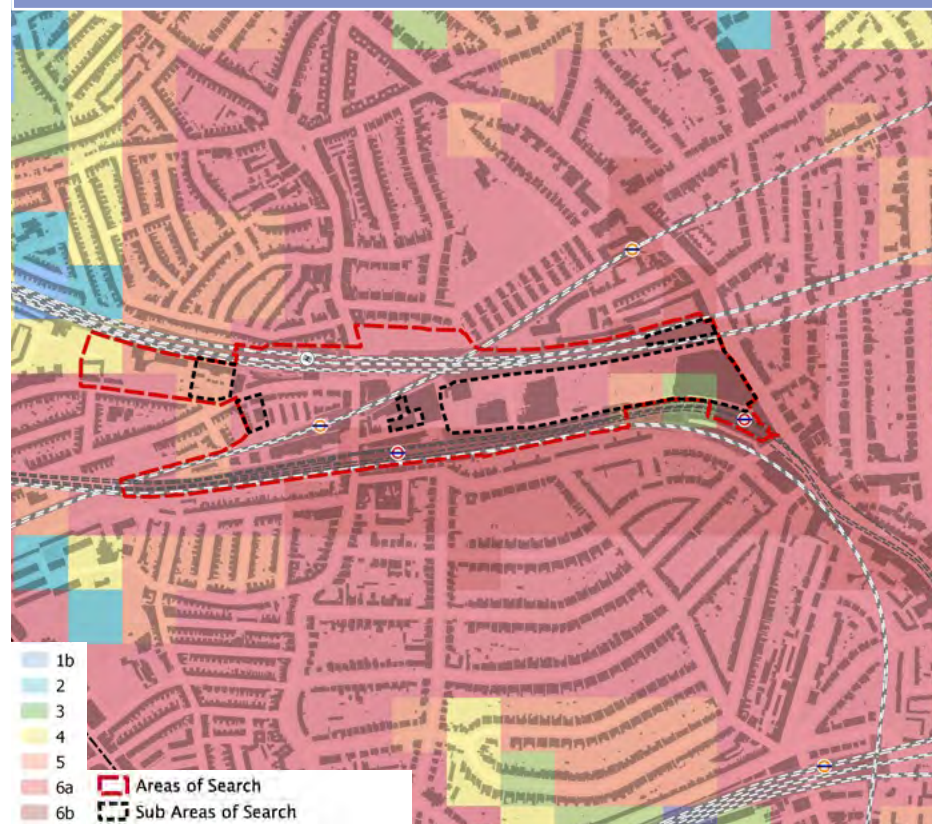
Neighbourhood Plan Areas

Fortune Green and West Hampstead Plan Area (designated and adopted)

- High density and tall buildings are not ruled out but must adhere to the Neighbourhood Plan policy
- New buildings and development to be designed to human scale
- Tall buildings will need to consider impact on the setting of the two adjacent conservation areas
- Height of new buildings is a key issue with residents. In an area

largely made up of houses and buildings between two and five storeys high, new developments of six storeys or higher are likely to cause strong objections

Public Transport Access and PTAL



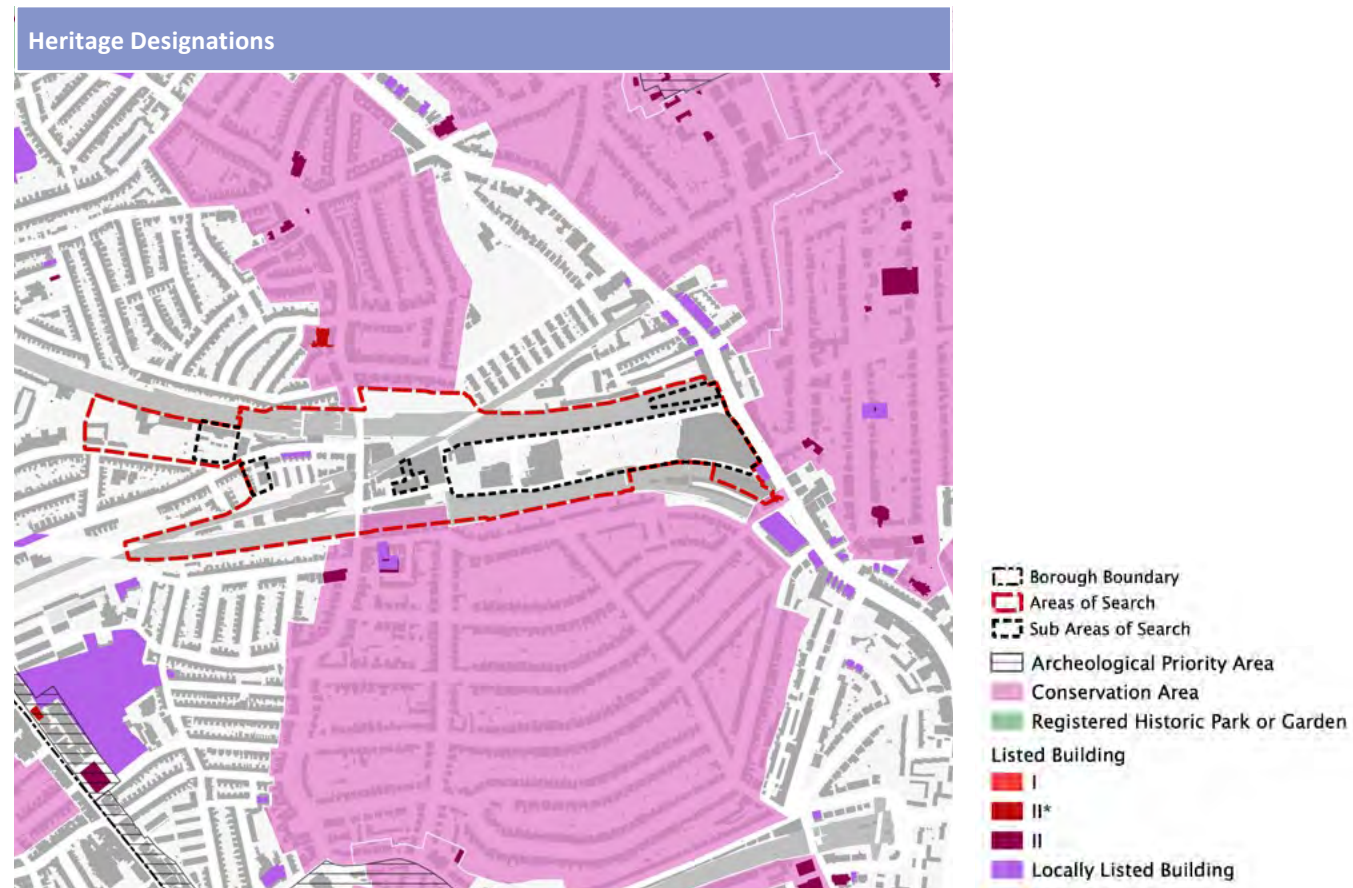
PTAL

Public Transport Access

- Finchley Road station is located to the east of the site
- West Hampstead Overground and Thameslink are located in the centre of the area of search
- Finchley & Frognal Road and Brondesbury Overground stations are located to the north and west of the area of search respectively

PTAL

- The majority of the area of search has a PTAL rating of 6a-6b with small areas with a rating of 3-5 in the east and west of the area.

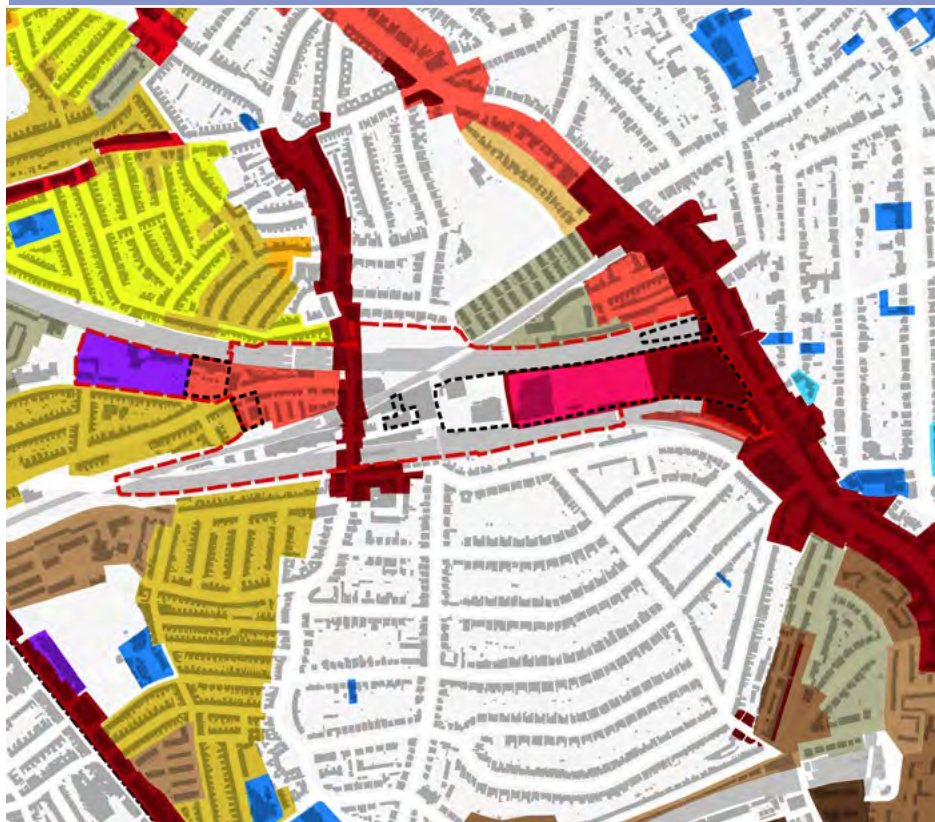


Heritage Designations

The area of search contains (full or partial) the following:

- **1 no. Conservation Areas:**
 - South Hampstead borders to the south and overlaps with a small portion of the site
- The area of search also borders with or is within close proximity of Conservation Areas:
 - West End Green to the north
 - Redington Frogna and Fitzjohns Netherhall to the northeast

Townscape Character Types



Character areas (excluding Conservation Areas)

- | | |
|---|---|
| <ul style="list-style-type: none"> Areas of Search Sub Areas of Search Victorian villas small house Victorian terraces large Victorian terraces small Early 20th century apartment blocks Post war estate low rise Post war estate medium high rise Late 20th century estates Education Health | <ul style="list-style-type: none"> High Street Local Centre Big box retail Industrial Estate Mixed Use Warehouse / conversion |
|---|---|

Townscape Sensitivities

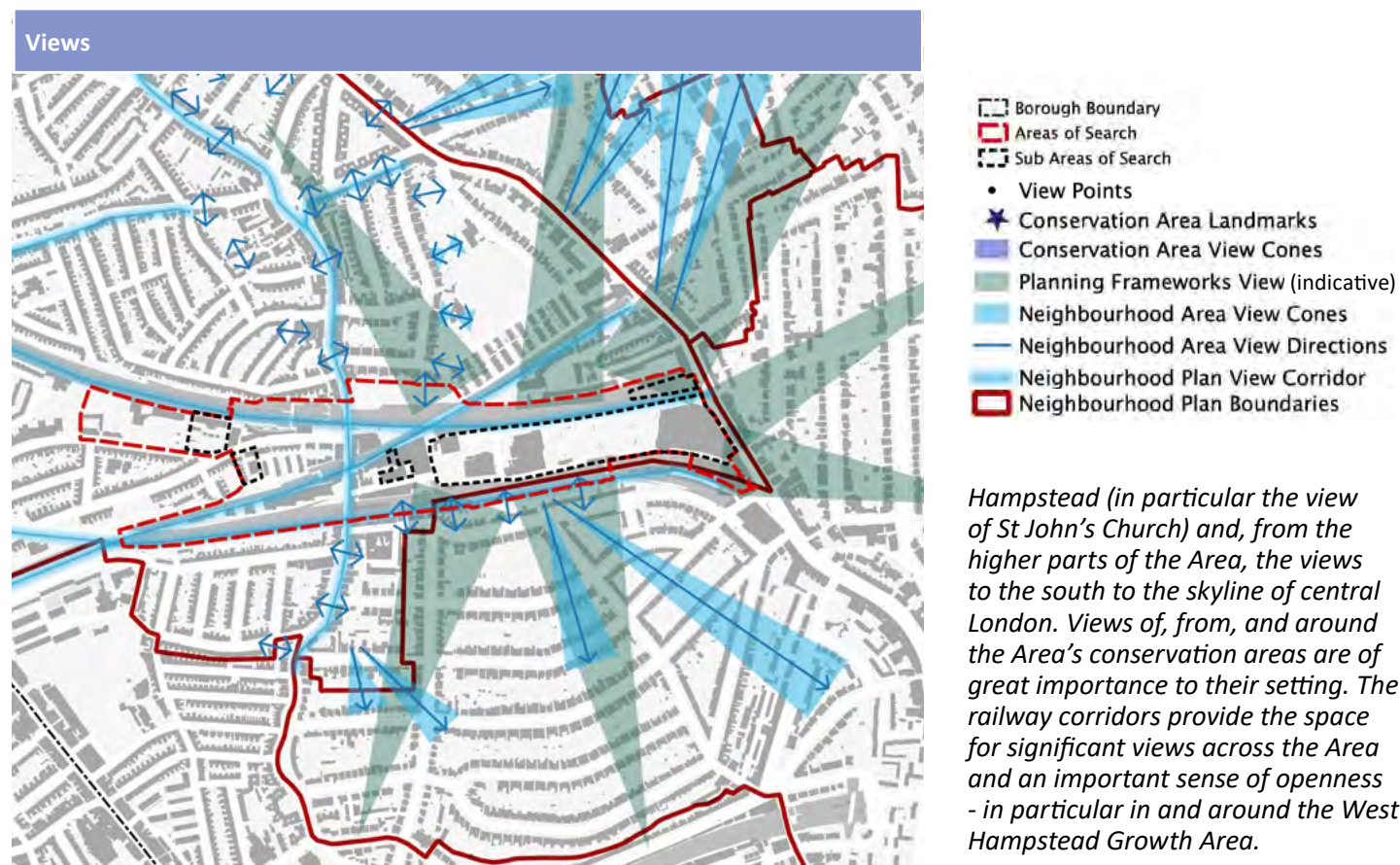


Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following character areas (outside of Conservation Areas):

- Victorian terraces (H4 & H5) (bordering)
- High Street
- Late 20th century estates (H12) (bordering)
- Big box retail

- Mixed Use E4



Strategic and Local Views, existing landmarks

Strategic Views

There are no LMVF views through this site

Conservation Area Views

No landmark buildings or conservation area views have been identified

Neighbourhood Plan Views

- Fortune Green and West Hampstead Plan Area (designated and adopted) sets out:

"Importance to the character of the Area are the views across it, which give a widely appreciated sense of openness and space. Of particular note are the views to the east to

Hampstead (in particular the view of St John's Church) and, from the higher parts of the Area, the views to the south to the skyline of central London. Views of, from, and around the Area's conservation areas are of great importance to their setting. The railway corridors provide the space for significant views across the Area and an important sense of openness - in particular in and around the West Hampstead Growth Area.

In addition, streetscape views are important, particularly in areas of terraced housing and mansion blocks. The streetscapes of the main roads through the area - especially West End Lane, Fortune Green Road and Mill Lane - are also of note."

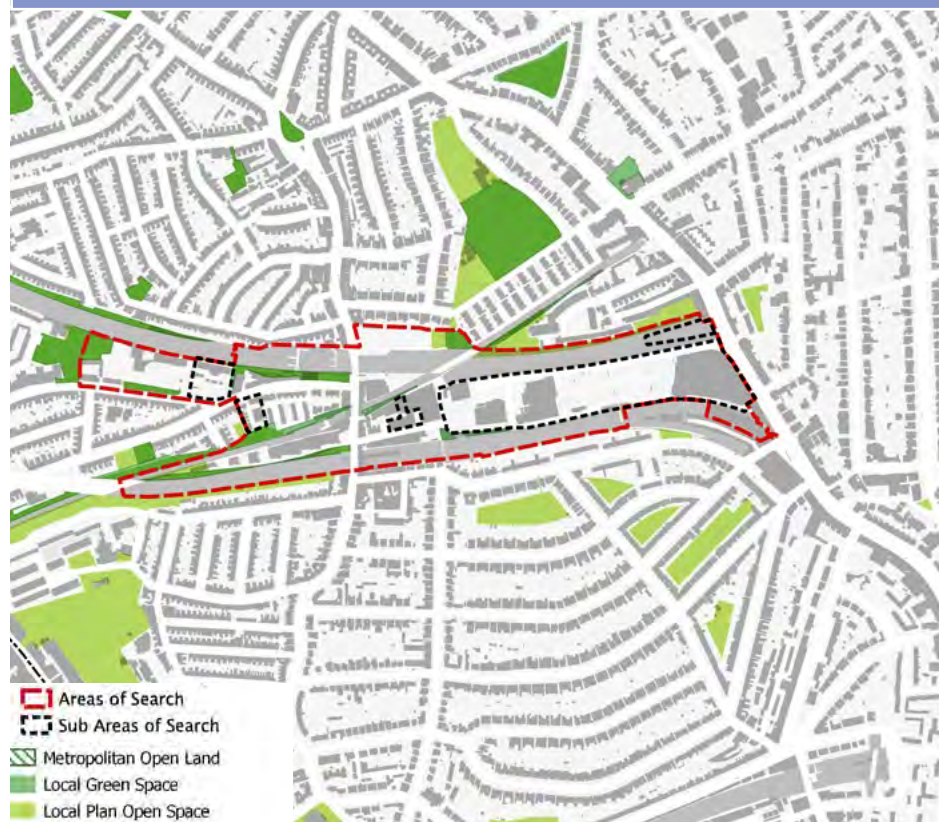
Local Plan Views

- West End Lane to Finchley Road SPD Views:

"There are no strategic London viewing corridors affecting the area, however, depending on the nature and potential scale of proposed development, possible impacts in relation to conservation areas and significant local and wider views (e.g. from rising land to the north and north-east and elevated areas such as Primrose Hill and Hampstead Heath) may arise. These need to be considered and subject to more detailed assessment and testing"

Note, the SPD provides only general viewing directions rather than specific view cones from around the area that should be considered.

Open Space Designations



Open Space Designations

The area of search contains (full or partial) the following:

- **Sites of Importance for Nature Conservation (SINC):**

- West Hampstead Railsides & Westbere Copse

- **Local Plan Open Space:**

- Medley Road Orchard
- Railway Embankment
- Medley Road

- SNCI Between Tracks west of WE Lane
- SNCI west of WE Lane
- Crown Close Open Space, Railway Embankment
- Rosemont Road
- Rosemont Community Garden
- Gordon Square Garden

Topography



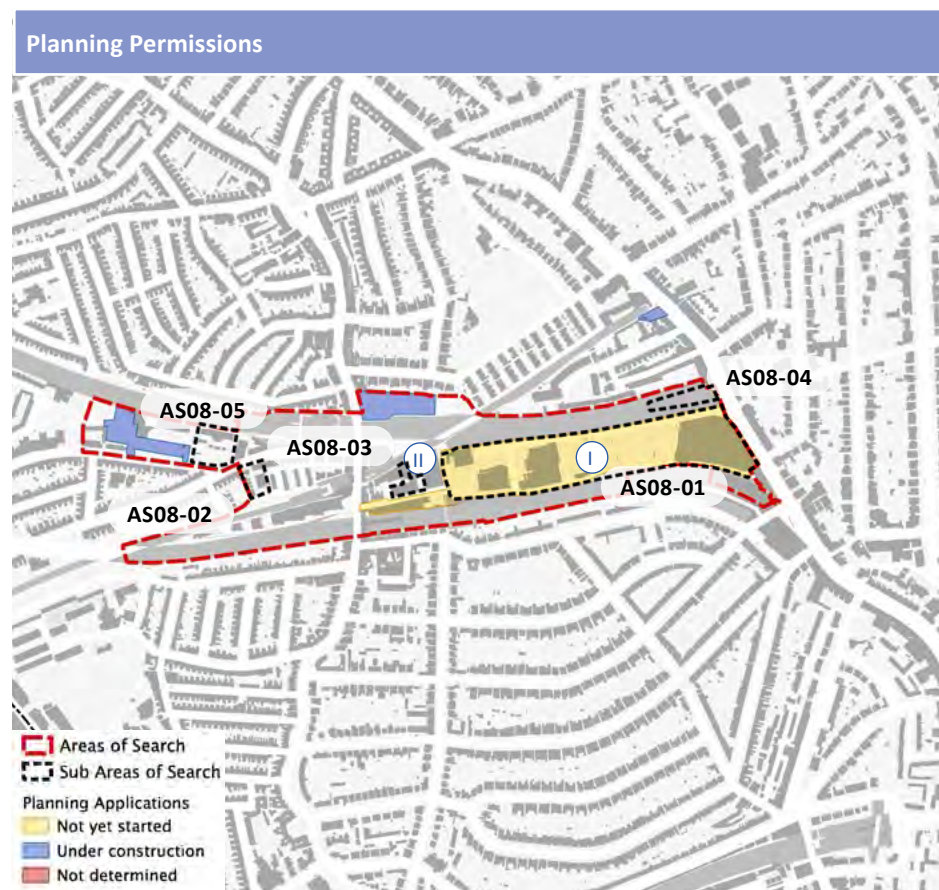
Topography

- **Fortune Green and West Hampstead Neighbourhood Plan Designations - Local Green Space:**

- Crown Close Open Space
- Railway Embankment
- Medley Road Orchard
- Medley Road

Topography

- The area is situated towards the base of the hill that rises towards Hampstead in the northeast
- The area itself is relatively flat with site levels of 48m AOD - 55m AOD across the area
- The area notably dips down behind the Finchley Road frontage



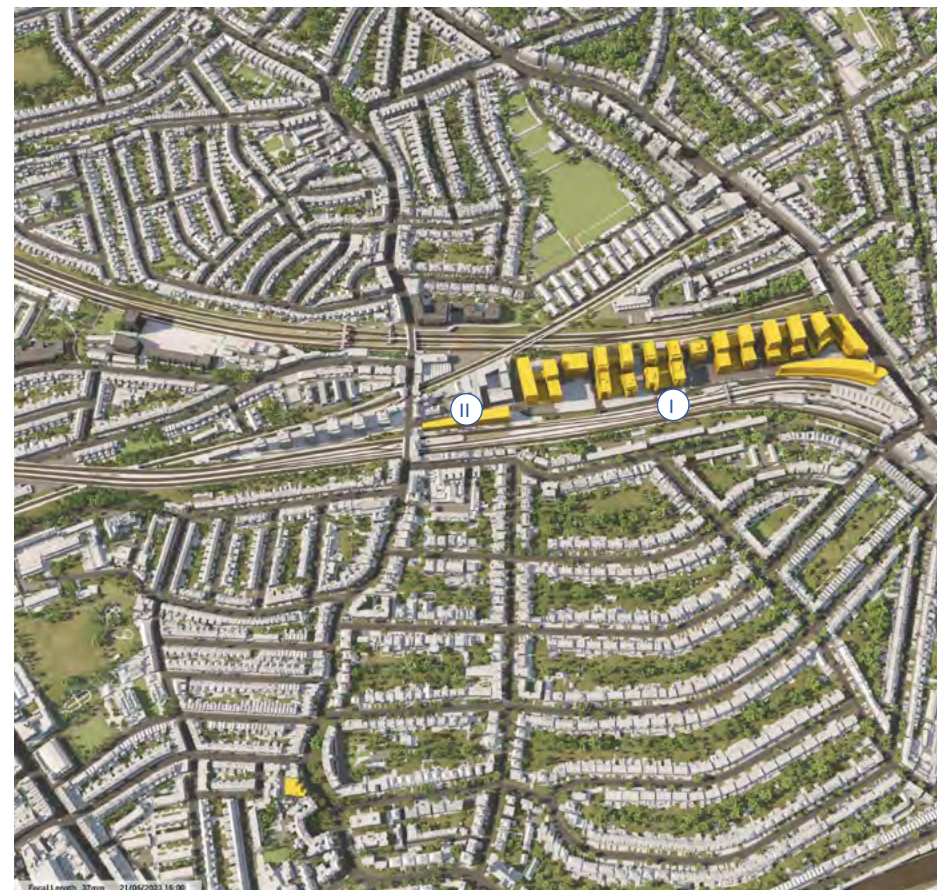
Planning Permissions

Emerging - Under Construction

- 156 West End Lane
- Liddell Road Community Investment Scheme, (CIP) Phase 2 (2014/7651/P), delivering 2x 5 storey blocks and one 11 storey building.

Emerging - Granted

- O2 Centre Masterplan permission to deliver 1,800 new and affordable homes, shops, restaurants, a health centre, community centre, workspace, nursery and two new green public parks with heights ranging from 1-16

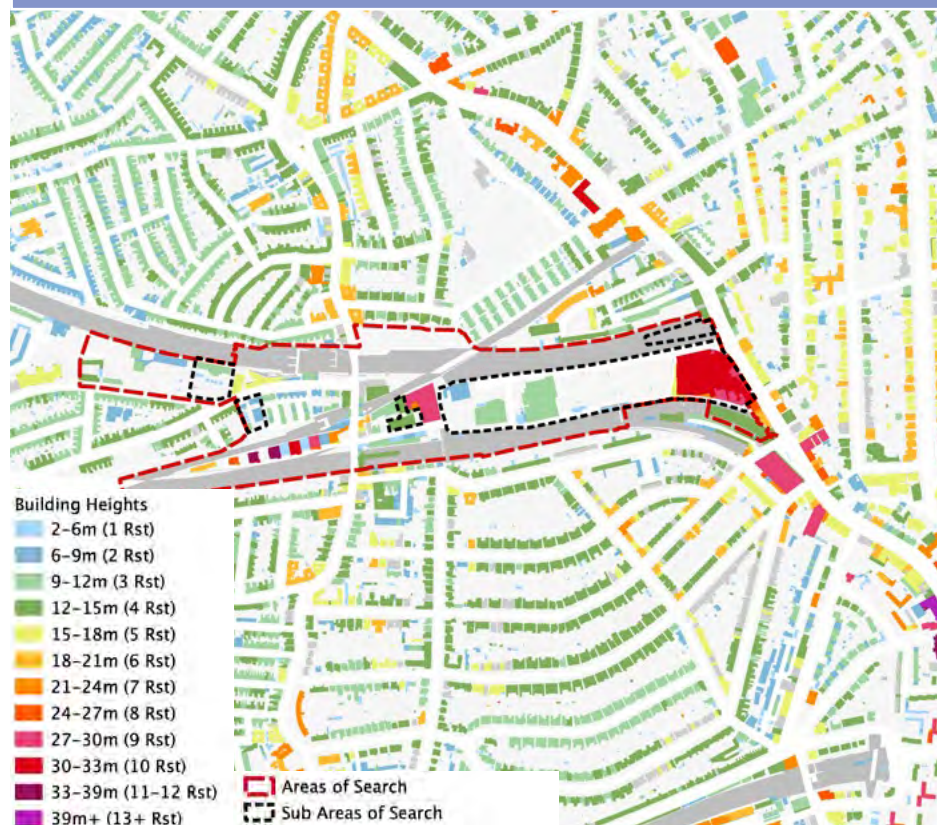


Existing Area & Permitted Buildings (from VuCity)

storeys (2022/0528/P) - subject to S106

- 13 Blackburn Road has been granted permission (subject to a S106 being signed) for commercial floorspace AS08-02 AS08-01 AS08-04 AS08-03 I I II II and 53 residential dwellings (2020/2940/P)

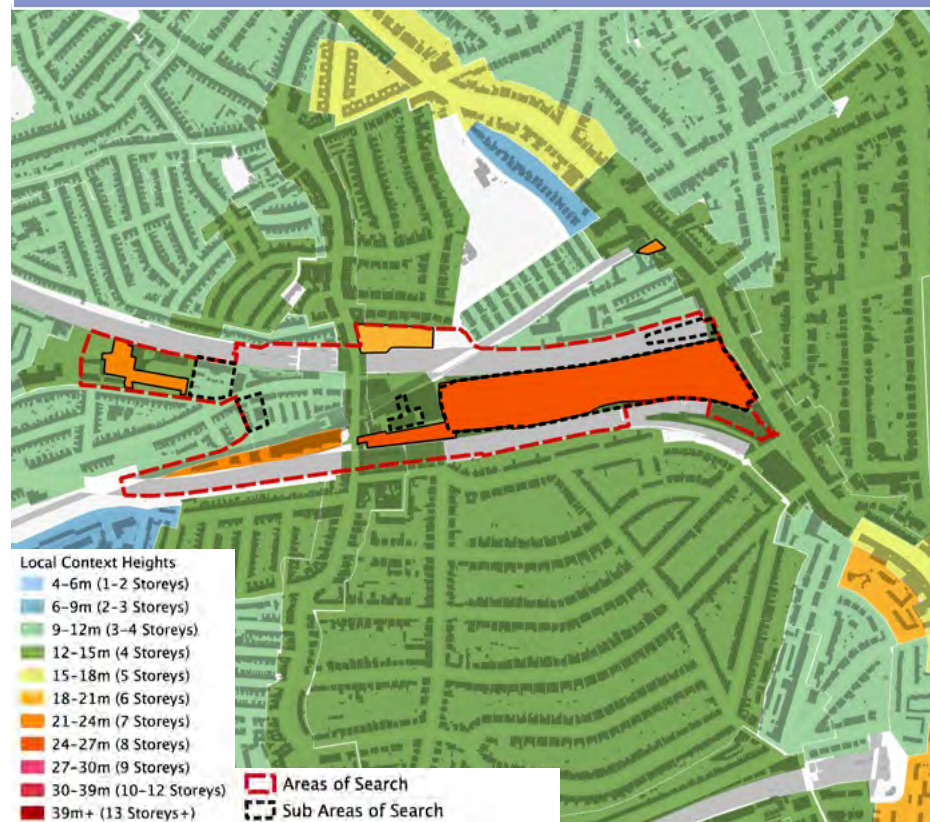
Building Height



Building Heights

- Range of building height in the area
- New development to the west of the site range between 18 - 38m (6-12 Rst)
- Along West End Lane and around the station the heights drop down to 9 - 23m (3 - 7 Rst)
- Big box stores in the centre of the area of search tend to be low rise
- with heights between 3m - 10m (1 - 3 Rst)
- O2 Centre on the corner with Finchley Road rises 30m from the sunken land towards its rear side

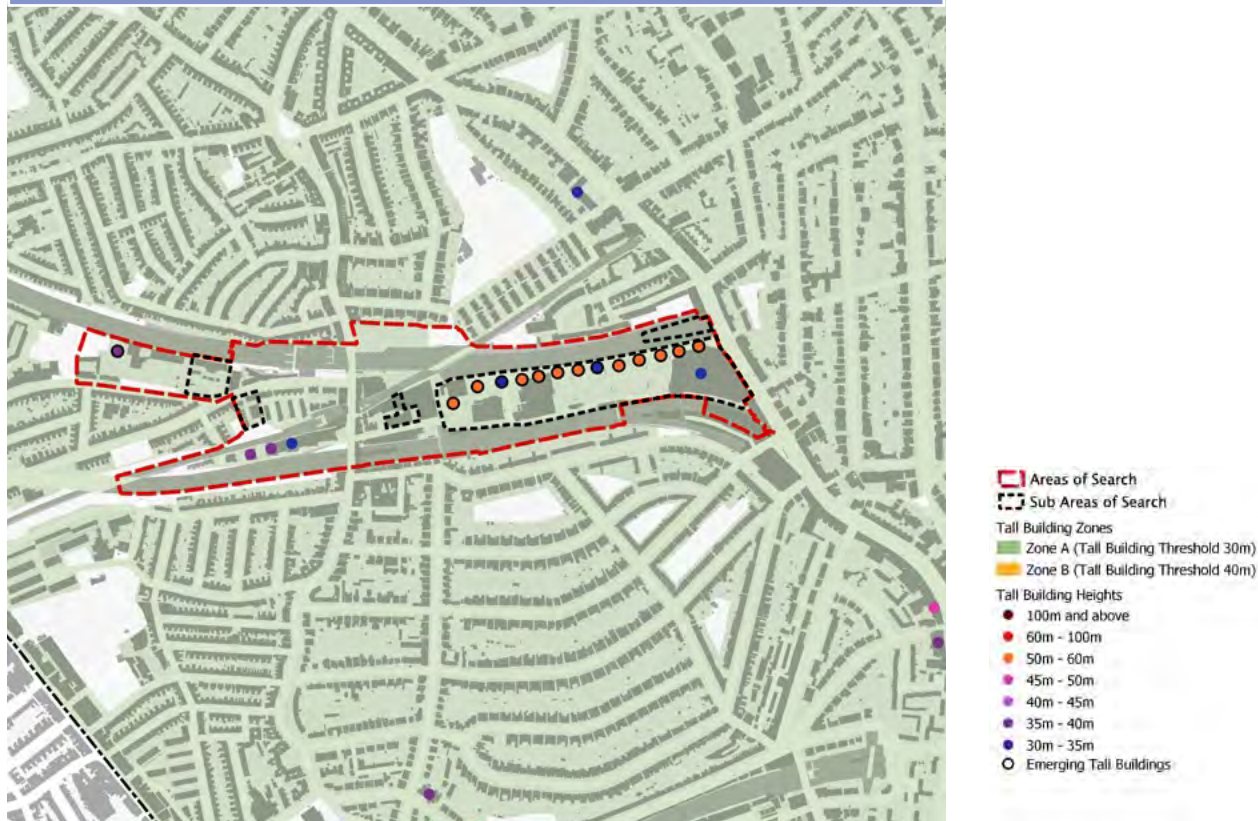
Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- The local context height on the area of search ranges between 9-27m (3-8 Rst)
- The majority of the area of search has a context height between 12-15m (5 Rst)
- Emerging development is expected to substantially increase the local context height on the O2 site to 24 - 27m (8 Rst) (excluding permitted tall buildings)

Existing and permitted Tall Buildings



Tall Building Threshold

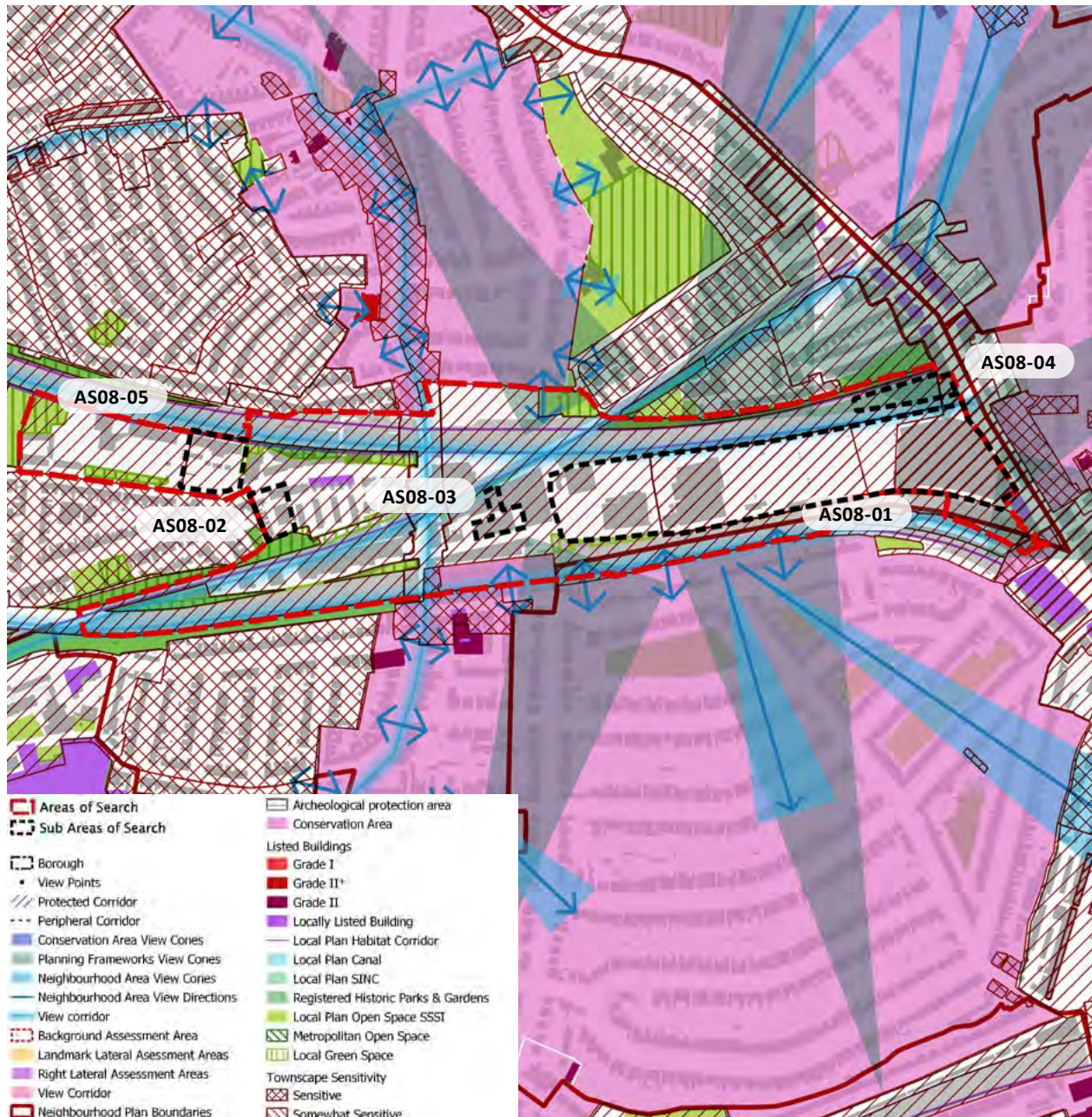
- The area is situated in Height Zone A, with a 30m tall building threshold height.
- There are four tall buildings on the area ranging between 30.9-38.3m (10-12 Rst)
- There is one emerging tall building on Liddell Road with a height of 38.3m (11 storeys)
- There are thirteen recently permitted emerging tall buildings on the area ranging between 33-61m (11-17 Rst).

BUILDING HEIGHT ASSESSMENT

The West Hampstead Interchange area has been identified by Camden Council as one of the primary sites in the borough where significant growth is expected within the upcoming years (West End Lane to Finchley Road SPD). The area is very well connected by public transport (the majority of the area is PTAL 6a to 6b) and is located between two town centres (Finchley Road and Swiss Cottage Town Centre & West Hampstead Town Centre) which serve the area. The area is currently characterised by infrastructure and big box uses, along with their associated extensive surface car parks and as such has limited townscape character sensitivity, aside from the town centres and bordering residential areas (Victorian terraces and late 20th century estates). There is also a significant new residential development to the west of the site with building heights between 18 - 38m.

A large portion of the area offers opportunity for comprehensive redevelopment and placemaking (AS08-01, O2 and Homebase site), and offers significant opportunity for intensification with high density development. This may include taller buildings, whose role would be to help optimise the use of land whilst responding to challenging site constraints next to railway lines. The majority of this part of the area is situated on lower level land, which means that greater height could potentially be accommodated with limited visual impact. Tall buildings in the area will need to be carefully placed to avoid impacting on the character and street views from within adjoining Conservation Areas.

Given the land rises up to the north and east tall buildings will become a prominent skyline



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

feature in the foreground of the tree-lined ridge of Hampstead in views across the roofscapes from the south west. The impact of this will need to be carefully studied to avoid detracting from the landscape character, blocking or dominating views towards Hampstead.

A detailed application has been granted (subject to S106) for the development of significant height in the centre of the O2/Homebase site, and an outline permission with parameter plans permitting similar heights for the remainder of the area. The individual and cumulative impact of proposed development should be carefully studied when future reserved matters applications are brought forward to minimise impacts on adjoining Conservation Areas and views across the area of search and towards Hampstead.

In the remainder of the growth area development is likely to come forward on smaller infill sites, where buildings would need to respond appropriately to their surrounding context. Given the coherent context height and sensitive townscape character of the West Hampstead and Finchley Road Town Centres and adjoining Conservation Areas there is no scope for tall buildings on infill sites. However, three sites (13 Blackburn Road (AS08-03), Land at Midland Crescent site (AS08-04) and Land at Maygrove Road (AS08-05)) may offer opportunity for slightly increased heights (below the tall building threshold of 30m) to optimise the use of these sites whilst responding contextually to their surrounding site context.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS08-01	O2 Centre, Homebase and car park	12-15m (4 Rst)	18-21m (6 Rst)	Zone A	30m	yes , subject to responding appropriately to its sensitive surrounding context	The area is targeted for comprehensive developments and benefits from excellent public transport accessibility. With its large size and separation from surrounding areas by railway lines it offers an opportunity for place making and the development of a townscape character that can support tall buildings.	local	up to 2.5x CH	9m - 54m (3-17 Rst) (note, the planning permission for this area (2022/0528/P) permits thirteen tall buildings ranging between 33-61m (11-17 Rst) with a maximum height of up to 110.4m AOD.	- Surrounding Conservation Areas - View from the surrounding townscape, including streets the focus onto the area - Sensitive townscapes to the north and east of the area (outside of Conservation Areas) - Habitat and open spaces along the railway line - Visual impact on views towards Hampstead and open character of railway corridors	- Tall buildings should only be located along the north edge of the area and be set back into the area on the eastern and western ends to avoid stark contrasts with existing development. - Tall buildings to be located so as to avoid becoming focal features in street views from Conservation Areas and detract from the townscape character of the CAs - Heights to be varied to create an organic and animated skyline that better blends into views across the area - Development to retain visual permeability across the area at ground and upper levels and avoid appearing as a continuous 'wall' of development

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS08-02	188-190 Iverson Road	9-12m (3 Rst)	12-15m (4 Rst)	Zone A	30m	no	Small site next to sensitive Victorian townscape that lacks significance to support tall building.	n/a		9m - 18m (3-5 Rst)		
AS08-03	13 Blackburn Road	12 - 15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Small site without greater significance to support tall building. Tall building further would detract from existing townscape character. There may be an opportunity for a building up to the tall building threshold.	n/a		9m - 30m (3-9 Rst) (note: site granted permission subject to a S106 being signed for 4-8 storeys, (2020/2940/P))		
AS08-04	Land at Midland Crescent	12 - 15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Small site wedged between railway lines, fronting onto Finchley Road, tall building would break the moderately varied street frontage height without marking a place of significance. However there may be an opportunity for a large building up to the tall building threshold.	n/a		9m - 30m (3-9 Rst)		



Site TC01

5.9 FINCHLEY ROAD / SWISS COTTAGE TOWN CENTRE (SITE CODE TC01)

THE SITE

The Finchley Road and Swiss Cottage Town centre area is located to west of the borough. It is located to the east of West Hampstead and the west of Belsize Park.

Finchley Road was constructed in 1835 to provide an alternative route to the north that was less hilly as the existing route was difficult for horses and carriages to navigate when it was muddy. The Finchley Road Act was passed in 1826 and the new turnpike road was completed in 1835.

The area of Swiss Cottage was named after a pub on Finchley Road, sited next to a tollgate and built in 1840 in the style of a Swiss chalet.

Currently, the area remains a busy and well-travelled high road with a mix of building types.

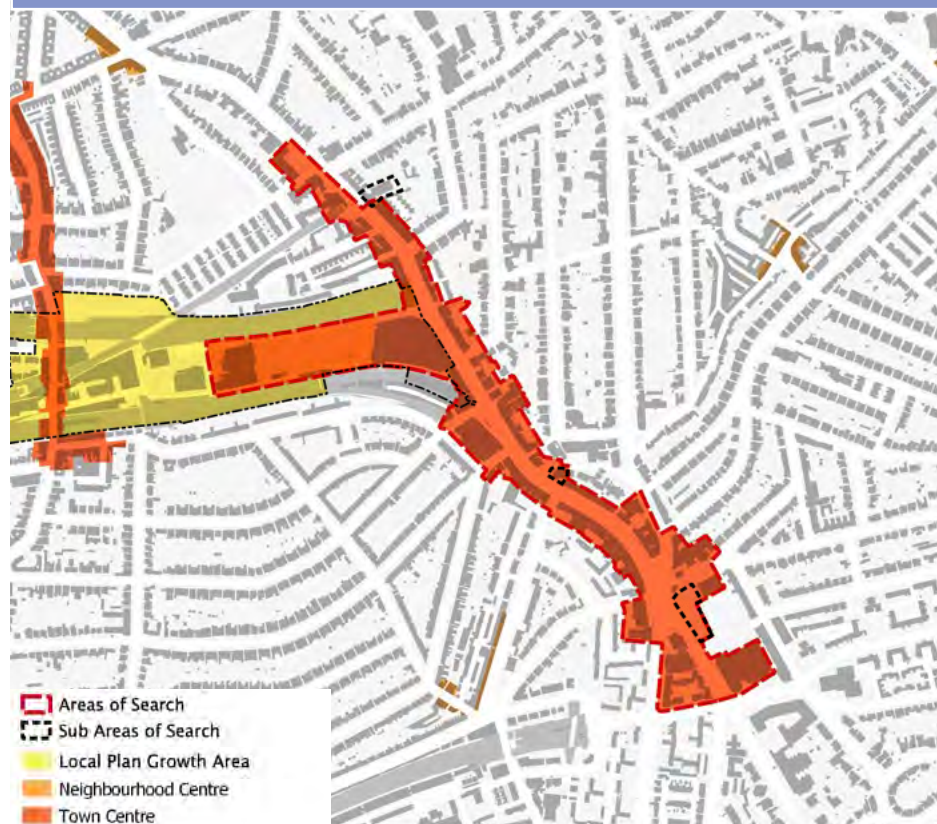
Sub-Areas of Search

The initial review of the area has identified three draft site allocations (SALP 2020) as sub-areas of search, which were screened by this study in respect of building height and appropriateness for tall buildings.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy (2017)

- The area covers the Finchley Road and Swiss Cottage Town Centre with policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).
- The area partially covers West Hampstead Growth Area which is one area in the borough where significant growth is expected to be delivered.
- The area of search is partially covered by the West End Lane to Finchley Road SPD which states that "any new development will need to respect, and be sensitive to, the height of existing buildings in their vicinity and setting"

Draft Site Allocations Local Plan 2020



Local Plan Draft Site Allocations

Draft Site Allocation area policy

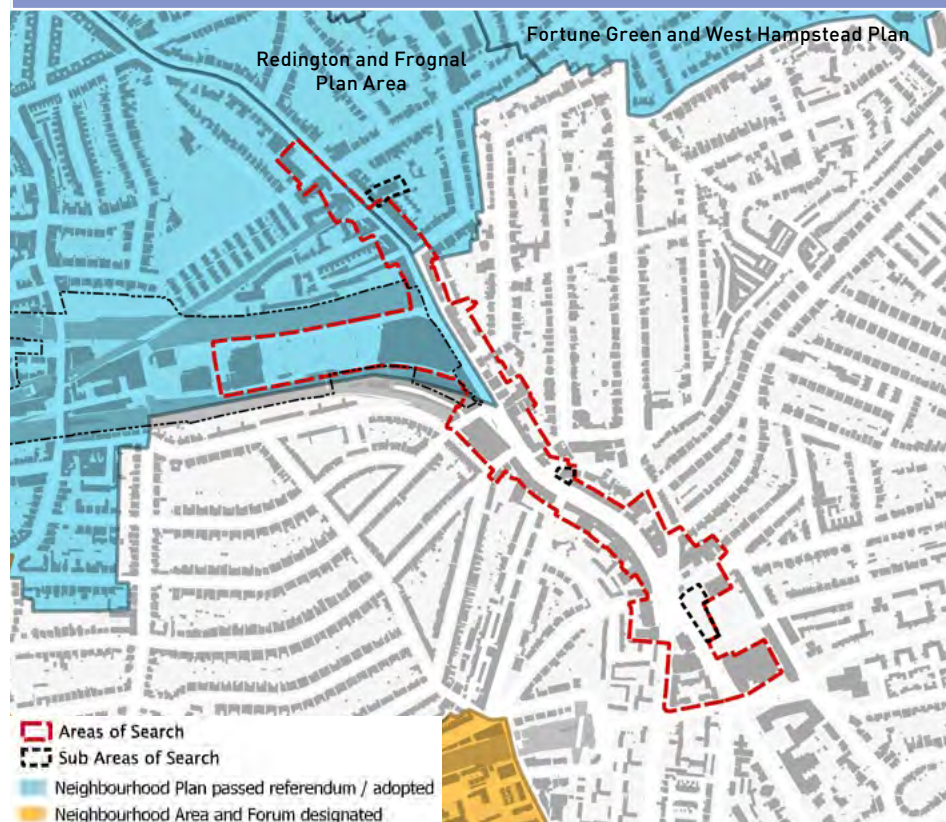
- Potential to strengthen its role as a mixed-use area and deliver a significant increase in the number of permanent self-contained homes, employment, town centre uses including retail, health / community facilities and open space.

Draft Site Allocation site policy

- The area contains 5 no. draft site allocations for residential, commercial, employment uses.

Note, two draft site allocations were already covered as part of the West Hampstead Growth Area (AS08), therefore only three out of five site allocations have been identified as Sub-areas of Search for screening by this study.

Neighbourhood Plans



Neighbourhood Plan Areas

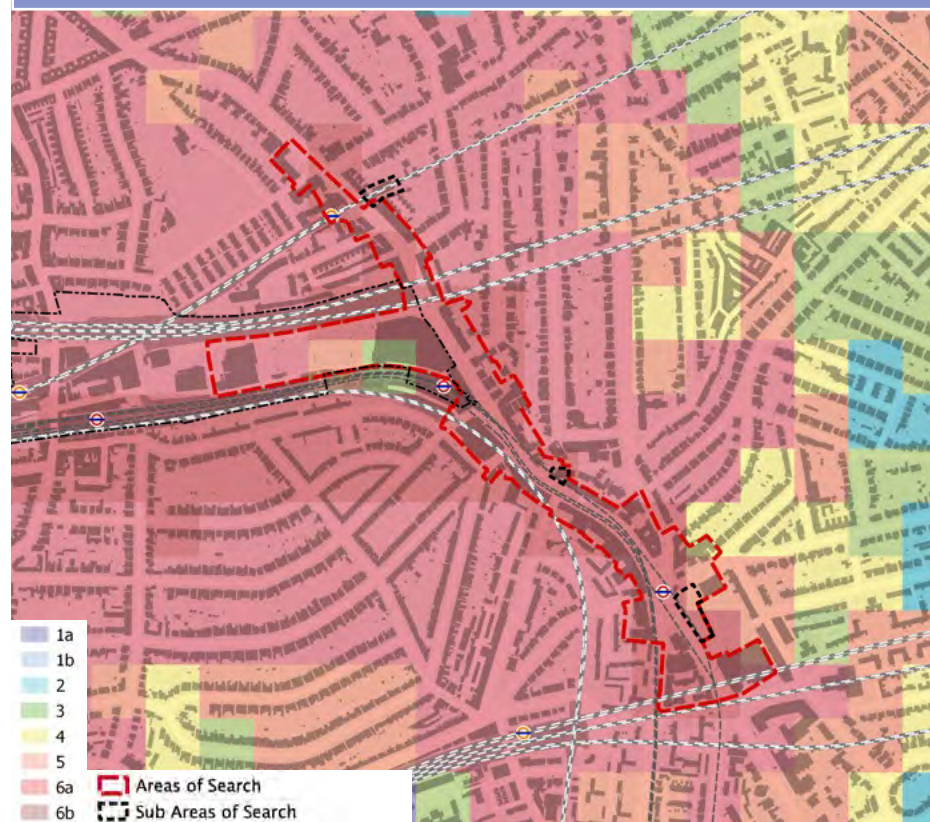
Fortune Green and West Hampstead Plan Area (designated and adopted)

- High density and tall buildings are not ruled out but must adhere to the Neighbourhood Plan policy
- New buildings and development to be designed to human scale
- Tall buildings will need to consider impact on the setting of the two adjacent conservation areas

Redington and Frogna! Plan Area (designated and adopted)

- Development should complement the immediate context, including responding to prevailing building heights
- Mid-rise development of up to six storeys for sites fronting Finchley Road, between Frogna! and Frogna! Lane; up to four to five storeys

Public Transport Access and PTAL



PTAL

between Frogna! Lane and Platt's Lane and two to four storeys north of Platt's Lane, where the prevailing building heights are much lower, may be appropriate.

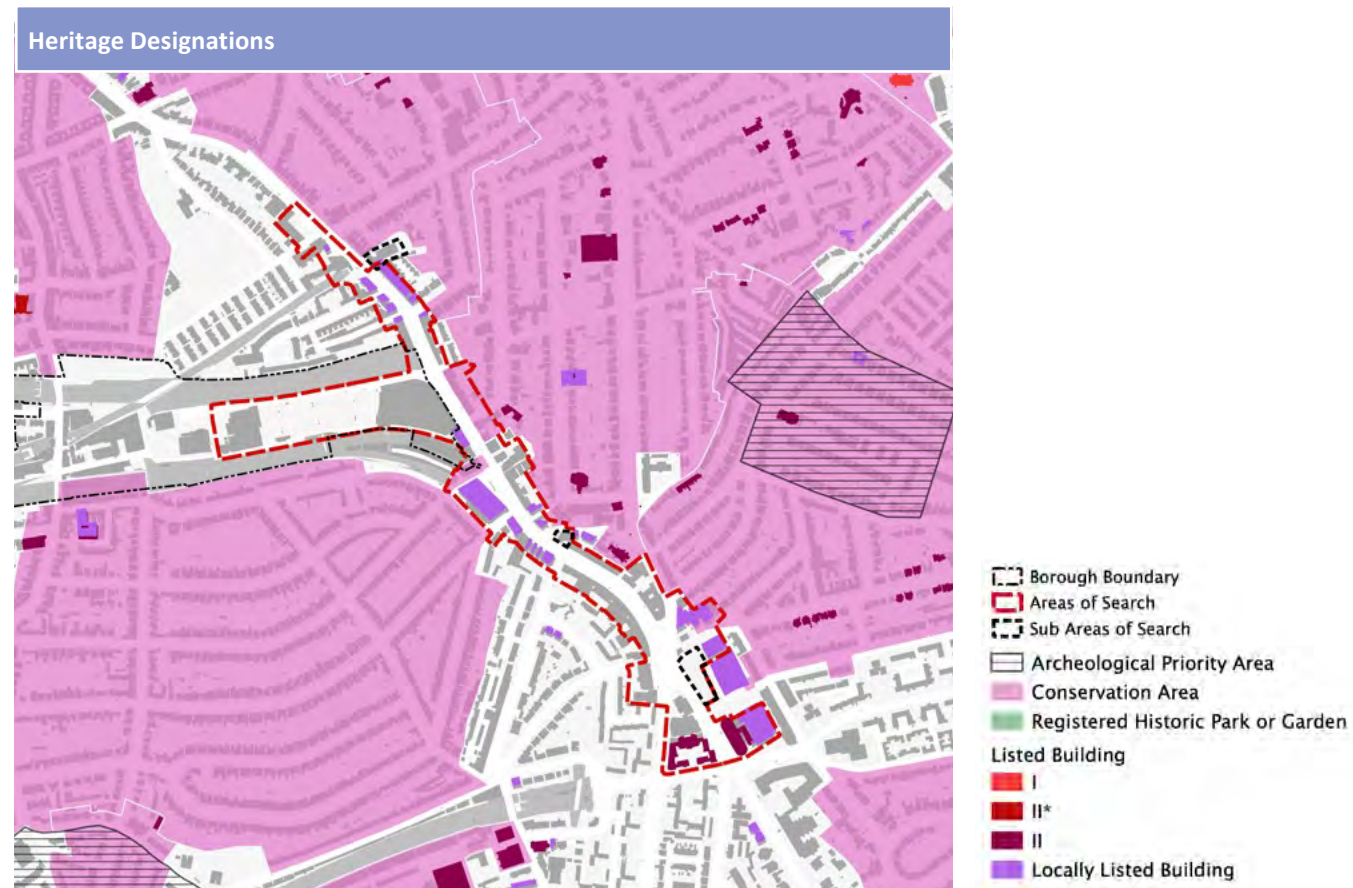
- Finchley & Frogna! Road Overground station is located towards the north of the area.

PTAL

Public Transport Access

- Swiss Cottage Station is located within the south of the site and Finchley Station is located in the centre of the area of search

- The majority of the area of search has a PTAL rating of 6a-6b with a small area with a rating of 3-5.

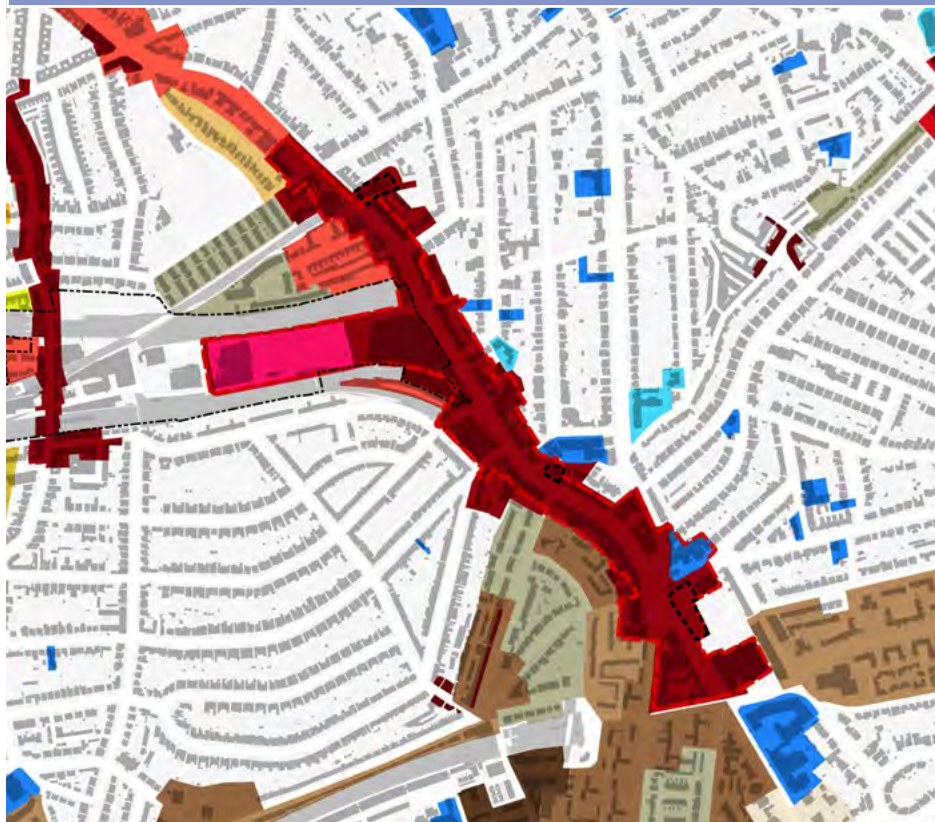


Heritage Designations

The area contains (full or partial) the following:

- **2 no. Conservation Areas:**
 - Fitzjohns Netherhall (small overlap)
 - South Hampstead (small overlap)
- The area also borders with or is within close proximity of Conservation Areas:
 - Redington Frognal, Fitzjohns Netherhall and Belsize Park to the east
 - Elsworthy to the southeast
 - West End Green to the northwest
- **2 Listed Buildings:**
 - 2no Grade II
 - **54 Locally Listed Buildings**

Townscape Character Types



Character areas (excluding Conservation Areas)



Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

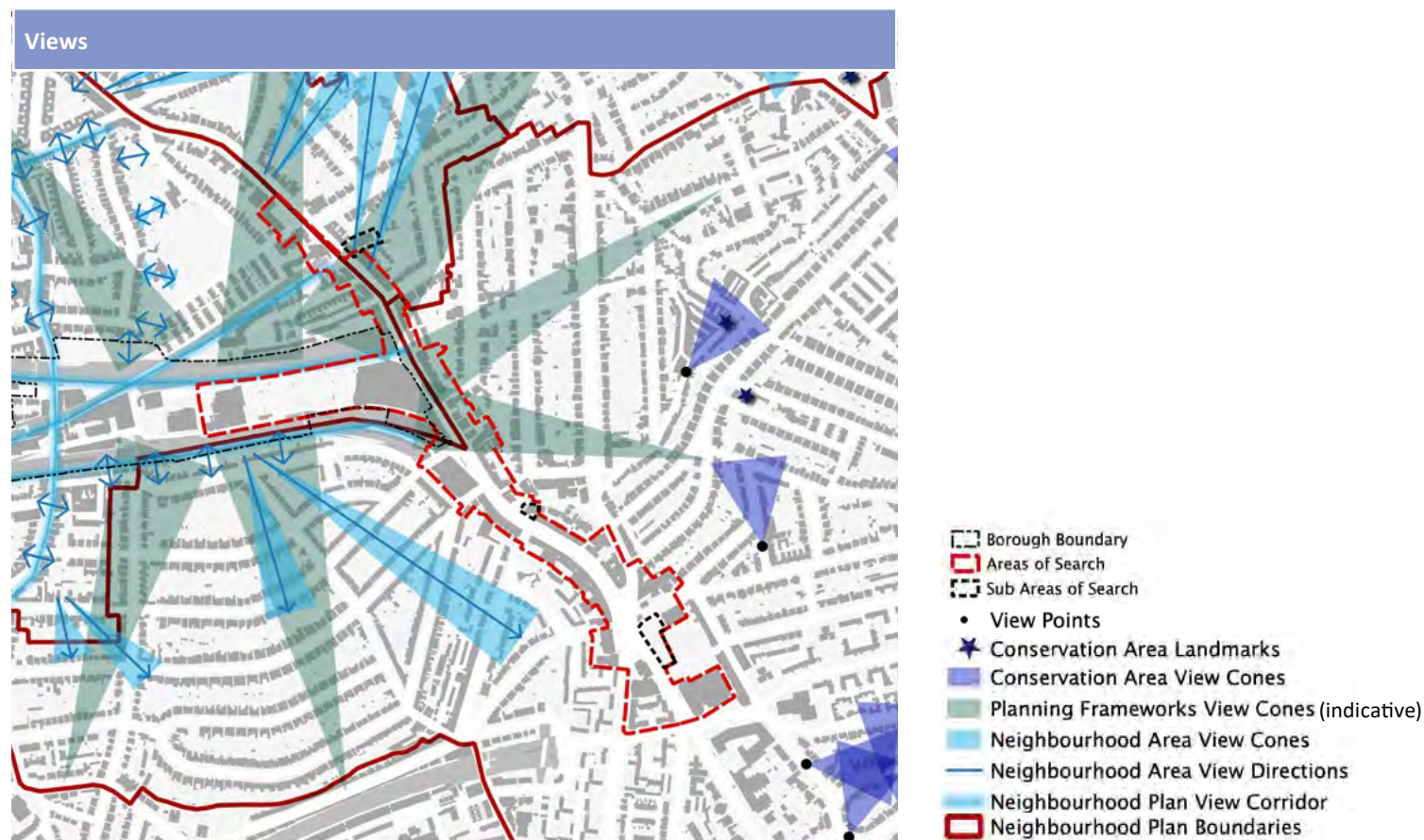
The area contains or borders the following character areas (outside of Conservation Areas):

Sensitive to tall buildings

- High Street
- Late 20th century estates (H12) (bordering)
- Post war estates (H8 & H9) (bordering)

Less sensitive to tall buildings

- Big box retail
- Education
- Mixed Use (E4) (bordering)
- Health (bordering)



Strategic and Local Views, existing landmarks

Strategic Views

There are no LMVF views through this area

Conservation Area Views

No landmark buildings or conservation area views have been identified

Neighbourhood Plan Views

None

SPD Views

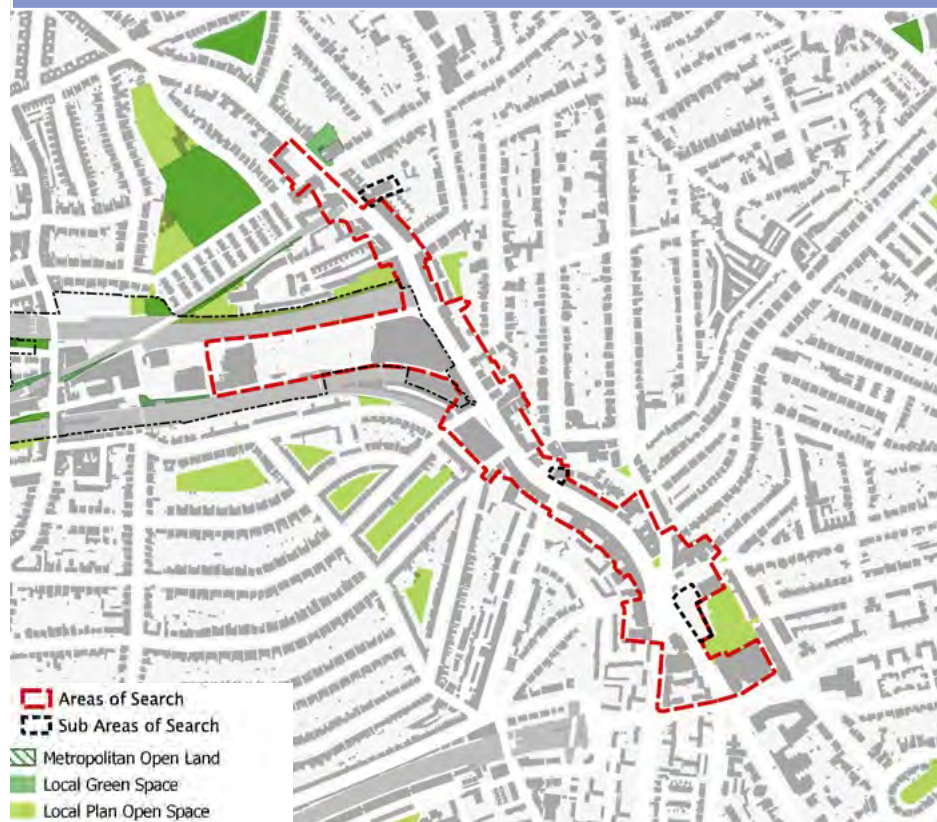
- The West End Lane to Finchley Road SPD states:

"There are no strategic London viewing corridors affecting the area, however, depending on the nature

and potential scale of proposed development, possible impacts in relation to conservation areas and significant local and wider views (e.g. from rising land to the north and north-east and elevated areas such as Primrose Hill and Hampstead Heath) may arise. These need to be considered and subject to more detailed assessment and testing."

The Plan provides indicative views on street and across the area that should be considered.

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

- **Local Plan Open Space**
 - Swiss Cottage Public Open Space (small overlap)

Topography



Topography

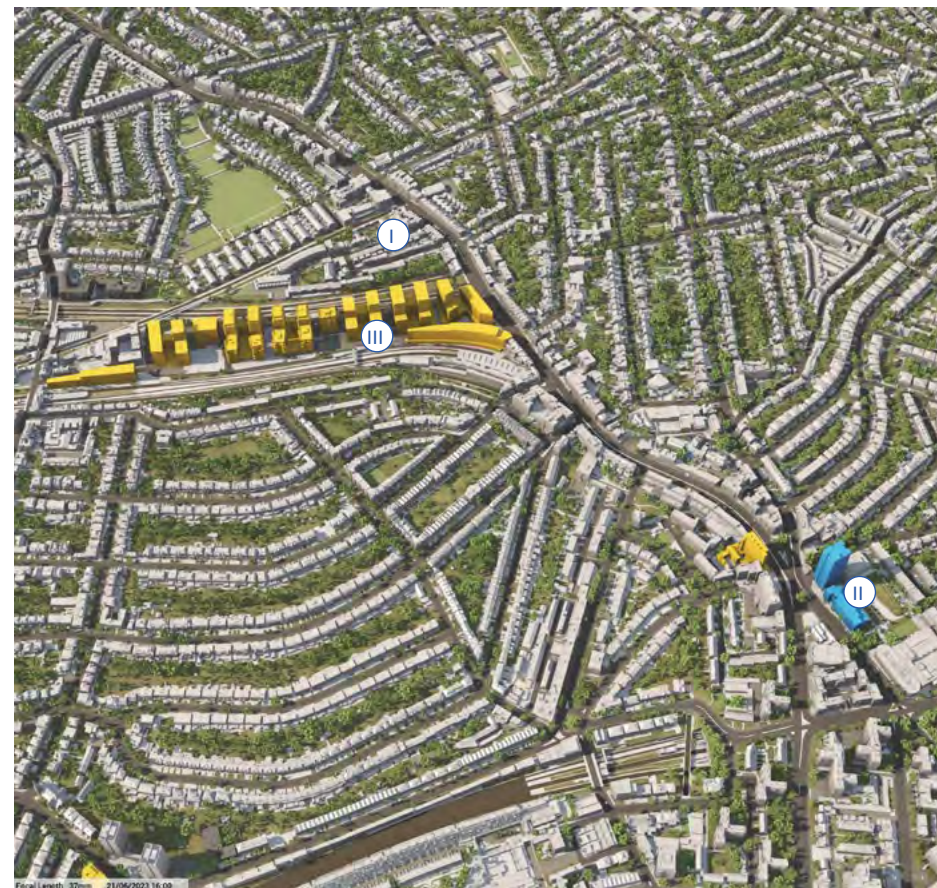
- The area of search is situated towards the base of the hills that rise towards Hampstead in the north
- Site levels are 52m AOD in the southern part of the area of search and 62m AOD in the northern part



Planning Permissions

Emerging - Under Construction

- I. 317 Finchley Road NW3 6FP development of 22 resi units plus ground floor flexible commercial space with heights up to 10 storeys (2016/2910/P)
- II. 100 Avenue Road NW3 3HF development of 184 residential units ground floor commercial space with heights up to 24 storeys (2014/1617/P)



Existing Area & Permitted Buildings (from VuCity)

Emerging - Granted

- III. O2 Centre Masterplan permission to deliver 1,800 new and affordable homes, shops, restaurants, a health centre, community centre, workspace, nursery and two new green public parks with heights ranging from 1-16 storeys (2022/0528/P)

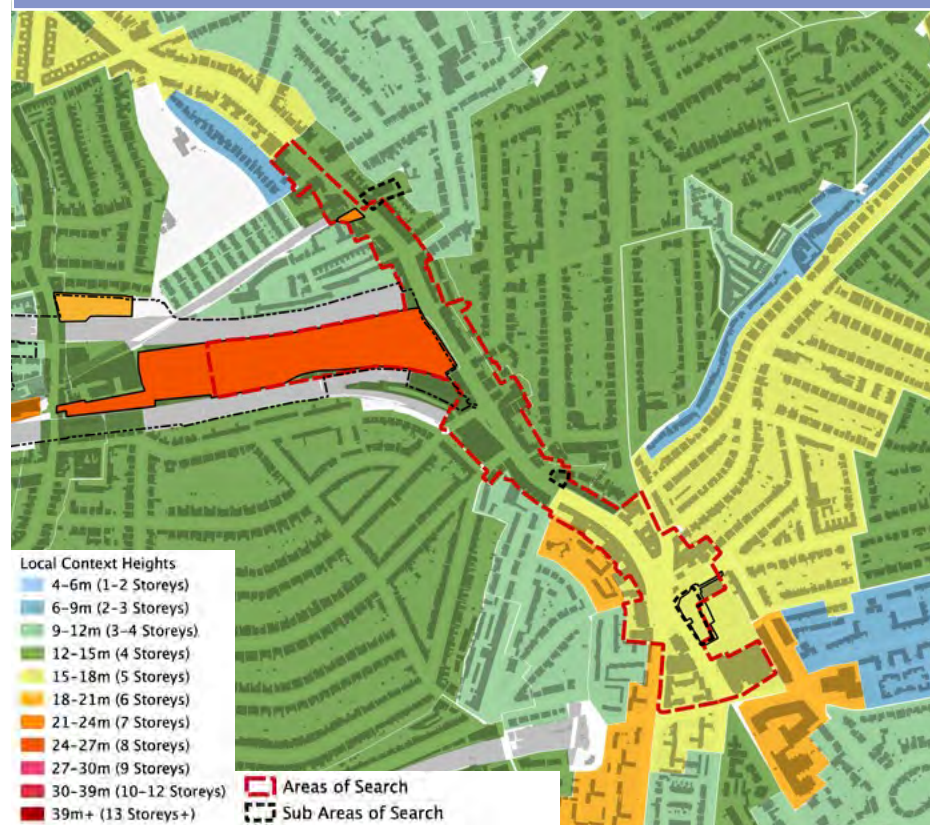
Building Height



Building Heights

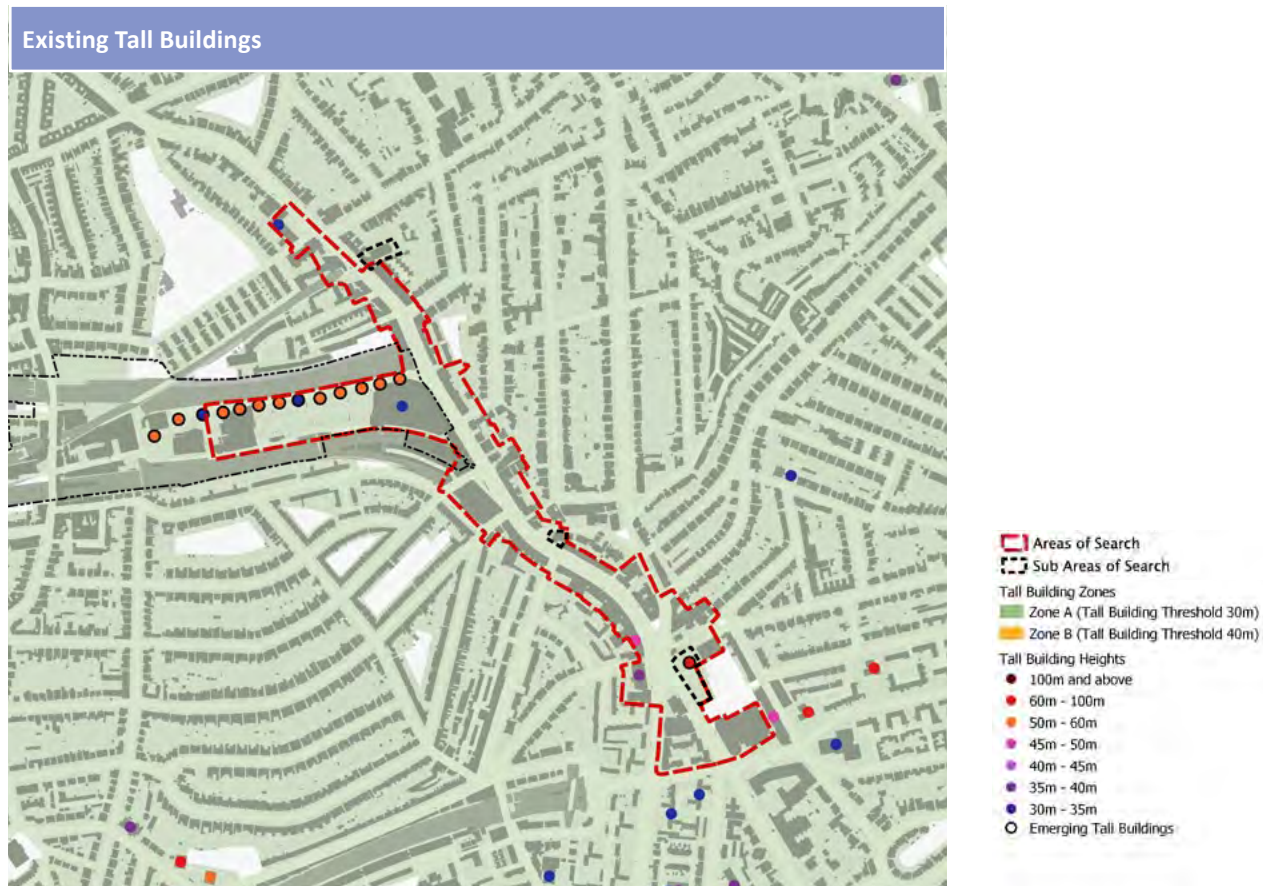
- There is significant height variation along the high street
- Building heights range from 3m to 28m (1 to 9 Rst) in the town centre, and include two tall buildings that rise up to 37m and 48m respectively
- The area is characterised by a couple of large retail buildings with large, bulky floor plates

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- The northern half of the area has a context height of 12 - 15m (4 Rst)
- The southern part of the area has a higher local context height between 15 - 18m (5 Rst)
- Emerging development is expected to increase the local context heights on the large O2 site
- Heights remain within the context height range on smaller sites on Finchley Road



Tall Building Thresholds

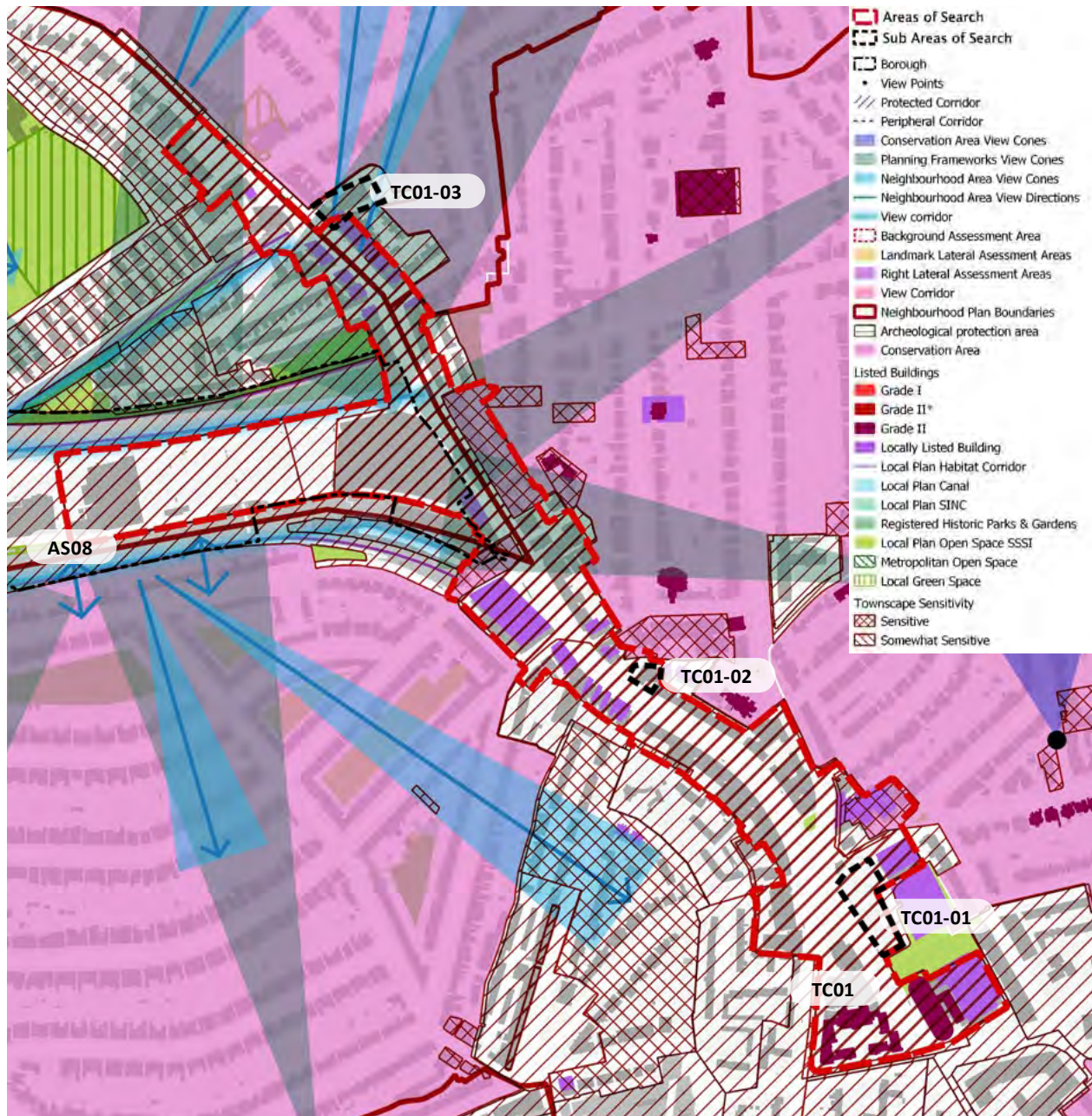
- The area is situated in Height Zone A, with a 30m tall building threshold height.
- There are four existing tall buildings on the area ranging between 30.5- 48.2m (9-15 Rst)
- There are thirteen recently permitted emerging tall buildings on the area ranging between 33-61m (11-17 Rst).
- At Swiss Cottage a 81.20m (24 Rst) building has been granted permission (at appeal).

BUILDING HEIGHT ASSESSMENT

Finchley Road and Swiss Cottage is identified by the Camden Local Plan 2017 as one of the primary town centres in the borough. The area partially contains a significant Local Plan Site allocation with the 'potential to strengthen its role as a mixed-use area'. The town centre is well connected to public transport. The majority of the area has a PTAL rating of 6a-6b with a small area having a rating of 3-5. Swiss Cottage is characterised by a variety of buildings with little coherence, including a few taller buildings situated around the Swiss Cottage gyratory. Finchley Road is characterised by more coherent buildings of moderate height variation and an absence of tall buildings.

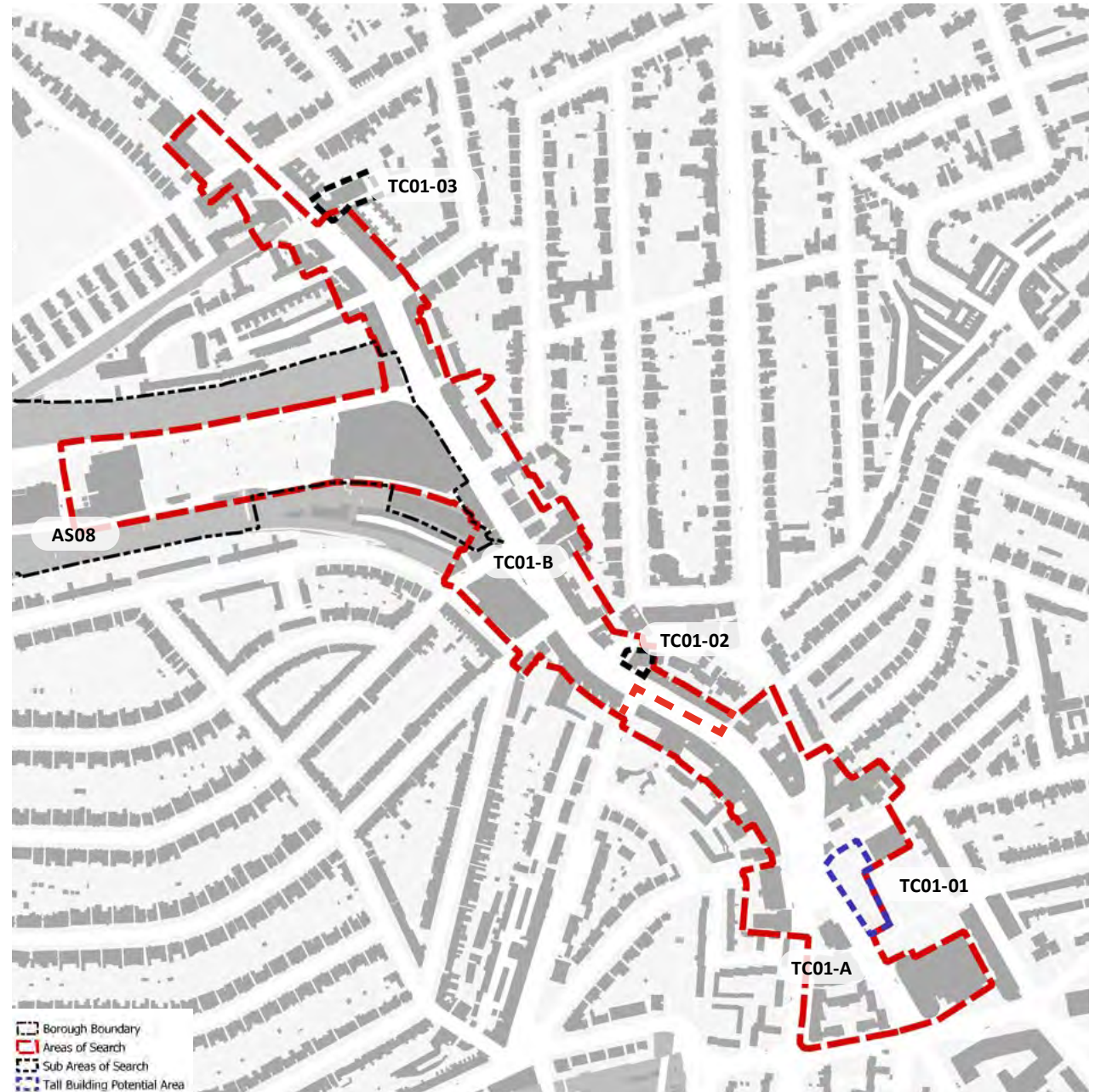
Apart from the West Hampstead Growth Area (AS08), the Swiss Cottage / Finchley Road town centre comprises only one further opportunity for a tall building. Next to Swiss Cottage underground station a tall building may help to optimise the use of this site in a central location and the tall element could enhance legibility of the station and the centre more widely. A tall building is already permitted on this site (by appeal). More tall buildings in Swiss Cottage are not appropriate as cumulatively they would overwhelm and be out of character with the town centre and its hinterland. Along Finchley Road (apart from the O2 Centre Development (AS08-01)) a tall building would break the continuity of the centre, detract from its character and may have an adverse impact on the adjoining Conservation Area.

In summary, the Finchley Road / Swiss Cottage town centre is not appropriate for tall buildings, with the exception of 100 Avenue Road (TC01.01) and on the O2 Centre site (AS08-01).



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

Given parts of the town centre comprise of buildings with a variety of heights, there may be opportunity for larger buildings up to the tall building threshold of 30m, where they appropriately respect and integrate with their townscape and heritage context.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC01-A	Town Centre South - Swiss Cottage	15 -18m (5 Rst)	15-18m (5 Rst)	Zone A	30m	no, (apart from site identified)	The area is characterised by a range of heights and already includes a few existing tall buildings. Due to its centrality and good public transport accessibility the area can support development of greater density and level of activities. However, the scope for additional tall buildings at Swiss Cottage is limited to the (single) identified site (TC01-01). Swiss Cottage does not comprise of other suitably large, available and locally significant sites where a tall building as part of comprehensive development could deliver place making and bring significant enhancement to the centre. Due to the compact nature of Swiss Cottage and existing and permitted tall buildings, the cumulative impact of further tall buildings would overwhelm the character of the town centre and detract from and have a negative impact on the setting of adjoining Conservation Areas and on local views and views to Hampstead. However, where contextually appropriate development could explore occasional greater heights up to the threshold height for tall buildings.	n/a	n/a	15m - 30m (5 to 9 Rst)		

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC01-B	Town Centre North - Finchley Road (excluding O2 Centre Site (AS08))	12 - 15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	The Town Centre stretches along the Finchley Road corridor and is characterised by turn of the century buildings interspersed with post war developments. This section of the town centre is more coherent in scale and height, with greater height and prominence offered to the art-deco Waitrose Store building and the O2 shopping centre. Whilst some variation in height is a common theme along this part of the town centre there is no precedent for a tall building. Tall buildings would break the continuity of the linear centre, potentially detract from the existing emphasis on the Waitrose store, and may have an adverse impact on the Conservation Area to the east. Development up to the tall building threshold may be acceptable subject to respecting their townscape and heritage context.	local	n/a	12m - 30m (3 to 9 Rst)		

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC01-01	100 Avenue Road	15 - 18m (5 Rst)	15-18m (5 Rst)	Zone A	30m	yes	The site is situated next to Swiss Cottage underground station in the southern extent of Finchley Road Town Centre. A tall building may help to optimise the use of this site in a central location and the tall element could enhance legibility of the station and the centre more widely. The site is situated next to Belsize Park Conservation Area, listed and locally listed buildings and will need to respect and respond appropriately to these heritage assets. An existing permission for tower of approximately 81.20m - 24 storeys has been granted (at appeal) on this site.	local / district	up to 3.5x CH	12m - 63m (3 to 20 Rst) Note: An 81.20m (24 Rst) building has been granted permission on this site	- Surrounding Conservation Areas - Listed and locally listed buildings - Views from the surrounding townscape, approaching streets and corridors - visual impact on views towards Hampstead	- tall element to be associated with entrance to underground station - tall element to be elegant with strong verticality and recognisable appearance in views from all sides - any tall development on the site should be located so as to minimise overshadowing of the open space to the east.

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC01-02	BP Petrol Station, 104A Finchley Road	12 - 15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Small site without local significance to support very large or tall building as they would detract from townscape character of adjoining conservation area and locally listed buildings.	n/a	n/a	12m - 24m (3 to 7 RSt)	n/a	
TC01-03	202 - 204 Finchley Road	12 - 15m (4 Rst)	15-18m (5 Rst)	Zone A	30m	no	Small site without local significance to support very large or tall building as they would detract from townscape character of adjoining conservation area and locally listed buildings.	n/a	n/a	12- 24m (3 to 7 Rst)	n/a	



Area TC04

5.10 KILBURN TOWN CENTRE (SITE CODE TC04)

THE AREA

Kilburn Town Centre is located along the western boundary of Camden borough.

Historically, Kilburn High Road was an ancient trackway that formed part of a Celtic route between the settlements now known as Canterbury and St Albans and was later used by the Romans. The town centre was based around Kilburn Priory and was a popular stopping point for pilgrims making their way to the shrines to the north. In the 19th century the town centre transformed into a Victorian suburb and thriving commercial centre.

Currently, the area comprises the town centre high street which is characterised by modestly scaled Victorian buildings and shop frontages.

The town centre is split along the centre of Kilburn High Road between the Boroughs of Brent and Camden.

Sub-Areas of Search

Analysis by this study identifies only one potential sub-area of search (above Kilburn High Road Station) that in theory could be considered for comprehensive development and that was screened for its appropriateness for tall buildings.



Birdseye View of the Area ©Google Earth

Local Plan Policy



Local Plan Policy (2017)

- Contains the Kilburn High Road which defines policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).
- There are no SPDs or Planning Frameworks specific to this area in the adopted Local Plan (2017).

Draft Site Allocations Local Plan 2020



Draft Site Allocation area policy

- This area is not covered by a Draft Site Allocation area policy

Draft Site Allocation site policy

- The area partially contains 1no. site allocations for housing, which is already completed

- Analysis by this study identified one potential site for comprehensive development on Camden's side of the High Road, - over-station development at Kilburn High Road Station (TC04-01)

Neighbourhood Plans

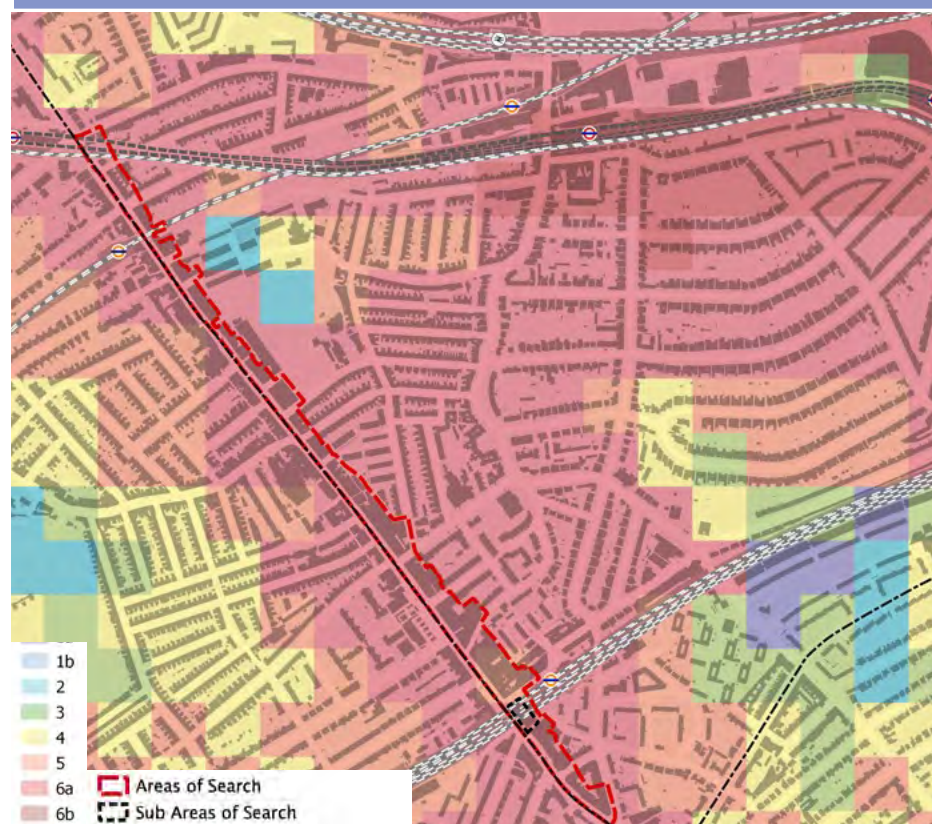


Neighbourhood Plan Areas

Kilburn Neighbourhood Plan Area (designated)

- *No adopted plan currently*

Public Transport Access and PTAL



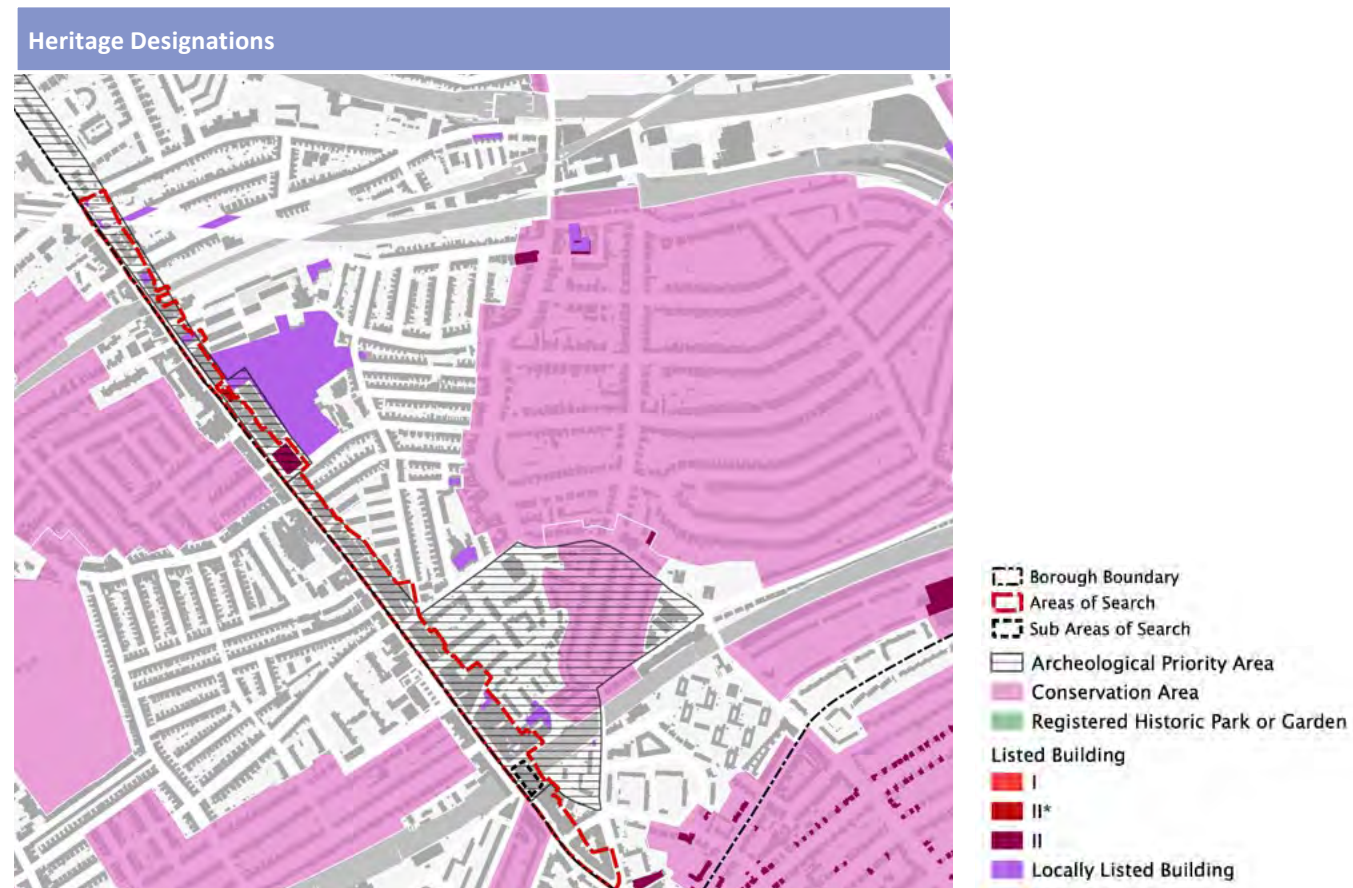
PTAL

Public Transport Access

- Kilburn Underground Station and Brondesbury Overground Station are located in the north of the area
- Kilburn High Road Underground Station is located in the south of the area.

PTAL

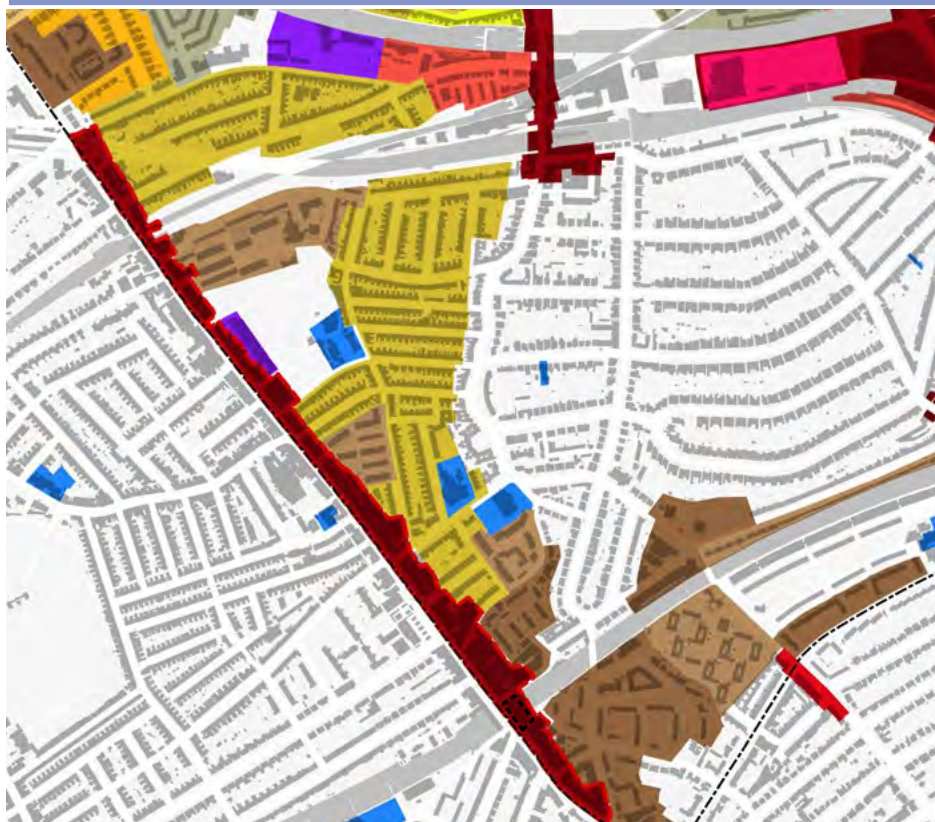
- PTAL ratings between 5-6a indicate that the entire area is very well connected to public transport.



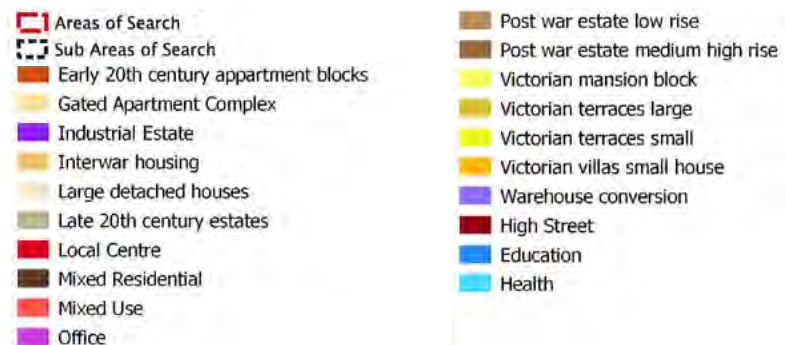
Heritage Designations

- The area does not contain or border a Conservation Area, although there are a few Conservation Areas to the west in LB Brent
- The area does not contain or border a Registered Park and Garden
- **2no Listed Buildings:**
 - 1no Grade II*
 - 1no Grade II
- **6no Locally Listed Buildings**
- **Archeological Priority Area Site:**
 - Kilburn Priory and Settlement (Tier II)
 - Watling Street (Tier II)

Townscape Character Types



Character areas (excluding Conservation Areas)



Sensitive Townscape Areas

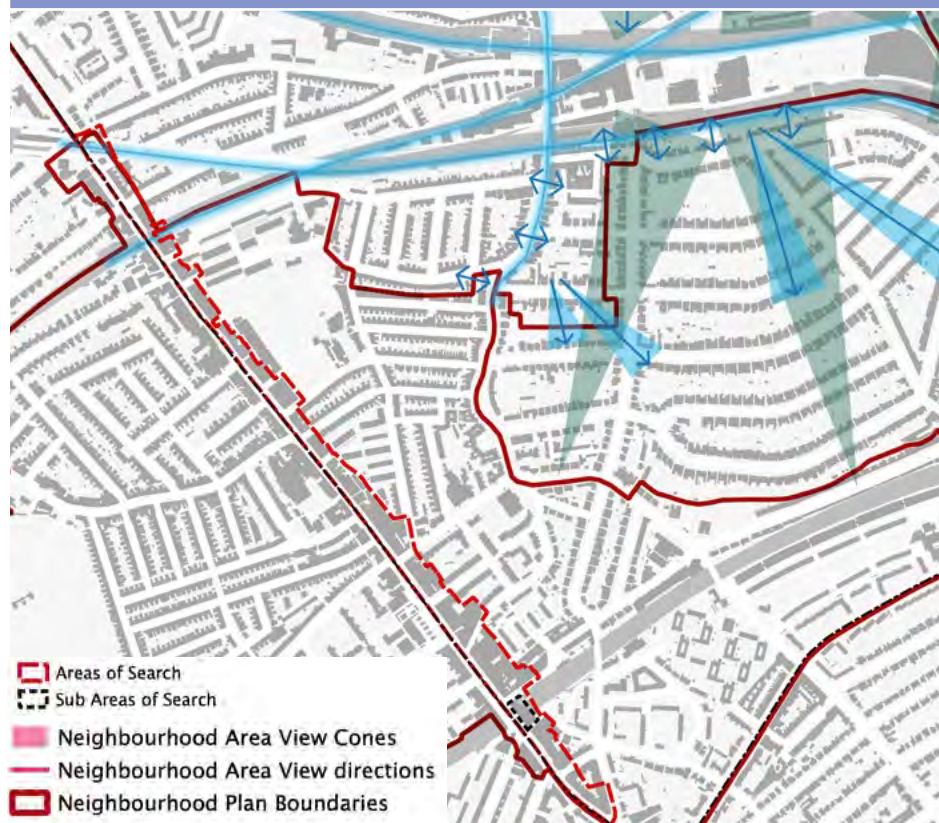


Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following typological character areas:

- High Street
- Post war estates (H8 & H9)
- Victorian terraces (H4).

Views



Strategic and Local Views, existing landmarks

Strategic

- There are no LMVF views through this area

Conservation Area

- No landmark buildings or conservation area views have been identified

Neighbourhood Plan

- 2no. view corridors (along the railway lines) from the Fortune Green Neighbourhood Plan transect the north of the area

Open Space Designations



Open Space Designations

The area contains (full or partial) the following:

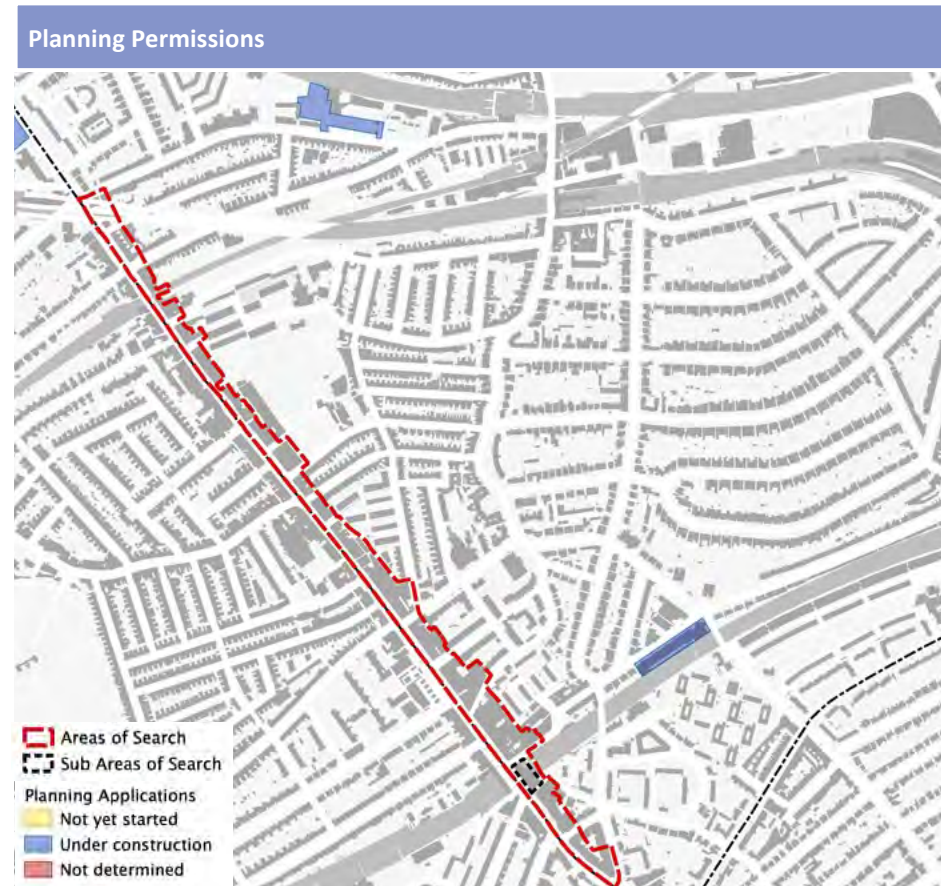
- **Local Plan Habitat Corridor**
 - 1no existing green corridor

Topography



Topography

- Site levels are 34m AOD in the southeastern part of the area and 46m AOD in the north western part
- The overground line runs through the north of the area and is elevated above ground.



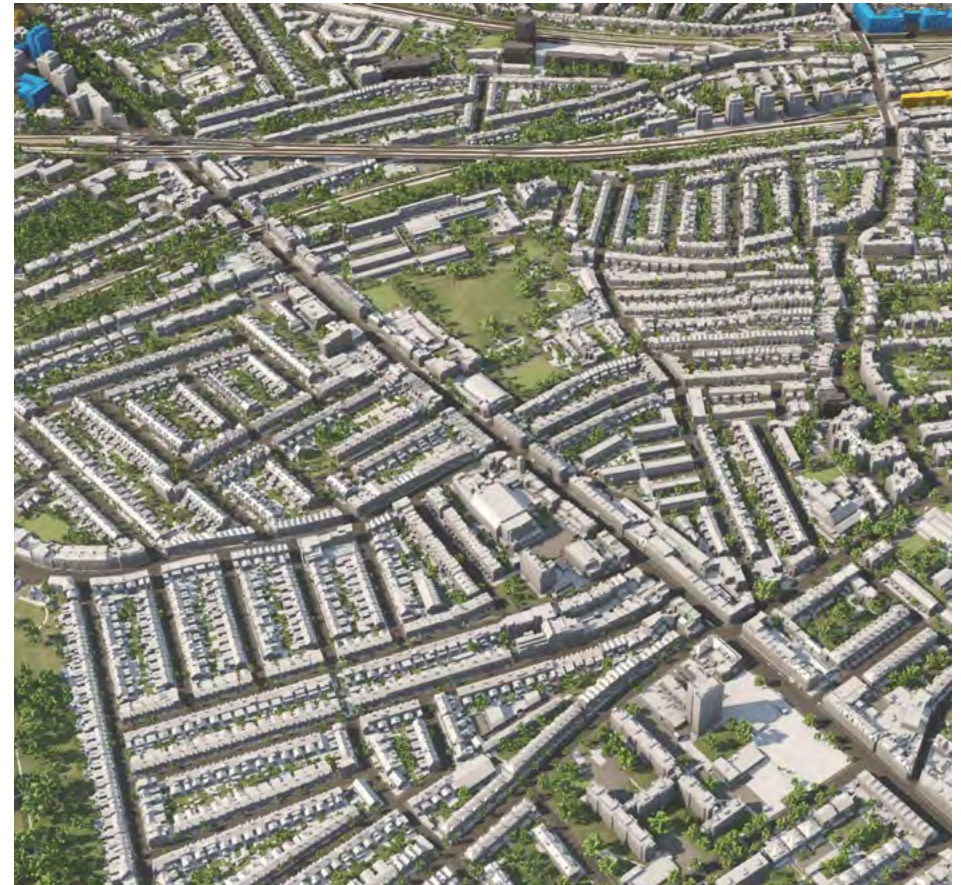
Planning Permissions

Emerging - Under Construction

- None

Emerging - Granted

- None



Existing Site & Permitted Buildings (from VuCity)

Building Height



- Building heights range from 3 to 30m (1 to 9 Rst)
- The majority of the high street is between 9 - 15m which provides a consistent low to mid-rise street frontage.
- There is a small cluster of larger buildings that range between 16-28m (5 - 9 Rst) to the south of

the area which are part of a mixed use town centre development

Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- The entire area is within the local context height range of 12-15m (4 Rst).
- It is expected that the local context height for the entire area will remain in the range of 12-15m (4 Rst).



Tall Building Tresholds

- The area is situated in Height Zone A, with a 30m tall building threshold height.
- There are no tall buildings in this area
- Three existing larger buildings exist within or next to the area that range between 24.1m-28m (7 to 8 Rst)

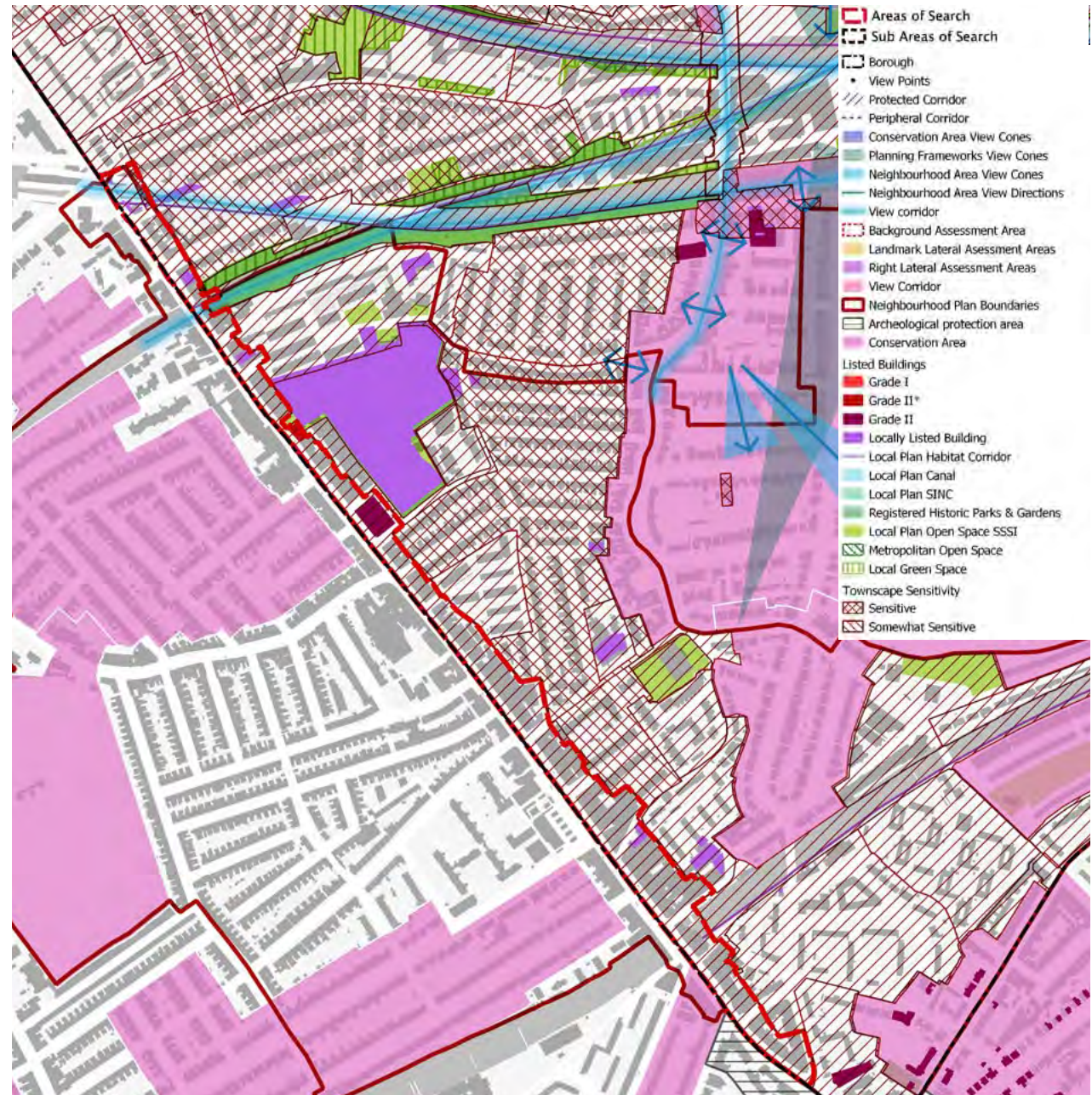
BUILDING HEIGHT ASSESSMENT

Kilburn Town Centre is a long linear Victorian high street with a broadly coherent frontage (height, scale and grain) that strongly defines its townscape character. Only a few special buildings from the same period stand out through their architecture and height. The centre is crossed by a number of rail and underground lines which makes it highly accessible. Although not part of a Conservation Area, the linear and coherent built form is a distinctive characteristic of Kilburn town centre.

There are only a few opportunity sites along this street, where comprehensive new development could be promoted. The majority of these sites are situated on the western side of the road in LB Brent and therefore outside and not considered by this study.

This study only identifies one site in the town centre within LB Camden where a building of greater height could be considered as part of an over-station development at Kilburn High Road Station (TC04-01). The role of this building on this site would be to optimise the use of land on this challenging and constrained site and to support the provision of adequate amenities for residents. It also could meaningfully contribute to the character of the town centre as it would visually enhance the presence of the station in the street scene and assist with legibility. Testing by this study indicates that the height of this building should not exceed the tall building threshold (30m).

Apart from this location, Kilburn Town Centre in LB Camden is not considered suitable for large or tall buildings, as they would break the coherence, continuity and horizontal emphasis of this street and be detrimental to its character. This applies to both developments within a block frontage or



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

at a street corner. New development should be of contextual height and generally not exceed a height of 24m.

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
TC04-01	Kilburn High Road Station	4-7 m (2 Rst)	12-15 m (4 Rst)	Zone A	30m	no, but large building up to 30m could be considered	Potential for single high-point at or adjoining the station, to make more efficient use of this accessible yet constrained site and to enhance legibility of the station	local	up to 2 x CH	12 - 30m (4 - 9 Rst)	- Conservation Areas CA North Kilburn, CA Kilburn, CA South Hampstead, CA South Kilburn, CA St. Johns Wood, and CA Alexandra Road; - Listed and Locally Listed Buildings; and - Views from local streets / sensitive townscapes.	- Building to provide enhanced station entrance and facilities and to better define and enclose the bridge section of Kilburn High Road; - Greater height to be directly associated with station, elegant, proportionate and contextual in scale and articulation to its site and surrounding context; - Lower part of building to respond to horizontality of street and turn corner; and - Retain and respond appropriately to the scale and articulation of The Old Bell Public House;
TC04	Kilburn High Road Frontage	12-15 m (4 Rst)	12-15 (4 Rst)	Zone A	30m	no, but buildings with increased height up to 24m may be acceptable to the rear	Town Centre is sensitive to increased heights that could undermine coherence and continuity of the town centre's street frontage, detract from landmarks, and impact on its character. Larger buildings up to the threshold height may be acceptable to optimise the use of sites	n/a	n/a	12 - 24m (4 - 7 Rst)	- Conservation Areas CA North Kilburn, CA Kilburn, CA South Hampstead, CA South Kilburn, CA St. Johns Wood, and CA Alexandra Road; - Listed and Locally Listed Buildings; and - Views from local streets / sensitive townscapes.	n/a



Area A506

5.11 CAMDEN GOODS YARD (SITE CODE AS06)

THE AREA

Camden Goods Yard is located next to the Regents Canal. It is a short distance from Chalk Farm, Camden Town and Primrose Hill open space.

The area was historically used as the Camden Goods Depot which was constructed as the original London terminus for railway goods traffic in the early 19th century. It comprises a complex of railway and canal structures that are "considered to be one of the best preserved examples of 19th Century transport infrastructure in England" (Camden Goods Yard Planning Framework).

The area was occupied by a Morrisons supermarket, petrol station and surface-level carparking. It also includes residential estates and railway infrastructure.

Camden's draft Site Allocations Local Plan (2020) stated, there is an opportunity to create a new mixed-use neighbourhood in the area.

Sub-Areas of Search

The growth area has been sub-divided into four different sub-areas based on the existing context, which have been reviewed in respect of their opportunity for tall buildings.



Birdseye View of the Area ©Google Earth

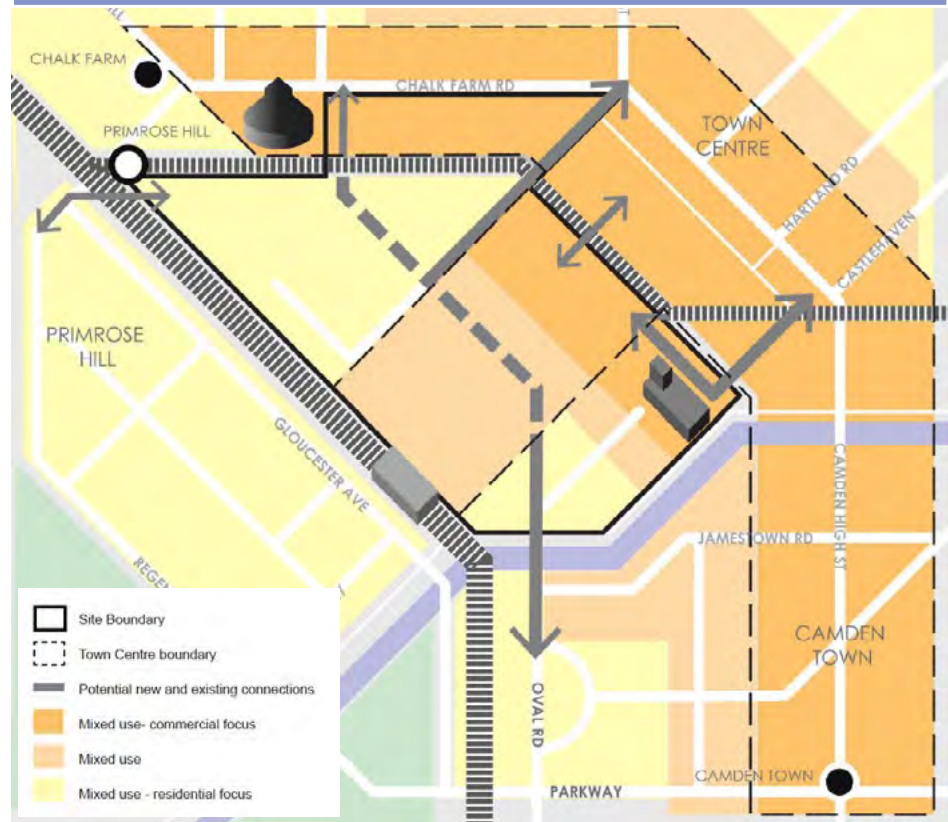
Local Plan Policy



Local Plan Policy (2017)

- The area is partially within Camden Town Town Centre policy area (Local Plan 2017), which sets out policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).

Planning Frameworks

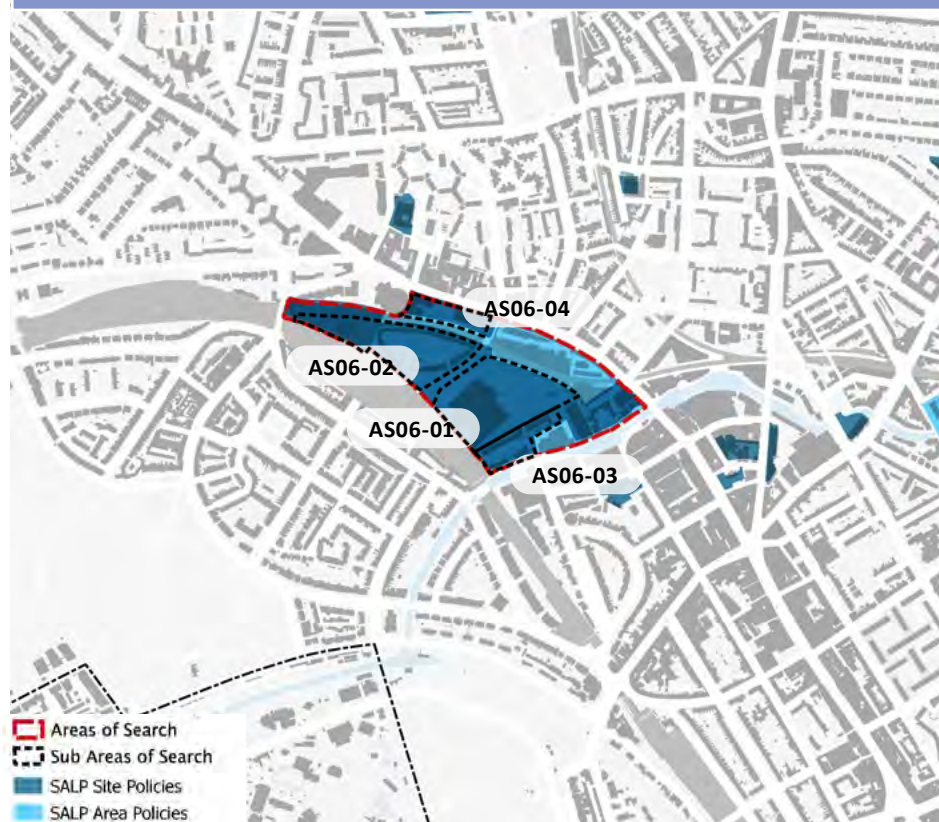


Camden Goods Yard Planning Framework - key principles diagram

- The area is covered by the Camden Goods Yard Planning Framework which defines what is considered a tall building in the area:
- "Buildings of 10 or more storeys are considered tall buildings in this area. However, number of storeys should only be used as a guide, as storey heights vary. Actual

building heights and site context must also be taken into account."

Draft Site Allocations Local Plan 2020



Local Plan Draft Site Allocations

Draft Site Allocation area policy

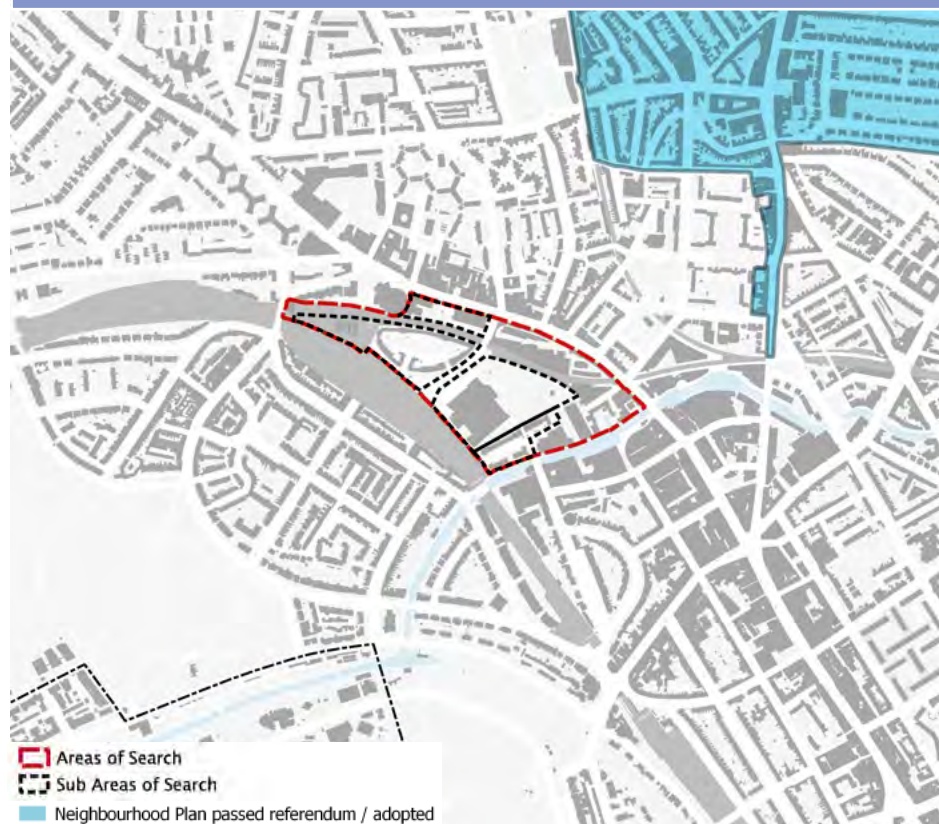
- The Camden Goods Yard area has the potential to become a vibrant and dynamic new neighbourhood that will deliver a significant increase in the number, mix, type and affordability of homes in the area and provide a range of retail and employment spaces.

Draft Site Allocation site policy

- The area contains 7 no. site allocations for commercial, residential, retail, cafes/restaurants, offices, housing and community.

The area has been sub-divided into four sub-areas of search based on the existing context.

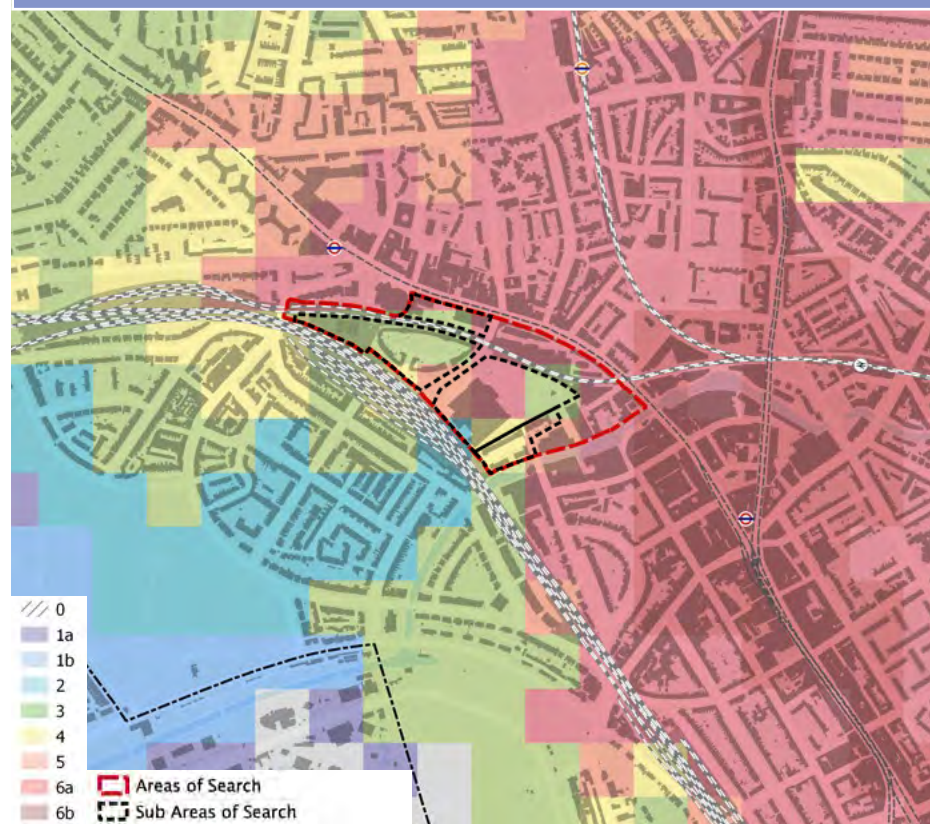
Neighbourhood Plans



Neighbourhood Plan Areas

- The area is not covered by any Neighbourhood Plans.

Public Transport Access and PTAL



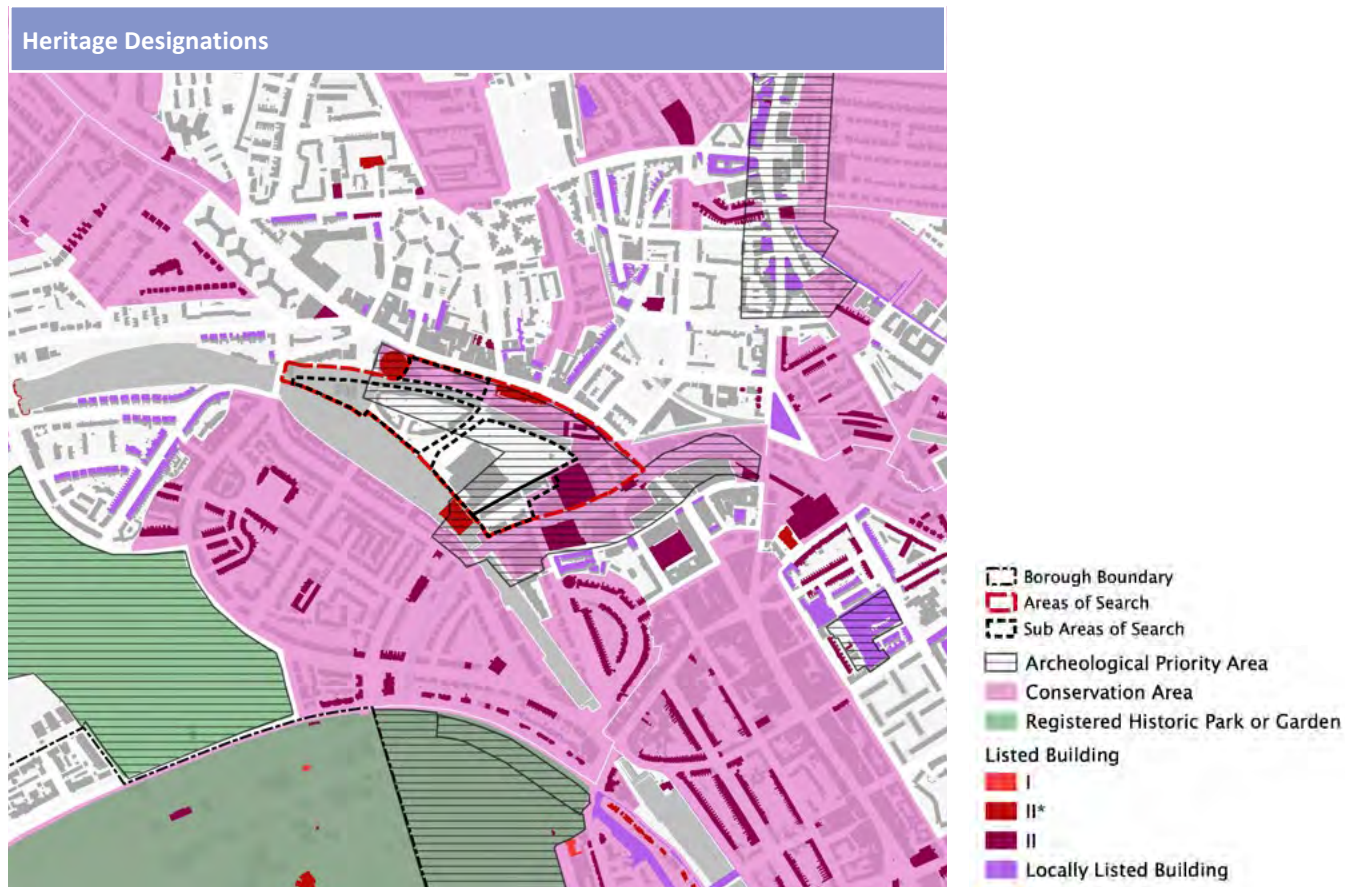
PTAL

Public Transport Access

- The area is within close walking distance to Chalk Farm station towards the northwest and Camden Town Station to the southeast

PTAL

- PTAL ratings between 3 in the west of the area with high ratings of 5-6a in the east of the area



Heritage Designations

The area contains (full or partial) the following:

- **1 no. Conservation Areas:**
 - Regents Canal
- The area also borders with or is within close proximity of Conservation Areas:
 - Primrose Hill to the west
- Harmond Street, West Kentish Town, Kelly Street and Inkerman to the north
- Rochester to the northwest
- Camden Town to the southeast
- Eton, Parkhill and Belsize Park to the northwest
- **4 Listed Buildings:**
 - 1no Grade II*
 - 3no Grade II
- **Archeological Priority Area Site:**
 - Regents Canal and Rail Infrastructure (Tier II)

Townscape Character Types



Character areas (excluding Conservation Areas)



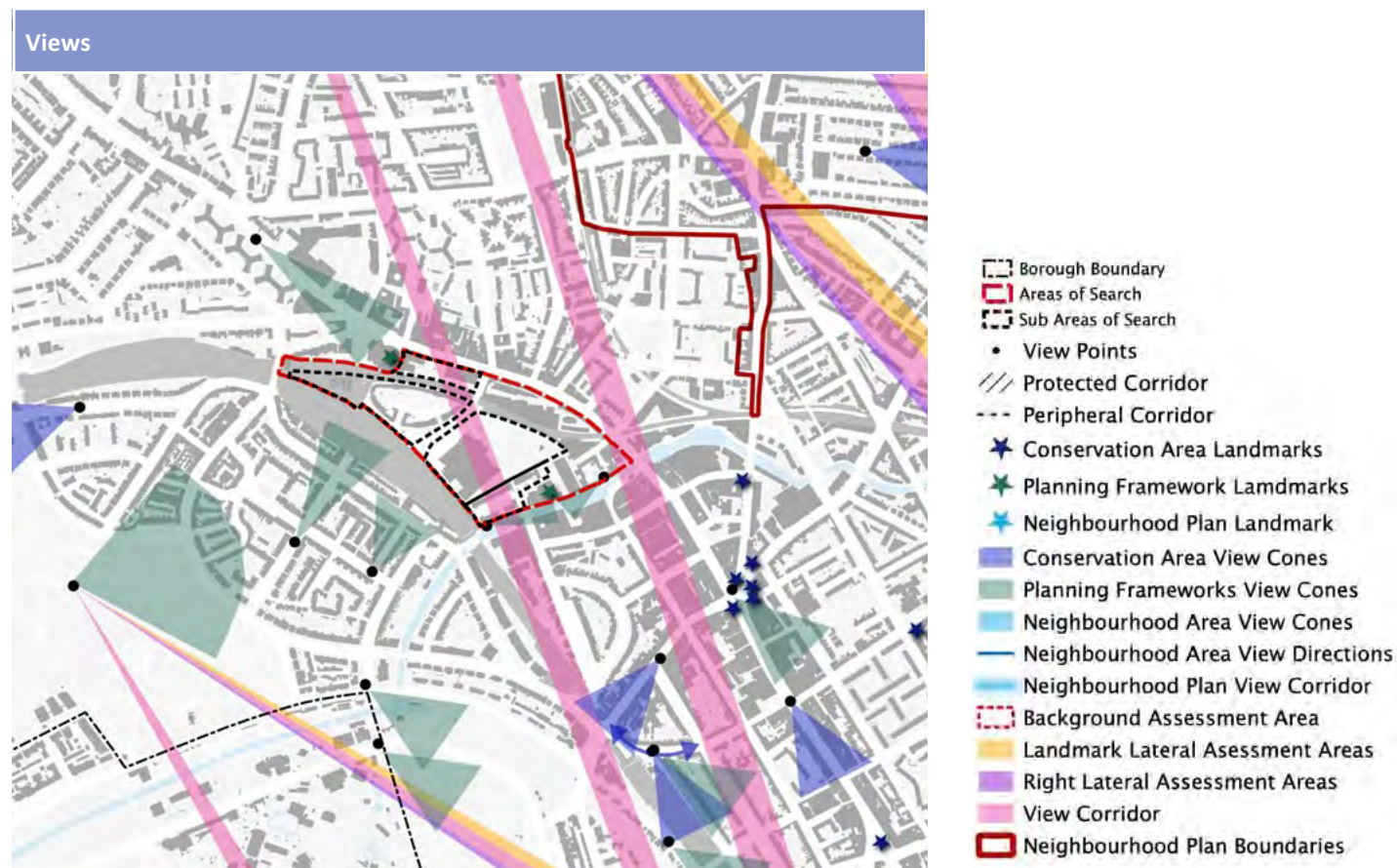
Sensitive Townscape Areas



Areas that are sensitive and somewhat sensitive to tall buildings

The area contains or borders the following typological character areas (outside Conservation Areas):

- High Street
- Late 20th century estates (H12)
- Big box retail
- Mixed use (E4)



Strategic and Local Views, existing landmarks

Strategic Views

- The area is transected by the LVMF View 2B.1 Parliament Hill oak tree to Palace of Westminster through a small portion of the southeast of the area of search and fully transected by View 2A.2 Parliament Hill summit to the Palace of Westminster.

- The area is just outside the defined end of the view boundary but sits aligned with the backdrop of View 6A.1 Blackheath Point to St Paul's Cathedral.

Conservation Area Views

None

Neighbourhood Plan Views

None

Planning Framework Views

- Haverstock Hill views of listed and landmark buildings including the Roundhouse
- Views of the Interchange building
- Views and conservation areas

- from Fitzroy Road northeast towards the Roundhouse

- the view southwest into Edis Street and views along the Regent's Canal.

- View from Primrose Hill Metropolitan Open Space

Open Space Designations



Open Space Designations

A number of open space designations are in close proximity of the area including the following:

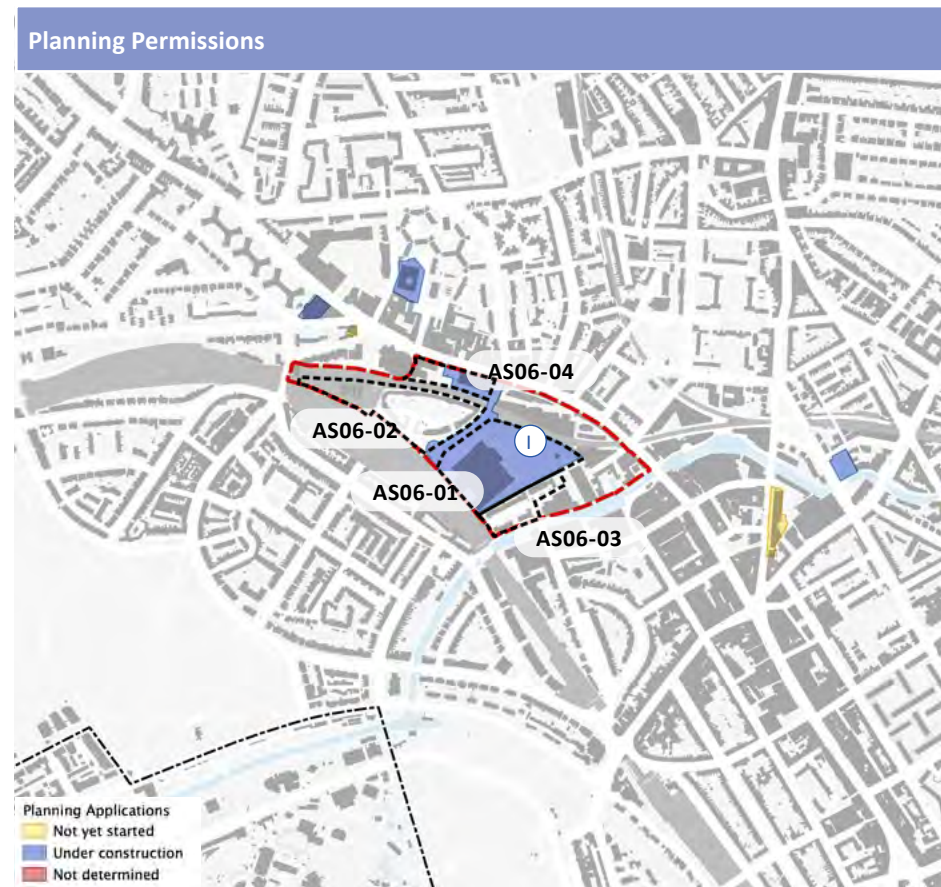
- **Sites of Importance for Nature Conservation (SINC):**
 - London's Canals borders the area of search to the south
- **Local Plan Green Corridor**
 - Existing green corridor borders the area of search to the south
- **Local Plan Canal:**
 - Regent's Canal borders the area of search to the south

Topography



Topography

- The majority of the area is elevated above Chalk Farm Road by about 5m, although the elevated part is relatively flat
- Site levels are 27m AOD on Chalk Farm Road and 32m AOD on the elevated land
- The Overground line transects the area of search



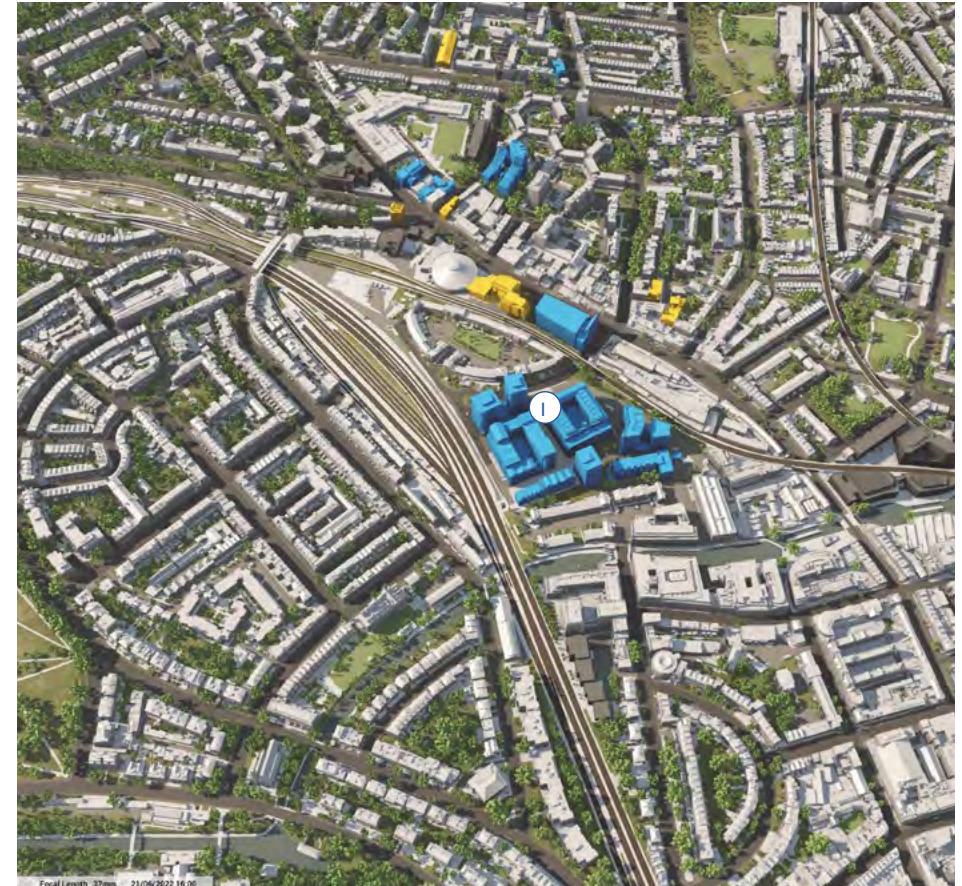
Planning Permissions

Emerging - Under Construction

- I. Morrisons supermarket main site is part of Camden Goods Yard application, Chalk Farm Road for mixed use development with 644 residential units with heights up to 15 storeys (2017/3847/P (Amended under 2020/3116/P))

Emerging - Granted

- None



Existing Site & Permitted Buildings (from VuCity)

Building Height



Building Heights

- Range of building height in the area
- Building heights range from 3m to 28m (1 to 9 Rst)
- The majority of buildings in the area are low to mid-rise with heights up to 15m
- There are a few higher historic and contemporary buildings

clustered around Regents Canal to the south of the area

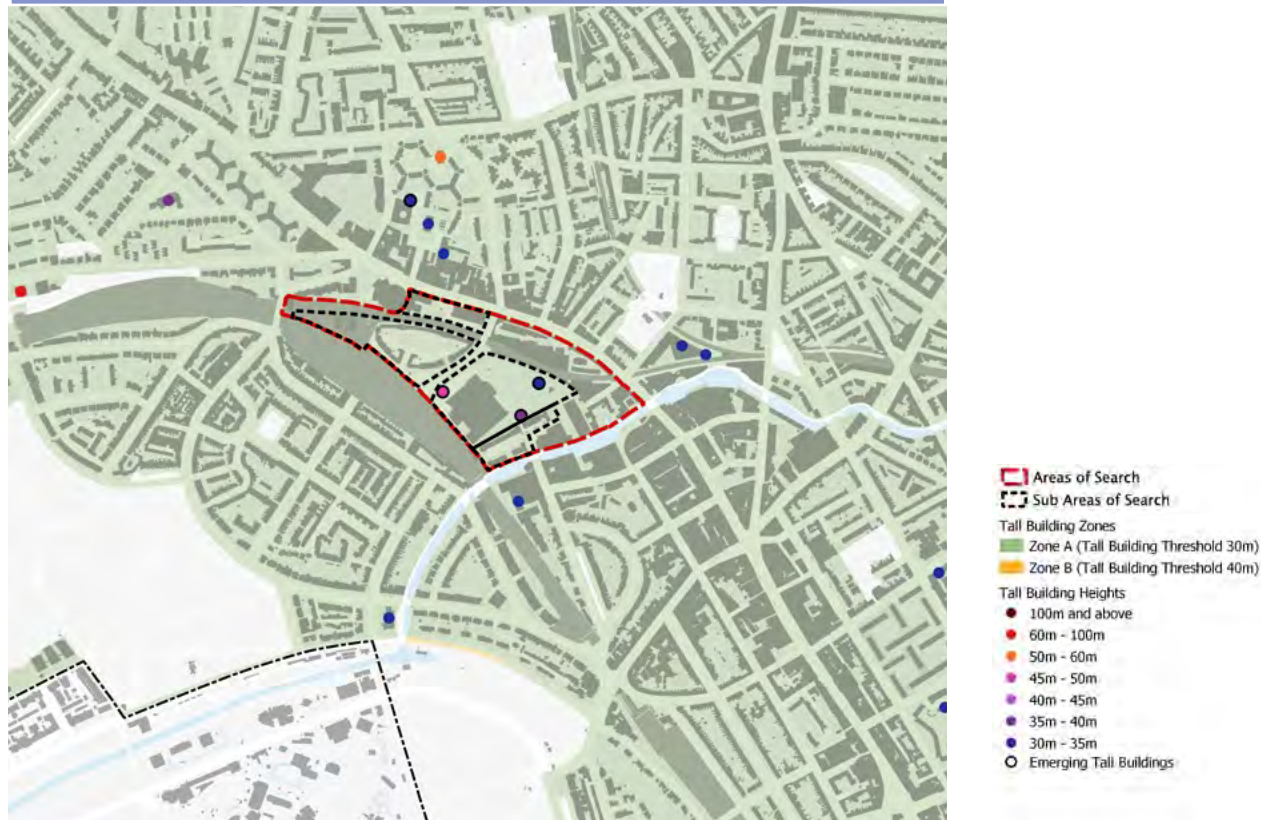
Existing and Emerging Local Context Heights



Existing and Emerging Local Context Heights

- Ranges from 9-24m (3-7 Rst)
- The majority of the area is between 12 - 15m (4 Rst)
- There are smaller areas in the north of the area of search which are between 15-18m (5 Rst) and in the south of the site which are between 18-21m (6 Rst)
- Emerging development will locally increase height to 21-24m (7 storeys) in the centre of the area

Existing Tall Buildings



Tall Building Threshold

- The area is situated in Height Zone A, with a 30m tall building threshold height.

Existing and emerging Tall Buildings

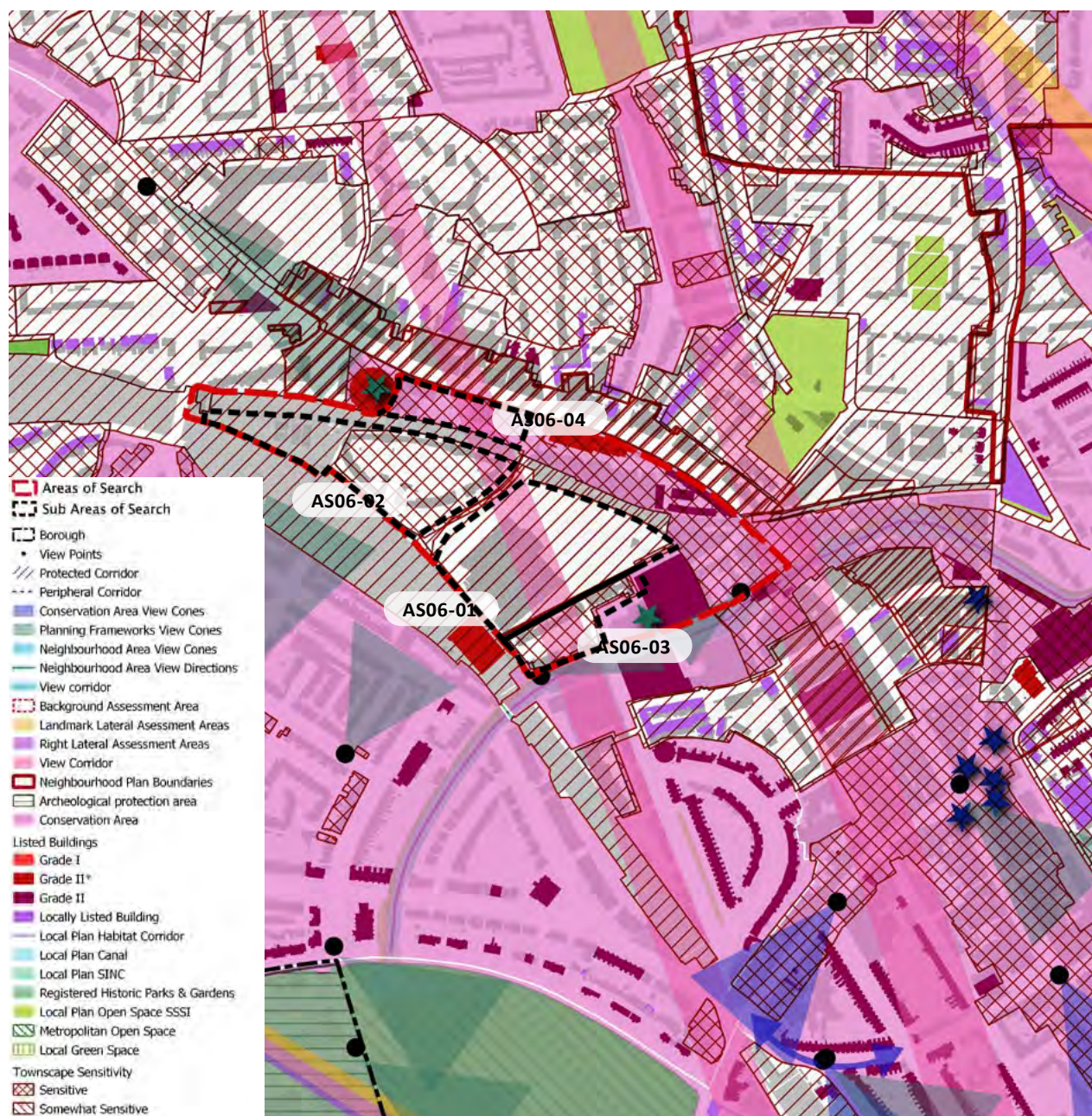
- There are no existing tall buildings on the area of search.
- There are three emerging tall buildings on the area of search which range from 33-45m (10-14 Rst)

BUILDING HEIGHT ASSESSMENT

The Camden Town Goods Yard area presents a significant development opportunity within Camden town centre and benefits from PTAL ratings of 3-5/6a. The Camden Town Goods Yard Planning Framework envisages the creation of a new mixed use neighbourhood and delivery of new housing. Given the constrained nature of the area of search, wedged between two railway lines, the optimal use of land may require buildings of greater height including tall buildings. The Goods Yard area is of sufficient size to establish a character of its own through comprehensive and masterplanned development, which could accommodate tall buildings. A permission for a major mixed use scheme has been granted for the redevelopment of the Morrison supermarket, which brings forward significant massing and sets a precedent for tall buildings on this area.

The Goods Yard is situated amidst a number of heritage and townscape sensitivities that will require careful consideration. To the east and south it adjoins the Regents Canal Conservation Area which includes the intricate smaller scale environments of Camden Market, Camden High Street and the Canal, and the Grade II* listed Roundhouse. The Goods Yard further is elevated between 3 and 5m above Chalk Farm Road, which will make development appear more prominent in views. Primrose Hill Conservation Area to the west, across the railway line, may be impacted by taller development, if it were to appear over roof tops or prominently at the end of streets.

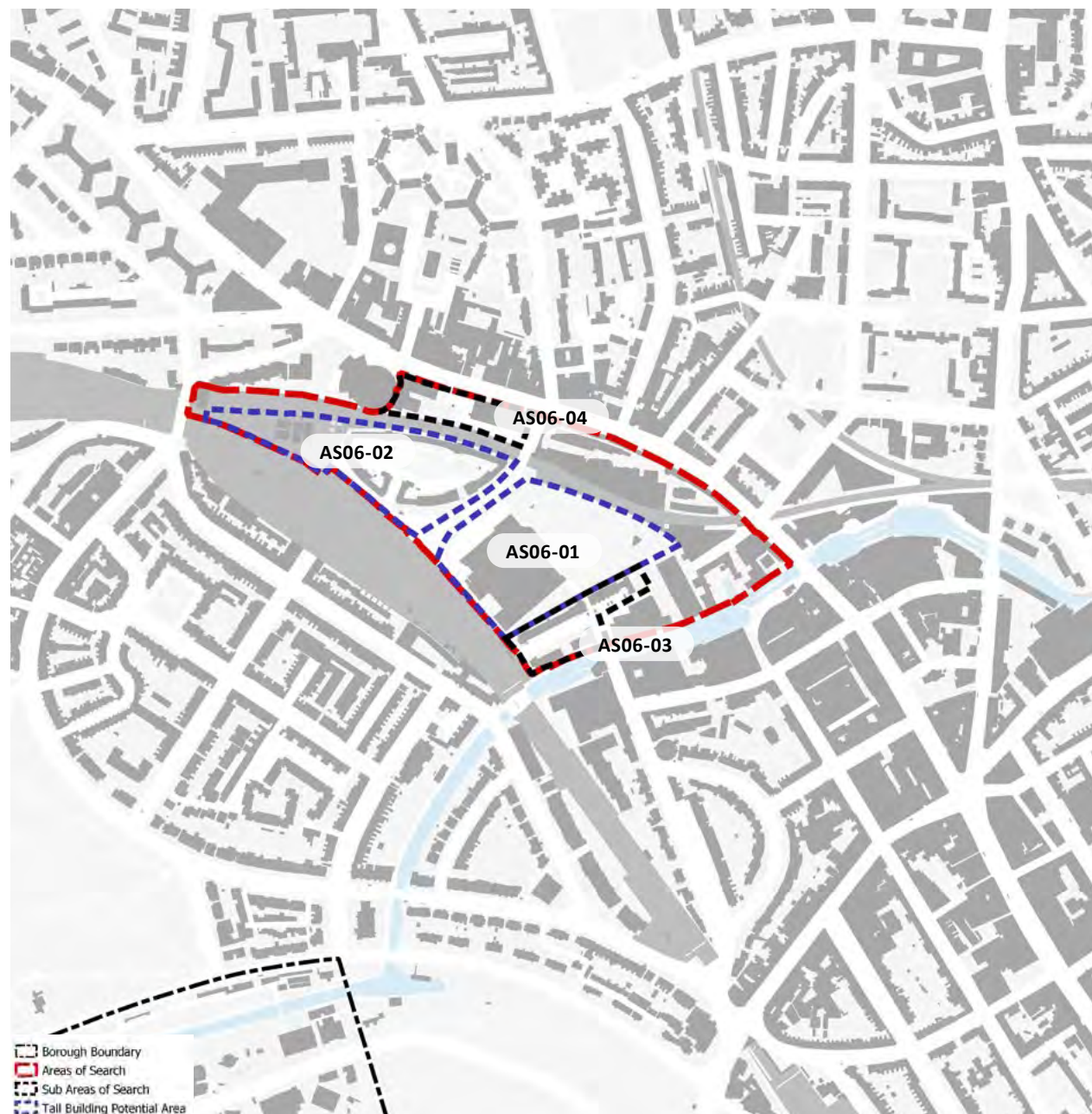
The area is suitable for tall buildings subject to their height and design appropriately responding to their surrounding sensitivities and avoid detracting from or harming surrounding heritage



Plan of area with composite of sensitivities (Heritage, Townscape Sensitivity to tall buildings, strategic and local views, green space designations)

assets and townscapes. Given the area's elevated position and visibility across roof-scapes and railway lines, the appearance of the development in views and their visual integration with existing townscape characters will require particular scrutiny. Taller development should be located towards the centre of the area of search, and contrasting 'cliff-edge' development at the edges of the area should be avoided. This could be achieved through a layering approach to development where smaller buildings are placed before larger ones to mediate their massing in views. The roofline should be varied, and large scale, bulky or uniform development should be avoided.

Parts of the site on Chalk Farm Road and to the south near the Canal are unsuitable for tall buildings due to their immediate heritage and townscape context. However, sites on Chalk Farm Road may offer an opportunity for contextual development up to the tall building threshold.



Recommendations for sub-areas of search

RECOMMENDATIONS

CODE	NAME	EXISTING CONTEXT HEIGHT	POT.FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS06-01	Morrisons	9-12m (4 Rst)	21 - 24m (7 Rst)	Zone A	30m	yes	as established by planning permission (2017/3847/P (Amended under 2020/3116/P))	local	up to 2.25x future LCH	12-53m (4-16 Rst)	(see AS06-02 as relevant)	(see AS06-02 as relevant)
AS06-02	Juniper Crescent	9-12 (3 Rst)	18-21 (6 Rst)	Zone A	30m	yes, subject to appropriately responding to identified sensitivities.	Potential for carefully sited taller buildings as part of comprehensive masterplanned development to optimise the use of this land and to respond to its constrained location wedged between two railway lines, whilst responding sensitively to the surrounding heritage context, specifically avoiding harm on the setting of Primrose Hill CA and the Grade II* Roundhouse.	local	up to 2.25x future LCH	9-45m (3-13 Rst)	- Conservation Areas CA Regents Canal, CA Primrose Hill, CA Harmood Street; - Round House, Camden Market, other listed and locally listed buildings - Sensitive townscape along Chalkfarm Road and Camden Market - LVMF Views 2B.1 Parliament Hill oak tree to Palace of Westminster, 2A.2 Parliament Hill summit to the Palace of Westminster, and 6A.1 Blackheath Point to St Paul's Cathedral - Local Views from surrounding streets including Haverstock Hill towards the Round House and Primrose Hill Conservation Area and Primrose Hill - Residential amenities and outdoor spaces of existing housing	- Greater heights should be concentrated towards the southern railway line and away from the view corridor from Haverstock Hill to the Round House, the open view along Fitzroy Road and views from Regent's Park Road to the railway bridge. - No tall building should be provided in the northern tip of the area as this would detract from the townscape character of the Primrose Hill Conservation Area. - Taller building elements should be set back from the street frontage - Tall buildings with greater height to be situated in the central part of the area with heights stepping down towards the edges - General development heights to support a layering of development in views and avoid stark contrast and 'cliff edges' - The open view at the end of Fitzroy Road (part of Primrose Hill CA) is a characteristic feature that should be preserved by development

CODE	NAME	EXISTING CONTEXT HEIGHT	POT. FUTURE CONTEXT HEIGHT	HEIGHT ZONE	TALL BUILDING THRES- HOLD	POTENTIAL FOR TALL BUILDINGS	JUSTIFICATION	LOCATION SIGNIF.	INDICATIVE UPPER TB RATIO	POTENTIALLY APPROPRIATE HEIGHT RANGE	REQUIRED SENSITIVITY TESTING	DESIGN CRITERIA
AS06-03	Goods Yard South	9-12m (3 Rst)	15-18m (5 Rst)	Zone A	30m	no	Sensitive environment situated adjoining Regents Canal CA, and intricate smaller scale environment along Regents Canal, where a tall building would be overly dominant and out of character	n/a	n/a	9-21m (3-6 Rst)	n/a	
AS06-04	Chalk Farm Road	15 - 18m (5 Rst)	18- 21m (6 Rst)	Zone A	30m	no	Sensitive environment, situated within Regents Canal CA, amidst smaller scale intricate townscape along Chalk Farm Road, and adjoining / in views towards Grade II * listed Round House and Camden Market. Very large or tall buildings would be overly dominant, detracting from views and be out of character. Heights up to the TB threshold of 30m have been permitted on the Morrison Gas Station site.	n/a	n/a	15-30m (5 to 9 Rst)	proposed heights above 24m should be examined through testing against local sensitivities (see AS06-02 as relevant) as if it was a proposed tall building	(see AS06-02 as relevant)



Area TC03

5.12 CAMDEN TOWN CENTRE (SITE CODE TC03)

THE AREA

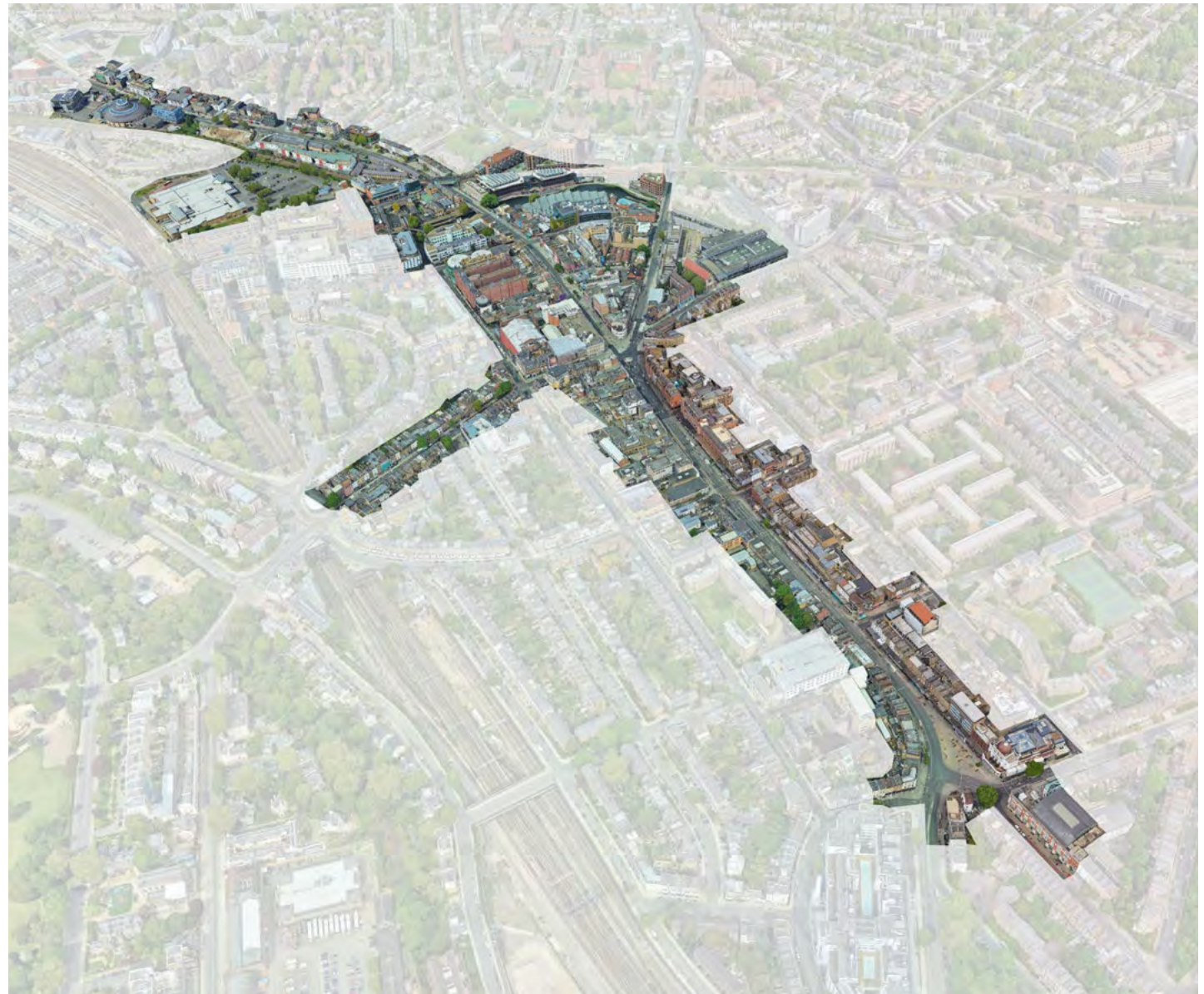
Camden Town Centre is located in the centre of the borough to the north of Euston, to the west of Primrose Hill and to the south of Kentish Town.

Historically, the area was first developed by Charles Pratt, the first Earl of Camden, in 1791, and the area expanded into a major centre after the opening of the Regent's Canal in 1820.

Currently, Camden is a major visitor destination due to its markets, high street and commercial centre, cultural significance and creative economy. The character of Camden Town is continually evolving with major development underway and planned for the area.

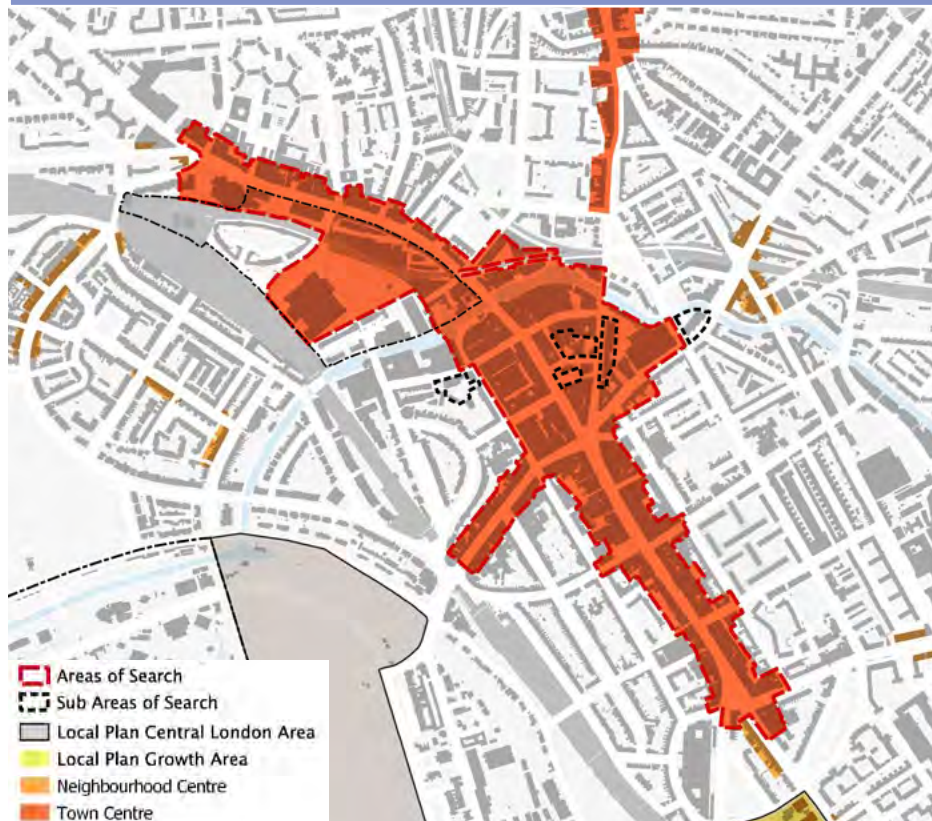
Sub-Areas of Search

The initial review of the area has identified five draft site allocations as sub-areas of search, which were screened by this study in respect of building height and appropriateness for tall buildings.



Birdseye View of the Area ©Google Earth

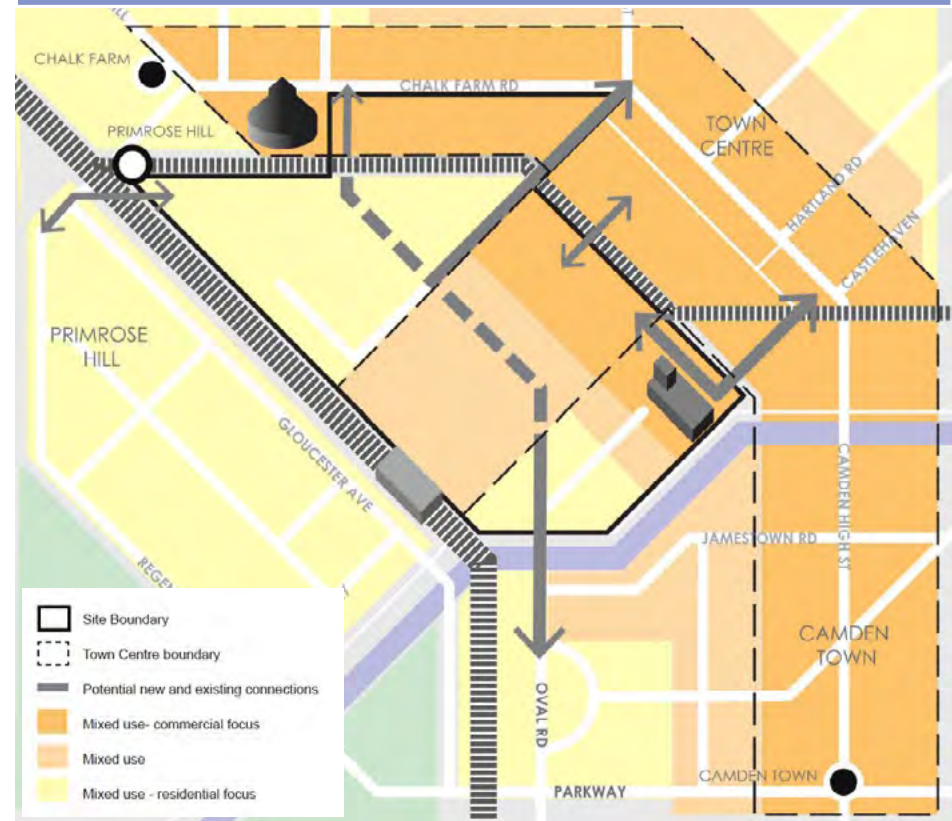
Local Plan Policy



Local Plan Policy (2017)

- The area of search is fully within Camden Town Town Centre Policy area (Local Plan 2017), which defines policies related to the quantity and location of retail (TC1), Camden's centres and shopping areas (TC2) and town centre uses (TC4).

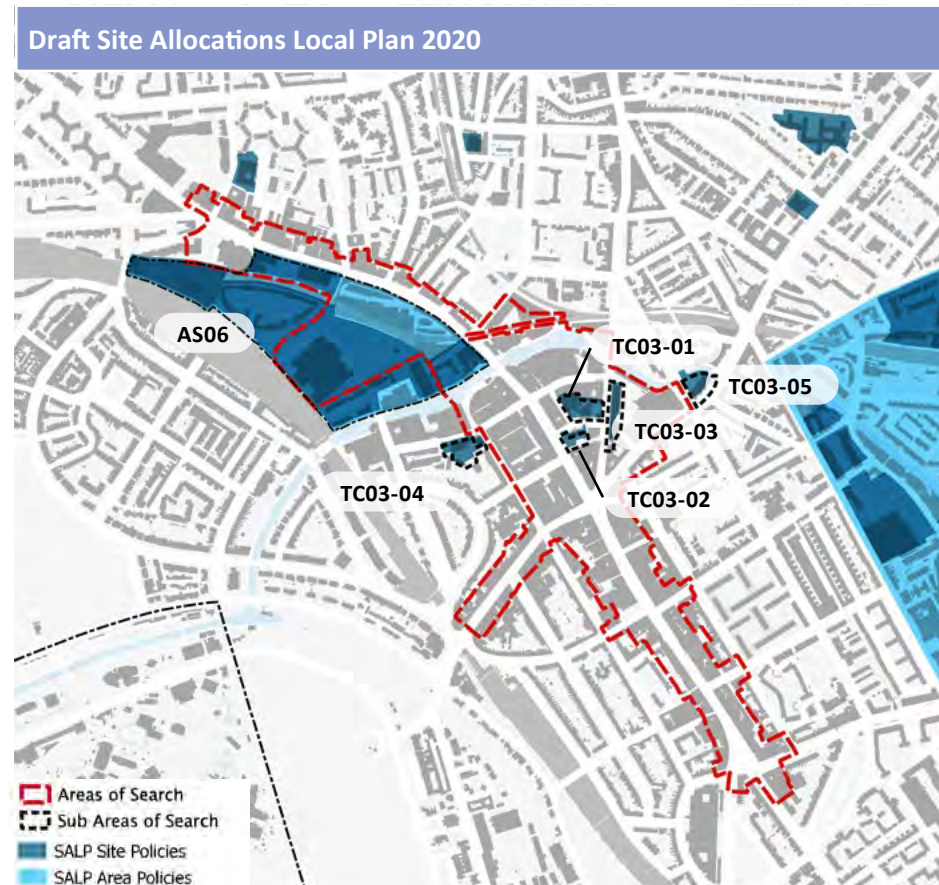
Planning Frameworks



Camden Town Centre Planning Framework - key principles diagram

- The area partially contains the Camden Goods Yard Planning Framework which defines what is considered a tall building in the area:
- "Buildings of 10 or more storeys are considered tall buildings in this area. However, number of storeys should only be used as a guide, as storey heights vary. Actual

building heights and site context must also be taken into account."



Local Plan Draft Site Allocations

Draft Site Allocation area policy

- Potential to become a vibrant and dynamic new neighbourhood
- The site allocation area (referring to the Camden Goods Yard) should "respond appropriately to the predominant scale and heights of the surrounding townscape and preserve or enhance local

heritage assets and their settings, in particular The Roundhouse, the Interchange building and The Winding Vaults."

Draft Site Allocation site policy

- The area contains 7no. draft site allocations for commercial, residential, retail, cafes/restaurants, offices, housing and market use.

Five site allocations were identified as sub-areas of search and screened by this study in respect of building height and appropriateness for tall buildings. This does not include sites screened under AS06 - Camden Goods Yard, which were excluded here to avoid duplication.