

12

Design and Heritage



12

Chapter



Achieving design excellence

12.1 Camden is diverse and dynamic with many distinctive neighbourhoods, each of which has its own unique character and identity and contributes towards making the borough such an attractive place to live, work and visit.

12.2 The borough also has a rich architectural heritage, with over 5,600 nationally listed buildings and structures and 40 conservation areas, which contribute towards local distinctiveness both within Camden and London as a whole.

12.3 Good design is essential to creating places, buildings, and spaces that work well for everyone, look good, last well, and will adapt to the needs of current and future generations. Design also has a fundamental role in both tackling and responding to climate change and creating healthy and sustainable spaces and places that help reduce inequality and promote health and well-being for all.

12.4 National planning policy is clear that planning should always seek to secure high quality, well-designed and sustainable buildings and places and that good design is indivisible from good planning.

12.5 Policy D1 seeks to maintain and enhance the borough's character and distinctiveness, whilst ensuring that new development is designed and built to exemplary standards, to maintain and secure a high-quality environment for everyone to enjoy, both now and in the future.

Policy D1

Achieving Design Excellence

- A.** All development in Camden must achieve excellence in the architecture and design of buildings and places, responding to the climate emergency, improving the health and well-being of our communities, and celebrating Camden's diversity of people and place.
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- B.** The Council will expect development to:
1. respond positively and sensitively to local context and character through layout, orientation, scale, height, bulk, massing, proportion, appearance and the use of high quality materials;
 2. seek to create character where none exists;
 3. preserve or enhance the historic environment and heritage assets in accordance with Policy D5 (Historic Environment);
 4. respect local views and preserve protected strategic views;
 5. be sustainable in design and construction, incorporating best practice in resource efficiency, energy reduction and climate resilience measures, in accordance with Climate Change Policies CC1 to CC11;
 6. be functional, and designed to take into account the proposed use and needs of the expected occupants of the building, and other users of the space;
 7. be designed to be flexible and adaptable to meet the needs of future users and occupiers;
 8. meet the highest practicable standards of accessible and inclusive design in accordance with Policy SC2 (Access for All);
 9. promote health and well-being in accordance with Policy SC1 (Improving Health and Well-being);
 10. be safe and secure, and designed to minimise crime and antisocial behaviour, incorporating ground floor uses that create interest and activity and ensure that public spaces are highly visible in accordance with Policy A2 (Safety and Security);

Policy D1

Achieving Design Excellence

11. carefully integrate building services equipment (plant) into the architectural quality of the building, minimising visual clutter and ensuring there is no harm to the wider townscape and the amenity of neighbouring occupiers. Where plant enclosures are provided these should be designed and located to allow for future adaptability;
 12. avoid having a detrimental impact on existing solar photovoltaic panels, for example, through overshadowing;
 13. incorporate adequate servicing for each land use within the footprint of the building/s and site, where required;
 14. provide facilities for the storage, separation and collection of all types of waste and recycling, that are appropriately located to facilitate waste collection;
 15. respond to natural features and incorporate outdoor amenity space, where appropriate;
 16. provide visual interest from all aspects and incorporate public art where appropriate;
 17. connect well with existing places, spaces and routes, and allow effective movement between the site and the surrounding area;
 18. be easy to navigate and move through, with recognisable routes and signage;
 19. create high quality, healthy streets that support and encourage walking, wheeling and cycling in accordance with Policy T2 (Prioritising Walking, Wheeling, and Cycling).
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Policy D1

Achieving Design Excellence

- C.** Where public spaces are provided as part of developments the Council will expect these spaces to:
1. be well located; of a high quality; and designed to be safe, secure, welcoming, uncluttered and accessible for all;
 2. celebrate and reflect the diversity of the communities they are within, for example through high quality interpretation, events, public art and decorative features co-designed with local people;
 3. incorporate outdoor seating, sheltered rest places, quiet spaces, street furniture, boundary treatments, lighting and signage, where appropriate. This should be well designed and sensitively located, to make a positive contribution to the character and distinctiveness of the area;
 4. provide water fountains and free, publicly accessible toilets suitable for a range of users, where appropriate;
 5. provide opportunities for formal and informal play, where appropriate; and
 6. incorporate high quality landscape design and maximise opportunities for greening, to enhance biodiversity, promote health and well-being, manage flood risk, and provide opportunities for shade; for example through the planting of trees and the provision of open space, soft landscaping, rain gardens and areas for food growing.
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- D.** Developers must evidence how they have responded positively to the design policies in the Local Plan, and associated guidance, as part of the Design and Access Statement submitted with their planning application.
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- E.** Developers should seek to ensure that their design teams are as diverse as the communities they are building in, to ensure that schemes are designed to meet the needs of all.
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- F.** The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
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Promoting and achieving design excellence

12.6 The Council is committed to excellence in design. It is working with its partners to promote design excellence and improve public buildings, landscaping, open spaces and the street environment. Camden's commitment to seeking the highest design quality has resulted in many developments in the borough being recognised both nationally and Londonwide in design award schemes.

12.7 The borough contains many special and unique places, many of which are protected by conservation area status. Policy D1 (Achieving Design Excellence) requires development schemes to improve the quality of buildings, landscaping and public spaces and the Council will not approve design which is inappropriate to its context or fails to improve the character of an area.

12.8 In order to achieve high quality design in the borough we require applicants to consider buildings in terms of:

- context;
- height;
- accessibility;
- orientation;
- scale and massing;
- siting;
- functionality and layout;
- detailing;
- materials.

12.9 These issues apply to all aspects of a development, including buildings and other structures (for example substations, refuse or cycle storage), outdoor spaces, landscaping and access points and should be considered at an early stage of design, as these elements are often difficult to change at later stages.

12.10 Policy D1 sets out key principles for achieving high-quality design. Further guidance on this and the Council's approach to design is set out in Camden Planning Guidance on Design, and developers will be expected to have due regard to this.

Design quality in Camden

12.11 When designing development proposals, developers are expected to have regard to the policies in this Plan, the London Plan, the north London Waste Plan and Neighbourhood Plans, in addition to design guidance prepared by the Council, the GLA, the government and other bodies, including, but not limited to:

- Camden Planning Guidance covering design; access for all; amenity; artworks, statues and memorials; basements; energy efficiency and adaptation; home improvements; planning for health and well-being; and public open space;
- guidance provided in Planning Frameworks;
- guidance set out in Conservation Area Appraisals;
- guidance set out in the Camden Characterisation Study;
- supplementary planning guidance issued by the Mayor of London;
- guidance set out in the National Design Guide and National Model
- design codes; and
- Sport England's Active Design guidance.

12.12 To secure design excellence, the Council will consider using mechanisms such as:

- requiring a sufficient level of design information, including key construction details, to be provided as part of planning applications to ensure the quality of design can be maintained if a permitted scheme is subject to subsequent minor amendments;
- requesting that detailed designs, scaled drawings, plans, elevations, sections and supporting information are provided to illustrate a proposal, where appropriate;
- the use of townscape experts on applications for major development;
- ensuring the wording of any planning permission granted, and associated conditions and/or legal agreement, provide clarity regarding the quality of design expected; and
- the use of architect retention clauses in legal agreements where appropriate.

Designing public spaces

12.13 The design of public spaces, and the materials used, is very important. The size, layout and materials used in the spaces around buildings will influence how people use them, and help to create spaces that are welcoming, attractive, safe and useful. They can also contribute to other objectives such as reducing the impact of climate change (for example, the use of trees and planters to reduce run-off and provide shading), biodiversity, local food production and Sustainable Drainage Systems (SuDS), and provide useful amenity space.

12.14 The spaces around new developments should be considered at the same time as the developments themselves and hard/soft landscaping and boundary treatments should be considered as part of the wider cohesive design.

12.15 Camden has developed its first ever Diversity in the Public Realm strategy, that seeks to create a Camden that is truly representative of the people within our communities, through its public spaces. It is important that development in the borough has regard to this strategy and seeks to deliver its aims and objectives.

12.16 Public art can be a catalyst for improved environmental quality by upgrading and animating public space and enhancing local character and identity through helping create a sense of place. The Council will therefore encourage the provision of art and decorative features as an integral part of public spaces, where they are appropriate to their location and enhance the character and environment.

Storage and collection of recycling and waste

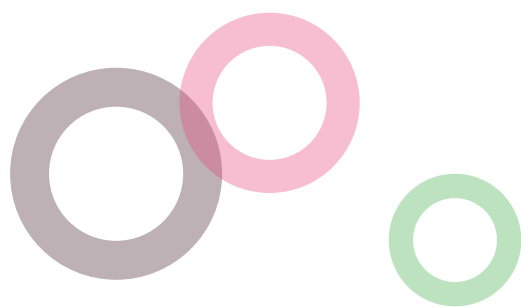
12.17 Developers should ensure that all waste systems and storage areas in new developments or refurbished developments are:

- designed to provide adequate space for the temporary storage of all types of waste, including internal storage areas with sufficient space for the separation of temporary storage of all recycling, food waste and residual waste;
- sensitively designed and located in relation to the local environment especially in conservation areas and listed buildings;
- safely located and accessible for all users, including waste contractors, and designed to minimise nuisance to occupiers and neighbours and their amenity;
- sufficiently flexible to accommodate future increases in recycling targets; and
- designed to include, where appropriate, innovative waste management solutions that increase efficiency and help meet and exceed recycling and other waste reduction targets.

12.18 The Council will expect details of the proposed storage space for waste and recyclable material to be specified and agreed as part of the planning application process.

12.19 Developers should ensure that all storage areas and systems are designed to meet current waste and recycling targets as a minimum, and are sufficiently flexible to meet more ambitious future targets.

12.20 All new build development, in particular those involving multiple dwellings or commercial units requiring communal bins, must submit a waste strategy alongside a planning application detailing arrangements for the management of all types of waste, as detailed in the Council's technical guidance. Developers should consult the technical guidance for further advice on space standards and other requirements before submitting a planning application. Further information on waste and recycling is available in Camden Planning Guidance on Design and developers will be expected to have due regard to this.



Community engagement

12.21 Development in Camden should meet the needs of Camden's residents. It is therefore important that local people of all ages are involved in the design of new buildings, spaces and places in Camden, to give them a genuine opportunity to shape the development of their neighbourhoods. This also provides developers with a vital resource to help them understand the neighbourhood they are building in and create somewhere special and valued.

12.22 The Council will expect developers to engage with local communities on the design of schemes as part of the planning application process. Engagement should be at a level appropriate to the scale of the proposals, undertaken from the outset of a project, and prior to the submission of proposals to the Council for consideration. The Council will expect developers to evidence what engagement they have undertaken with local communities, the key issues raised and how this has been used to inform the design and development of their scheme as a whole. This should be set out in the Design and Access Statement that accompanies the planning application for the scheme. Further guidance on community engagement as part of the planning application process is set out in the NPPF and in the Council's [Statement of Community Involvement](#).

12.23 Given the diverse nature of Camden's communities, to ensure that development schemes are fully inclusive and take into account everyone's needs, developers should also seek to ensure that their design teams are as diverse as the communities they are building in, to ensure that schemes are designed to meet the needs of all.

Design and access statements

12.24 Developers should explain and justify their response to the components of good design set out in Policy D1 and the other design policies in this Plan through a Design and Access Statement. This should show that they have thought carefully about how everyone, in particular d/Deaf, disabled and neurodiverse people, older people, women, gender diverse people, and children, will be able to use the places created.

12.25 Design and Access Statements are required to accompany all planning, conservation and listed building applications, except in certain circumstances as set out on our website.

Independent design review

12.26 Securing high quality development requires rigorous, early and effective dialogue between all those involved in the development process. Design review is normally undertaken by a Design Review Panel and provides additional expert advice to inform the planning process.

12.27 Developers and landowners will be encouraged to use design review as a useful mechanism for supporting the process of securing high quality design. Review will be expected for significant development proposals. Proposals may be considered significant in terms of their scale, location or nature.



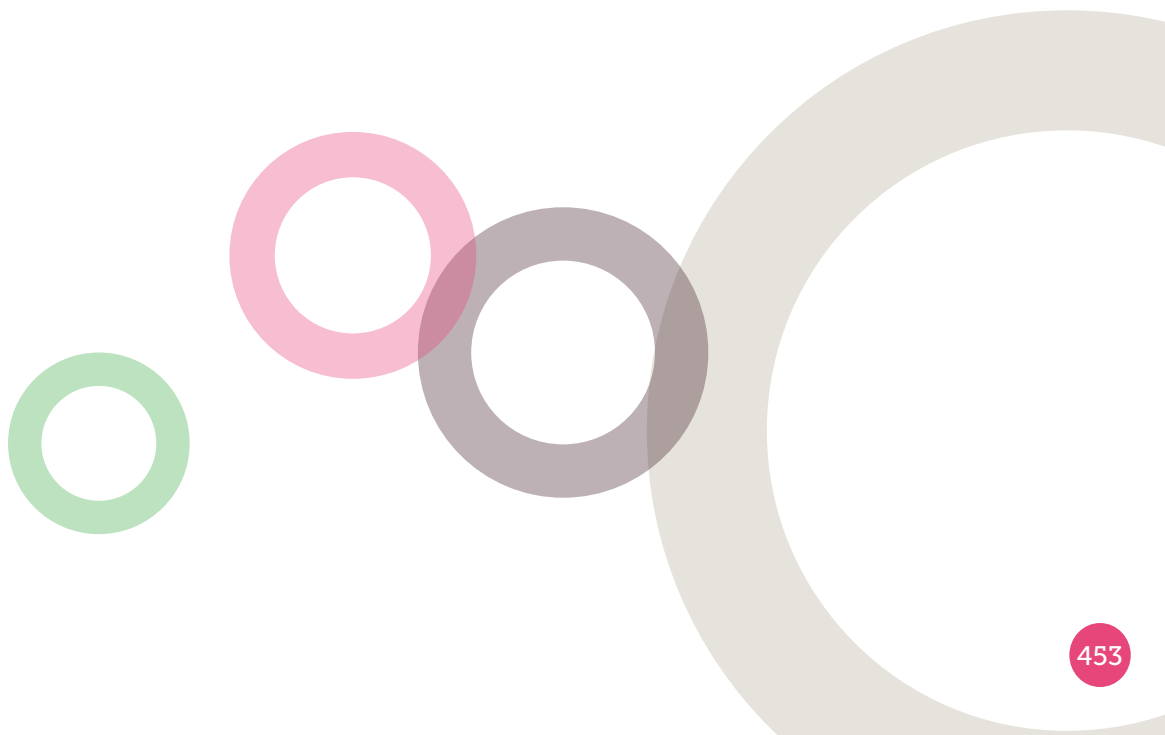


Tall buildings

12.28 Tall buildings are generally those that are substantially taller than their surroundings and cause a significant change to the skyline.

12.29 While tall buildings offer the opportunity for intensive use, their siting and design should be carefully considered in order not to detract from the nature of surrounding places and the quality of life of those living and working around them.

12.30 In line with the approach set out in the London Plan 2021, Policy D2 defines what a 'tall building' is for specific localities and identifies locations where tall buildings may be an appropriate form of development in Camden, subject to meeting the other requirements of the Plan. It also sets out criteria to guide the determination of applications for tall buildings in the borough.



Policy D2

Tall Buildings

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- A.** The Council defines tall buildings as buildings that are over 40 metres in height in the Central Activities Zone and over 30 metres elsewhere in the borough, when measured from the lowest point on the ground to the uppermost part of any rooftop structures (including plant and lift overruns), as shown on Figure 22.
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- B.** Locations where tall buildings may be an appropriate form of development, subject to meeting the other requirements of the Local Plan, are identified on Figure 22 and listed in Table 12. Guidance on building heights for specific sites is set out in relevant site allocation policies.
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Policy D2

Tall Buildings

- C.** The Council will assess proposals for buildings above the heights set out in Part A against the London Plan tall buildings policy and the design criteria in Local Plan Policy D1 (Achieving Design Excellence). We will also give particular attention to:
1. how the building relates to its surroundings, both in terms of how the base of the building fits in with the streetscape and how the top of a tall building affects the skyline, having regard to both the existing and the emerging context;
 2. the relationship between the building and neighbouring boroughs, where tall buildings are proposed close to the borough boundary;
 3. whether the proposal maximises energy efficiency and resource efficiency in accordance with Climate Change Policies CC3, CC4 and CC6;
 4. whether the development delivers the highest standards of sustainable design and construction in line with Policy D1 (Achieving Design Excellence);
 5. whether the proposal maximises the supply of affordable housing in accordance with Policy H4 (Affordable Housing);
 6. whether the proposal creates a safe and secure environment in accordance with Policy A2 (Safety and Security);
 7. whether the site is of a sufficient size to accommodate a tall building, without having a detrimental impact on existing buildings, public spaces and amenity;
 8. the historic context of the building's surroundings and whether the proposal preserves or enhances the historic environment and heritage assets in accordance with Policy D5 (Historic Environment);
 9. the relationship between the building and hills and views, ensuring that any proposal considers local views and preserves protected strategic views;
 10. the contribution a building makes to pedestrian movement and experience, connectivity and improved public accessibility;
 11. the degree to which the building overshadows neighbouring buildings and spaces, especially public spaces, open spaces, watercourses and renewable energy infrastructure;
 12. the relationship between the building and other neighbouring tall buildings;
 13. the contribution the development makes to wider place making objectives and infrastructure delivery in line with Policies DS1 (Healthy and Sustainable Development), D1 (Achieving Design Excellence) and DM1 (Delivery and Monitoring);
 14. the quality of homes and amenities provided;
 15. the proposed internal and external illumination of the building. All tall building proposals will require a Lighting Strategy; and
 16. the impact on biodiversity, for example migratory routes and bird collisions, in accordance with Policy NE2 (Biodiversity).

Figure 22:

Tall Buildings

Tall building definition and locations where tall buildings may be an appropriate form of development

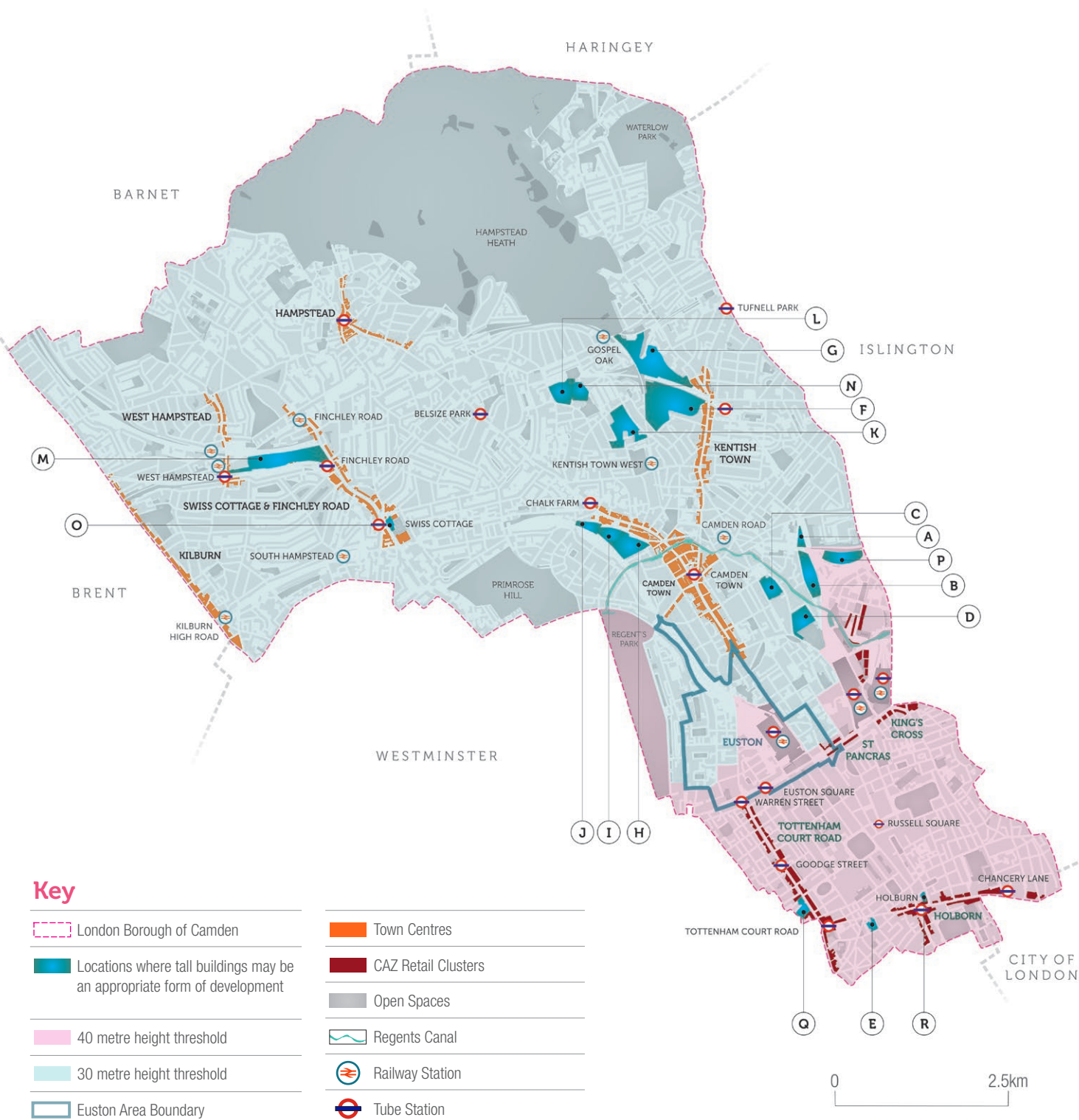


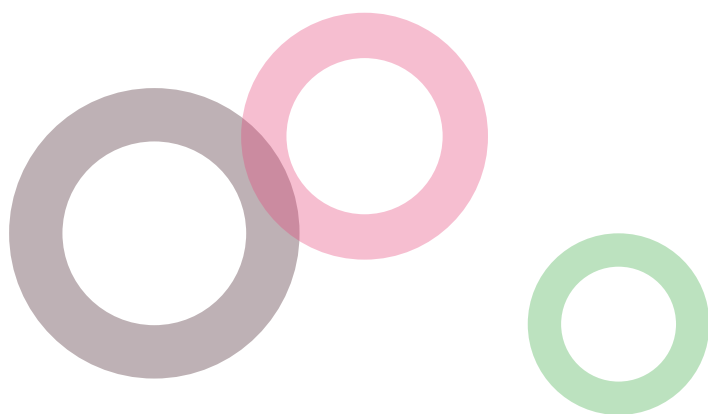
Table 12 | Locations where tall buildings may be an appropriate form of development.

Map Reference	Policy Number	Site Name
A	S5	120-136 Camley Street
B	S6	104-114 Camley Street
C	S7	Parcelforce and ATS Tyre Site
D	S8	St Pancras Hospital
E	S17	Selkirk house, 166 High Holborn, 1 Museum Street, 10-12 Museum Street, 35-41 New Oxford Street and 16a-18 West Central Street
F	C2	Regis Road and Holmes Road Depot
G	C3	Murphy Site
H	C7	Morrisons Supermarket
I	C10	Juniper Crescent
J	C11	Network Rail at Juniper Crescent
K	C13	West Kentish Town Estate
L	C15	Wendling Estate and St Stephens Close
M	W2	O2 Centre, car park, car showrooms and 14 Blackburn Road
N	C23	Former Flats 121–129 Bacton, Haverstock Road
O	W12	100 Avenue Road
P	S20	York Way Depot and adjacent land at Freight Lane
Q	Non allocated site	Central Cross
R	Non allocated site	110 High Holborn

12.31 Figure 22 shows where the tall building thresholds set out in Policy D2 Part A will apply and identifies locations in the borough where tall buildings may be an appropriate form of development, subject to assessment against Policy D2, which sets out the criteria against which the Council will assess proposals for tall buildings, Policy D1 (Achieving Design Excellence), London Plan policy on tall buildings, and other relevant Local Plan policies, including but not limited to, heritage, amenity, health and well-being, safety and security, climate change and affordable housing. A list of the sites shown on Figure 22 is set out in Table 12 above. The locations shown on Figure 22 and listed in Table 12 have been informed by the Camden Building Heights Study. Guidance on building heights for specific sites is set out in relevant site allocation policies.

12.32 The Euston Area Plan sets out the policy approach to tall buildings in the designated Euston area and identifies locations where tall buildings may be an appropriate form of development. Applications for tall buildings within the boundary of the Euston Area Plan should therefore also have regard to the Euston Area Plan.

12.33 Tall buildings in Camden will be expected to be of the highest design quality in terms of their appearance, but also internally and in their environmental performance, sustainability, urban design, and safety against fire. Tall buildings should also be designed to promote health and well-being, address potential suicide risks and create a safe and secure environment.



12.34 Key considerations relate to the integration of a building into the surrounding area, and in particular how it relates to adjacent buildings and spaces; its relationship with neighbouring tall buildings; and its impact on public spaces. When integrating tall buildings, particularly those with a tower and podium, into existing or proposed new streets, the base of a building formed by a podium should relate to the prevailing height of other buildings forming the street frontage.

12.35 In addition to making a positive contribution to the public realm through the design of the base of the building, particular care should be taken to ensure that the design of tall buildings minimises any impacts on local microclimates in terms of potential increases in wind speeds, wind turbulence and overshadowing. Furthermore, careful consideration must be given to the impact of a proposal on the sky view and skyline from the public realm.

12.36 The Council will seek to ensure that developers incorporate ground floor uses that create interest and activity and maximise the visual richness of the design of the base of any proposed tall building and how it integrates with the streetscape. Proposals should seek to provide legible entrances and minimise the impact of any dead or blank frontages. Careful consideration should be given to the location of loading bays, vehicular entrances and servicing requirements and their impact on the public realm.

12.37 Further relevant guidance to the Council's approach to tall buildings is set out in:

- the Euston Area Plan and the Fitzrovia Area Action Plan;
- conservation area appraisals and management strategies; and
- the Camden Character Study.

12.38 The Council will take these documents into account, where relevant, in assessing applications for tall buildings.





Design of housing

12.39 The design of homes has a huge influence on the health and well-being of its occupiers. It is therefore important that new homes are designed to meet the needs of all Camden's residents.

12.40 Homes should be designed to be flexible and adaptable, taking account of changes in the age profile of the borough's residents, and particularly the growth in the number of older people, in addition to the needs of future generations.

12.41 The Council will therefore seek to secure a variety of high quality homes to meet the needs of different users in accordance with the housing policies in this Plan and will not compromise quality in order to maximise overall housing delivery.

Policy D3

Design of Housing

- A.** All housing development, including proposals for the alteration, extension, and conversion/change of use of existing buildings that deliver additional floorspace or additional homes, must be designed and built to create high quality, accessible homes. The Council will:
1. expect housing development to meet the residential design standards set out in the London Plan and have regard to the Supplementary Planning Guidance issued by the Mayor and the Council;
 2. expect housing development to be sustainable in design and construction, incorporating best practice in resource efficiency, energy reduction and climate resilience measures, in accordance with policies D1 (Achieving Design Excellence) and climate change policies CC1 to CC11;
 3. expect all new homes to be dual aspect;
 4. support the extension and alteration of existing homes provided the proposal is in accordance with Policy D4 (Extensions and Alterations);
 5. expect the design of all housing to provide functional, adaptable and accessible spaces;
 6. expect housing development to provide appropriate facilities for the storage, separation and collection of all types of waste and recycling;
 7. expect all self-contained homes to meet the nationally described space standard;
 8. require 90% of new-build self-contained homes in each development to be accessible and adaptable in accordance with Building Regulation M4(2);
 9. require 10% of new-build self-contained homes in each development to be wheelchair user dwellings in accordance with Building Regulation M4(3), with features incorporated into the building to provide for safe evacuation without twenty-four hour on-site management;
 10. require housing development to provide private outside space, for example balconies, roof terraces and/or communal gardens;
 11. expect housing developments, where appropriate, to incorporate good- quality, accessible play provision for all ages in line with the London Plan policy on play and recreation; and
 12. seek the delivery of biodiversity enhancements in line with Policy NE2 (Biodiversity).
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Housing design

12.42 The Council will expect housing in Camden to be designed with regard to:

- the relevant policies in the Plan, particularly those on housing, design, extensions and alterations, heritage, climate change and biodiversity;
- Camden Planning Guidance, particularly those on design, housing, sustainability, amenity and transport;
- London Plan policies, particularly those on design, housing and play;
- Supplementary Planning Guidance issued by the Mayor of London; and
- Building for a Healthy Life - the industry and government endorsed standard for well-designed homes and neighbourhoods.

12.43 Developers should explain and justify their response to the components of good design set out in this policy, elsewhere in this Plan and in other documents, in the Design and Access Statement to be submitted with their planning application.

Space standards

12.44 A high-quality home should be designed to ensure sufficient space is available for furniture, activity and movement. The government has produced a 'nationally described space standard' which Local Plans can adopt to ensure that homes are designed with sufficient internal space. The standard sets out the minimum acceptable gross internal area in sqm depending on the number of bedrooms, the number of intended occupiers, and the number of storeys.

12.45 The nationally described space standard forms part of Policy D3 and has also been formally incorporated into the London Plan 2021 (Table 3.1). This standard will be applied to all new dwellings, whether they are created through newbuilding, conversions, or changes of use in line with the Mayor's Housing SPG. Where dwellings will be created from conversions or changes of use, the Council will apply the nationally described space standard flexibly taking into account the constraints arising from conversion of existing buildings, particularly listed buildings and other heritage assets.

12.46 Applications for development that includes housing should be supported by a Design and Access Statement showing how the proposal performs against Policy D3 requirements relating to space standards, in accordance with the Mayor's Housing SPG.

12.47 Specific arrangements apply to considering the standard of internal spaces in developments of specialist housing and housing with shared facilities, as set out below.

Accessible and adaptable dwellings and wheelchair user dwellings

12.48 Many households in Camden require accessible housing to lead dignified and independent lives. Accessible and adaptable dwellings are homes specifically designed to support the changing needs arising through a family's lifecycle, incorporating features to help accommodate pregnancy, prams and pushchairs, injury, disability and old age. These features also allow a dwelling to be easily adapted for even higher levels of accessibility in the future, should the need arise, allowing people to live in their own home for as much of their life as possible. Wheelchair user dwellings are designed to more demanding criteria relating to ease of movement and activity and are intended to be easy to adapt for households that include someone who needs to use a wheelchair within the home.

12.49 The government has produced optional Building Regulation requirements which can be used to increase the accessibility of new build homes to all, including people with physical disabilities. Where accessibility requirements are warranted by local circumstances and are financially viable, the optional Building Regulation requirements can be incorporated in Local Plan policy and applied to specific homes in a development through planning conditions. Policy D3 and the London Plan (policy D7 (Accessible Housing)) incorporate the optional requirements and seek to ensure that new build homes meet them where feasible.

12.50 Part M4 of the optional Building Regulations includes two categories – M4 (2) ‘accessible and adaptable dwellings’ and M4 (3) ‘wheelchair user dwellings’. Part M4(3) further distinguishes between ‘wheelchair accessible’ dwellings (homes ready for occupation by a person using a wheelchair at the point of completion) and ‘wheelchair adaptable’ dwellings (homes that can be easily adapted to meet the needs of a person using a wheelchair).

12.51 Policy D3 includes a requirement for 90% of new build homes to comply with M4(2) (Accessible and Adaptable Dwellings) and a requirement for 10% of new build homes to comply with M4(3) (Wheelchair User Dwellings). These requirements are consistent with the London Plan and apply across London. Information about where we will require ‘wheelchair accessible’ dwellings and where we will require ‘wheelchair adaptable’ dwellings is provided below.

12.52 Compliance with Optional Building Regulation requirements can only be sought where Part M of the Building Regulations applies, and the requirements can only be activated by a planning condition specifying the homes affected. Part M applies to new-build dwellings, but does not apply to dwellings created by changes of use or conversions of an existing building. Planning conditions can also only be used where all elements of the relevant Regulation can be achieved. They cannot be applied to a dwelling where step-free access cannot be achieved. Circumstances where a planning condition may be inappropriate include flats above or below the entry level in a building where incorporation of a lift would not be viable.

12.53 In applying the requirement for 90% M4(2) accessible and adaptable dwellings and 10% M4(3) wheelchair user dwellings, the Council will round the number of homes required in each category to the nearest whole number such that the total requirement for M4(2) and M4(3) dwellings adds up to 100%. The Council will not require M4(3) wheelchair user dwellings as part of developments that provide five additional dwellings or fewer.

12.54 The Council will generally apply the requirement for 10% wheelchair user dwellings across each housing type or tenure in a scheme, seeking 10% of market housing, 10% of low-cost rented housing (Social Rent or London Affordable Rent) and 10% of intermediate housing. We may seek to increase the percentage of wheelchair user dwellings in the low-cost rented sector and reduce the percentage in the market or intermediate sectors, or both, where this will enable us to meet an identified need for low-cost rented housing appropriate to people who use wheelchairs.

12.55 In the market and intermediate sectors, we will use planning conditions to secure wheelchair user dwellings that comply with Part M4(3)(2)(a) requirements for ‘wheelchair adaptable’ dwellings. Households that include a person who uses a wheelchair are much more likely to occupy social rented housing than other tenures, and the waiting list for wheelchair user dwellings far exceeds supply. In the case of low-cost rented housing, future occupiers can be nominated from the Housing Register (waiting list), and from transfer lists. The Council will therefore require 10% of low-cost rented homes in each development to be ‘wheelchair accessible’ and be fully fitted-out for occupation by a household containing a person who uses a wheelchair. We will use planning conditions to specify those low-cost rented homes that must comply with Part M4(3)(2)(b) requirements for ‘wheelchair accessible’ dwellings.

12.56 The Grenfell Tower fire occurred after the approval of Part M Volume 1 of the Building Regulations for dwellings. For wheelchair accessible dwellings to be occupied by a disabled person, arrangements are needed for the occupant to be safely evacuated in a fire, as it would not be viable to provide twenty-four hour on-site management. Consequently, buildings designed to provide homes that comply with Part M4(3)(2)(b) must also be designed with features to provide for safe evacuation. This could involve an evacuation lift, or a conveniently located refuge on each floor with Part M4(3)(2)(b) dwellings. Refuges must be outside the home, must be free of smoke (e.g. have an Automatic Opening Vent), must be equipped with an evacuation-call system, and must not impede the means of escape for other occupiers.

Private amenity space and play provision

12.57 Applications for development that includes housing should be supported by a Design and Access Statement showing how the proposal performs against Policy D3, in accordance with the Mayor's Housing SPG. Specific arrangements apply to considering accessibility in developments of specialist housing and housing with shared facilities. These are set out below.

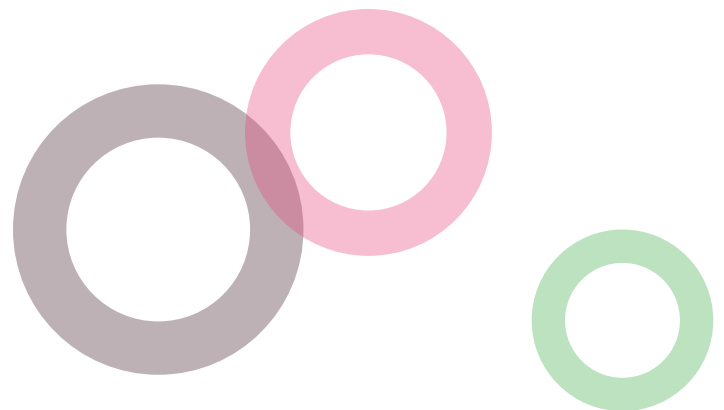
Space and accessibility for specialist housing and shared housing

12.58 The Mayor's Housing SPG advises that the nationally described space standard and the optional Building Regulations do not apply to specialist forms of housing such as student housing and care homes. However, the space needed for furniture, activity and movement should be considered when designing all forms of housing, and the Council will expect all proposals to provide adequately sized rooms and convenient and efficient room layouts that are functional and fit for purpose.

12.59 Houses and flats shared by 3-6 people who do not live as a family (small houses in multiple occupation, Use Class C4) can change to Use Class C3 (dwelling houses) without a planning application under legislation. Proposals for homes in Use Class C4 should be designed to comply with Policy D3 in respect of space standards and optional Building Regulations if they are to benefit from the freedom to change to Use Class C3. Where homes in Use Class C4 do not comply with these aspects of Policy D3 we will consider using planning conditions to remove the freedom to change to self-contained homes. The Council has also agreed minimum standards for housing with shared facilities under the Housing Act 2004. Please see Policy H10 (Housing with Shared Facilities) for more information.

12.60 The Council will expect developments to include private outdoor amenity space to enhance residents' quality of life and improve health and well-being where appropriate. Gardens, balconies and roof terraces are greatly valued and can be especially important for families. However, the densely built-up nature of the borough means that the provision of private amenity space can be challenging, and the Council will require that the residential amenity of neighbours is preserved.

12.61 In addition to this, where a development generates a need, the Council will seek to secure the suitable provision of play space for children and young people on-site. Play space provision will be expected to comply with London Plan standards and designed to be welcoming, safe, accessible and inclusive for a range of ages and needs, in particular disabled and neurodiverse users.





Extensions and alterations to existing buildings

12.62 Housing in Camden is some of the most expensive to rent and buy in the UK and the shortage of affordable housing is leading to people moving out of Camden – and many people who have grown up in the borough cannot afford to stay, especially when they start a family.

12.63 These issues also mean that some people and families are living in overcrowded and poor quality housing, which has a detrimental impact on mental and physical health, well-being, education and more.

12.64 Extensions and alterations offer the opportunity for residents to improve and expand their homes to respond to changes in circumstance, improve living conditions, make their homes more energy efficient and climate resilient, and ensure their homes meet their needs both now and in the future. They also support the delivery of additional homes in Camden, to help meet our housing need.

12.65 It is however important that extensions and alterations are undertaken in a sympathetic way, to achieve a high quality, sustainable development that responds to and respects the existing building and surrounding townscape (particularly in relation to heritage assets and their setting) and does not harm the amenity of neighbours.

12.66 In some circumstances extensions and alterations can be undertaken without needing to apply for planning permission, as they are considered to be ‘permitted development’ under national planning rules. Permitted development rights do not, however, generally apply:

- to flats or properties converted into flats;
- to listed buildings;
- where they have been removed (through use of an ‘Article 4 Direction’), most likely within Conservation Areas; and
- where they were removed as part of previous planning permissions.

12.67 Whilst most applications for extensions and alterations relate to houses, the Council recognises that residents living in flats or properties converted into flats, may also want to extend or alter their homes. Furthermore, there is also the opportunity to extend and alter existing commercial properties to deliver new homes. The Council is supportive of this, subject to the assessment of the impact, as part of the planning application process, in line with Policy D4 opposite.

Policy D4

Extensions and Alterations to Existing Buildings

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- A.** The Council will support applications for extensions and alterations to existing buildings to deliver additional residential floorspace and/or additional homes, where:
1. the proposed extension is subordinate to the building being extended or altered, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;
 2. the proposed extension is designed and constructed to respect and complement the main building and wider townscape, using materials and detailing that are appropriate to the host building in accordance with Policy D1 (Achieving Design Excellence); and
 3. the proposed extension is be designed to respect the residential amenity of adjacent properties in accordance with Policy A1 (Amenity).
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- B.** Roof extensions, including mansard roofs, will be supported in principle where they do not adversely impact on designated heritage assets or their setting in accordance with Policy D5 (Historic Environment). Where a roof extension is proposed, this should be consistent with the prevailing form of neighbouring properties and the overall street scene; and designed to maintain safe access and egress for occupiers.
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- C.** Proposals for extensions and alterations to existing buildings will be required to deliver energy efficiency improvements in accordance with Policy CC5 (Sustainable Improvements to Existing Buildings) and CC6 (Energy Use and the Generation of Renewable Energy).
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12.68 Works to alter and extend existing buildings to deliver additional residential floorspace and/or additional homes will be supported where they successfully integrate with their surroundings. To achieve this, extensions should be subordinate to the host building, respecting the scale, detailing and materials of both existing buildings and adjoining townscape. Care should always be taken not to disfigure buildings or upset their proportions and to ensure good standards of amenity as set out in Policy A1 (Protecting Amenity).

12.69 Roof extensions can be a practical way to create additional floorspace or deliver additional homes but can have an impact on the amenity of existing residents and the character and appearance of buildings and the wider townscape. A sensitive approach, incorporating the highest standards of design, will therefore be required in line with Policy D1 (Achieving Design Excellence). Roof extensions to listed buildings, or within conservation areas, will be supported provided they do not adversely impact on the designated heritage asset and its setting, in accordance with Policy D5 (Historic Environment) and are in line with the policies set out in the Plan.

12.70 Where a proposed roof extension may cause harm to or loss of the significance of a designated heritage asset then evidence should be submitted as part of a Heritage Statement to justify this. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the Council will take into consideration the nature and scale of the proposed development and the public benefits gained through the creation of additional residential floorspace and/or additional homes and weigh these against the harm to the significance of the heritage asset. When assessing proposals we will give significant weight to the need to deliver new homes and create a more family-friendly borough, in addition to the extent to which the proposal delivers measures that respond to the climate and ecological emergency in a sensitive manner.

12.71 Many of Camden's residential areas are characterised by terraced housing of consistent design. On terraced houses of the Georgian and Victorian eras, mansards may often be the most appropriate form of roof extension. However, this will depend on the age and style of the building.

12.72 Where extensions and alterations to existing buildings are proposed the Council will expect developers to demonstrate how they have considered and will implement energy efficient improvements through retrofitting, to make the building more energy efficient and reduce the energy needed to occupy the building. Further guidance on this is set out in Policies CC5 (Sustainability improvements to existing buildings) and CC6 (Energy Use and the Generation of Renewable Energy).

12.73 Where extensions and alterations to existing buildings are proposed, the Council will expect biodiversity enhancements to be delivered commensurate with the scale of the development proposed to mitigate any potential loss in biodiversity, in line with Policy NE2 (Biodiversity). A number of potential measures could be incorporated into schemes, including green roofs, swift bricks, bird and bat boxes and sustainable drainage measures.





Historic environment

12.74 Camden has a rich architectural heritage with many special places and buildings from throughout Camden's history.

12.75 The Council places great importance on preserving the historic environment. Under the Planning (Listed Buildings and Conservation Areas) Act the Council has a responsibility to have special regard to preserving listed buildings and must pay special attention to preserving or enhancing the character or appearance of conservation areas.

12.76 The National Planning Policy Framework states that in decision making, local authorities should give great weight to the conservation of designated heritage assets in a manner appropriate to their significance. The Council expects that development not only conserves, but also takes opportunities to enhance, or better reveal, the significance of heritage assets and their settings.

Policy D5

Historic Environment

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- A.** The Council will conserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments, historic parks and gardens, and locally listed buildings and structures.
 - B.** The Council will support heritage-led regeneration schemes and ensure that the local historic environment is at the heart of place making, to maintain the unique character of our heritage assets and deliver high quality new buildings and spaces which enhance their settings.
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Designated heritage assets

- C.** Proposals which conserve or enhance heritage assets, sustaining and enhancing their significance and making a positive contribution to local character and distinctiveness will be supported. In particular, proposals that bring redundant or under-used buildings and areas, including those on the Heritage at Risk Register, into appropriate and viable use consistent with their conservation, will be encouraged.
 - D.** The Council will not permit development where it will cause total loss of significance, or substantial harm to a designated heritage asset, unless it can be demonstrated that the harm or loss is necessary to provide substantial public benefits that will outweigh the harm or loss caused, or:
 1. the nature of the heritage asset prevents all reasonable viable uses of the site;
 2. no optimum viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 3. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 4. the harm to, or loss of the asset is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, harm will be weighed against the public benefits of the proposals, including, where appropriate, securing the optimum viable use of the heritage asset.
 - E.** The Council will resist any cumulative, incremental, changes to a designated heritage asset, where there is concern that the changes may impact on the significance of the designated heritage asset or may cause harm to the character and appearance of a conservation area.
 - F.** All applications with potential to affect a heritage asset or its setting must be supported by a Heritage Statement.
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Policy D5

Historic Environment

Sustainability improvements to designated heritage assets

- G.** The Council will support proposals to adapt and improve the energy performance of listed buildings, and buildings within conservation areas, to reduce energy demand, strengthen resilience, mitigate the impacts of climate change, and ensure they are adaptable to a changing climate in accordance with the policies set out in the climate change chapter of this Plan.
- H.** Where a proposal may cause harm to, or loss of the significance of a designated heritage asset then evidence should be submitted as part of a Heritage Statement to justify this.
- I.** Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, the Council will take into consideration the nature and scale of the proposed measures and the public benefits gained and weigh these against the harm to the significance of the heritage asset, giving significant weight to measures that respond to the climate emergency in a sensitive manner.
- J.** Where works are proposed to a listed building, a whole building retrofit approach is recommended.

Conservation areas

- K.** The Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas in order to maintain their character and setting.
- L.** The Council will:
 1. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
 2. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
 3. resist development outside of a conservation area that causes harm to the character, appearance, and/or setting of the conservation area;
 4. preserve trees and garden spaces which contribute to the character and appearance of a conservation area, or which provide a setting for Camden's architectural heritage; and
 5. seek to retain key views into and out of a conservation area.

Policy D5

Historic Environment

Listed buildings

- M.** To conserve or enhance the borough's listed buildings, the Council will:
1. resist the total or substantial demolition of a listed building and rebuilding behind the façade of a listed building;
 2. resist proposals for a change of use, or alterations and extensions, including cumulative or incremental changes to a listed building, where this would cause harm to, or loss of, the significance of the building;
 3. resist development within the setting of a listed building that would cause harm to, or loss of, the significance of the building; and
 4. require any works to a listed building to be carried out in an appropriate manner, informed by suitably qualified heritage consultants, architects and contractors.
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Archaeology

- N.** The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting.
- O.** The Council will expect priority to be given to the preservation and management of archaeological remains and their setting in situ, commensurate with the significance of the asset.
- P.** Where it has been demonstrated to the Council's satisfaction that the preservation and management of archaeological remains in situ is not feasible, the Council will expect the site to be excavated; archaeological remains recorded and removed; a report produced; significant finds archived; and the results disseminated, prior to the commencement of development.
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Registered parks and gardens

- Q.** The Council will protect Registered Parks and Gardens and London Squares in the borough.
- R.** Proposals which protect and enhance the character, fabric, features, setting, and views into and from the borough's Historic Parks and Gardens and London Squares will be supported.
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Non-designated heritage assets

- S.** The Council will seek to protect non-designated heritage assets. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the asset.
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Enhancing the historic environment

12.77 The Council takes a proactive approach to conserving heritage assets. In addition to the application of Local Plan policies we protect the historic environment through the following areas of work:

- Conservation Area Management Strategies: The Council works with Conservation Area Advisory Committees to update and support the implementation of the strategies;
- Heritage at Risk: The Council identifies buildings and structures at risk and proactively seeks to conserve, where required, return them to viable use, including identifying sources of funding;
- Local list of undesignated heritage assets: The Council introduced the local list in 2015 and it will be updated periodically;
- Guidance: The Council has adopted detailed guidance for the preservation of heritage assets in the supplementary planning document Camden Planning Guidance on design, and Retrofitting Planning Guidance (for sustainability measures in historic buildings). The Council updates planning guidance as required;
- Area based work: Conservation and enhancement of the historic environment is a key objective of area action plans and relevant site allocations.

12.78 The Council recognises that development can make a positive contribution to, or better reveal the significance of, heritage assets and will encourage this where appropriate. Responding appropriately to the significance of heritage assets and their setting can greatly enhance development schemes (for example, King's Cross Central).

Designated heritage assets

12.79 Designated heritage assets include listed buildings and structures, registered parks and gardens and conservation areas. The Council will apply the policy above and will not permit harm to a designated heritage asset unless the public benefits of the proposal outweigh the harm. Further guidance on public benefits is set out in National Planning Practice Guidance. Any harm to or loss of a designated heritage asset will require clear and convincing justification, which must be provided by the applicant to the Council in a Heritage Statement. In decision making the Council will take into consideration the scale of the harm and the significance of the asset.

12.80 In accordance with the National Planning Policy Framework the Council will only permit development resulting in substantial harm to or loss of a Grade II listed building, park or garden in exceptional circumstances and will only permit development resulting in substantial harm to or loss of a Grade I and II* listed building, Grade I and II* registered park or garden in wholly exceptional circumstances.

Sustainability improvements to heritage assets

12.81 There are many measures that can be applied to traditionally built historic buildings to improve energy performance, reduce energy demand and respond to the climate emergency, while protecting their significance and ensuring their long-term survival. Further information on these measures is set out in Policy CC5 (Sustainability Improvements to Existing Buildings).

12.82 Energy use can be reduced by means that do not harm the fabric or appearance of a building, for instance roof insulation, draught proofing, secondary glazing, more efficient boilers and heating and lighting systems, and use of green energy sources. Depending on the form of the building, renewable energy technologies may also be installed, for instance solar water heating and photovoltaics. However, because of the variability in traditional designs and construction methods, it is important that energy improvement proposals demonstrate a 'whole building' approach, one that is based on an understanding of the construction and history of the building, in order to find a solution that sustains heritage significance while also helping to save energy and maintain a healthy indoor environment.

12.83 In assessing applications for retrofitting sustainability measures to historic buildings, the Council will take into consideration the nature and scale of the proposed measures and the public benefits gained from the improved energy efficiency of these buildings, including reduction of fuel poverty. These considerations will be weighed against the degree to which proposals will change the appearance and/or fabric of the building, taking into consideration the scale of harm to appearance and the significance of the building. Applicants are encouraged to follow the detailed advice in Camden's Retrofitting Planning Guidance, energy efficiency planning guidance for conservation areas and on the Historic England website.

Conservation areas

12.84 The Council has prepared a series of conservation area appraisals and management plans. These assess and analyse the character and appearance of each of our conservation areas, and set out how we consider they can be preserved or enhanced. These are material considerations in the determination of planning applications for development in conservation areas.

12.85 When assessing planning applications for development within conservation areas we will consider the importance of preserving or enhancing conservation areas alongside achieving other priorities and delivering wider public benefits. Recognising that many of the Council's Conservation Area Appraisals do not reflect current environmental concerns or support families to alter and extend their homes to meet their needs.

12.86 The character of conservation areas is derived from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements and Heritage Statements should include an assessment of local context and character and set out how the development has been informed by, and responds to, them. A qualified heritage consultant/architect should be engaged to undertake an analysis of the characteristics of the conservation area to form a baseline for design development.

12.87 Due to the urban nature of Camden and its varied topography, the character or appearance of our conservation areas can also be affected by development that is outside of them, but visible from within them. This includes tall or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area.

Demolition in conservation areas

12.88 The Council has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area, whether they are listed or not, so as to preserve character and appearance. All proposals for the demolition of buildings should therefore have regard to Policy CC2 (Retention of Existing Buildings).

12.89 The Council will resist the total or substantial demolition of buildings which make a positive contribution to a conservation area unless it can be demonstrated that there are circumstances that outweigh the case for retention. The Council can identify an existing building in a conservation area as a positive contributor when considering planning proposals. Applicants will be required to justify the demolition of a building that makes a positive contribution to a conservation area, having regard to Policy CC2 of the Plan, the National Planning Policy Framework, Camden's conservation area appraisals and management strategies and any other relevant supplementary guidance produced by the Council.

12.90 When considering applications for demolition, the Council will take account of the group value, context and setting of buildings, in addition to their quality and appearance as individual structures, and any contribution the building/s make to the setting of other heritage assets. Applications must clearly show which buildings or parts of buildings are to be demolished.

12.91 Where total or substantial demolition is proposed in a conservation area, applicants must demonstrate to the Council's satisfaction that effective measures will be taken during demolition and building works to ensure the structural stability of retained parts and adjoining structures. For planning permission to be granted for a scheme involving demolition there must be detailed plans in place, that have been agreed in writing by the Council, for the suitable redevelopment of the site.

Use

12.92 The range of uses in Camden's conservation areas varies considerably. Changes in patterns of use can erode the character of an area. It is therefore important that, whenever possible, uses which contribute to the character of a conservation area are not displaced by redevelopment. One use that is of particular importance to the character of many of Camden's conservation areas are pubs, especially when they are located in historic buildings. The Council will protect pubs in accordance with Policy SC7 (Public Houses).

Details

12.93 The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooflines and/or roofing materials, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material to match the original as closely as possible. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring buildings and streets to inform the restoration.

Landscape

12.94 Existing gardens, trees and landscaping make a particular contribution to the character of conservation areas. Development will not be permitted which causes the loss of trees or garden space where this is important to the character and appearance of a conservation area.

Listed buildings

12.95 Camden's listed buildings and structures provide a rich and unique historic and architectural legacy. They make an important and valued contribution to the historic environment, and appearance of the borough, and provide places to live, work and study in. Many are well known visitor attractions, cultural and entertainment venues, stations and cherished local and national landmarks. We have a duty to preserve and maintain these for present and future generations.

12.96 The Council has to pay special regard to preserving listed buildings in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act. Total demolition, substantial demolition and rebuilding behind the façade of a listed building will not normally be considered acceptable. The matters which will be taken into consideration in an application for the total or substantial demolition of a listed building are those set out in the National Planning Policy Framework.

12.97 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Listed building consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.

12.98 The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it can often extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development elsewhere harms its appearance or its harmonious relationship with its surroundings. Applicants will be expected to provide sufficient information about the proposed development and its relationship with its immediate setting, in the form of a design statement, in addition to a historical assessment, with an assessment of impacts on the listed building, in a Heritage Statement.

Access in listed buildings

12.99 Where listed buildings and their approaches are being altered, disabled access should be considered and incorporated. The Council will balance the requirement for access with the interests of conservation and preservation to achieve an accessible solution. We will expect design approaches to be fully informed by an audit of conservation constraints and access needs and to have considered all available options. The listed nature of a building does not preclude the development of inclusive design solutions, and the Council expects sensitivity and creativity to be employed in achieving solutions that meet the needs of accessibility and conservation.

Archaeology

12.100 Camden has a rich archaeological heritage, comprising both above and below ground remains, in the form of individual finds, evidence of former settlements and standing structures. These remains are vulnerable to modern development and land use. There are currently 17 Archaeological Priority Areas (APAs) in the borough, of which three sites are Tier 1, eleven sites are Tier 2 and three sites are Tier 3.

12.101 Tier 1 is a defined area which is known, or strongly suspected, to contain a heritage asset of national importance (a Scheduled Monument or equivalent), or is otherwise of very high archaeological sensitivity. Tier 2 is a local area within which the Greater London Historic Environment Record (GLHER) holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Tier 3 is a landscape-scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. All other areas of the borough are regarded as being in Tier 4. Tier 4 is any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area. However, Tier 4 areas are not necessarily devoid of archaeological interest and may retain some potential unless they can be shown to have been heavily disturbed in modern times.

12.102 The archaeological priority areas provide a general guide to areas of archaeological remains, but do not indicate every find site in the borough. These are based on current knowledge and may be refined or altered as a result of future archaeological research or discoveries.

12.103 It is likely that archaeological remains will be found throughout the borough, both within and outside the archaeological priority areas. Many archaeological remains have yet to be discovered, so their extent and significance is not known. When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation.

12.104 Scheduled monument consent must be obtained before any alterations are made to scheduled ancient monuments. Camden has only one scheduled ancient monument: Boadicea's Grave in Hampstead Heath.

12.105 If important archaeological remains are found, the Council will seek to ensure that acceptable measures are taken to preserve them and their setting. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where it is demonstrated that in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site, and subsequent analysis, publication and archiving undertaken, by an archaeological organisation approved by the Council and conducted to standards outlined by the Chartered Institute for Archaeology, as well as the Greater London Archaeology Advisory Service (GLAAS) Standards and Guidance for Archaeological Investigation in London.

Non designated heritage assets

12.106 The Council will apply conditions to secure the implementation of written schemes of investigation prior to the commencement of demolition/alterations, where appropriate. The information obtained through the recording should be made public, through an appropriate level of publication, and a deposit copy provided to the Greater London Historic Environment Record. The archive should then be deposited in a publicly accessible location, for future research.

12.107 The Council will consult with, and be guided by, Historic England and GLAAS on the archaeological implications of development proposals. The Greater London Historic Environment Record, maintained by Historic England, contains further information on archaeological sites in Camden.

Registered parks and gardens and London squares

12.108 Camden contains 14 registered parks and gardens, as identified by Historic England. There are also 53 London squares in the borough protected by the London Squares Preservation Act 1931. The Council will encourage the management of registered parks and gardens and London squares to maintain, and where appropriate, enhance their value and protect their setting. The Council will consult with Historic England over proposals affecting these parks and gardens. We also encourage the restoration and management of registered parks and gardens and London squares to enhance their heritage value.

12.109 The borough also has many attractive, historic, locally significant buildings and features which contribute to the distinctiveness of local areas, but which are not formally designated. The National Planning Policy Framework identifies these features as non-designated heritage assets. Non-designated heritage assets may either be identified as part of the planning process or on Camden's Local List. Camden's Local List identifies historic buildings and features that are valued by the local community and that help give Camden its distinctive identity but are not already designated in another way (for example, by being a listed building). When planning permission is required for any proposal that directly or indirectly affects the significance of a non-designated heritage asset (either on the Local List or not) then the Council will treat the significance of that asset as a material consideration when determining the application. The criteria for local listing is set out in our Camden Planning Guidance on Design. The Local List is available at www.camden.gov.uk/local-list.



Basements

12.110 Basements are often included in major developments, especially in the central London part of Camden and used for various purposes including commercial, retail and leisure uses, servicing and storage. They can also provide additional space in homes. However, the impacts of basement construction on residents living in close proximity to the development site can be considerable.

12.111 Basement development, and other development that involves excavation, changes the ground and water conditions of the area and can potentially lead to ground instability or flooding, and have significant construction impacts, due to the need to remove soil and the general complexities of excavation. The Council recognises the need to protect the environment and adjoining neighbours, properties and buildings from these impacts.

12.112 When Policy D6 refers to basement development this includes basements, extensions to existing basements, lightwells and other underground development.

12.113 A basement is a floor of a building which is partly or entirely below ground level. A ground or lower ground floor with a floor level partly below the ground level (for example on a steeply sloping site) will therefore generally be considered basement development.

12.114 The following policies in this Local Plan are also relevant to basement development and will be considered when assessing basement schemes: Policy SC4 (Open Space); Policy NE2 (Biodiversity); Policy D1 (Achieving Design Excellence); Policy D5 (Historic Environment) and Policy CC10 (Flood Risk).

Policy D6

Basements

- A.** The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:
1. neighbouring properties;
 2. the structural, ground, or water conditions of the area;
 3. the character and amenity of the area;
 4. the architectural character of the building; and
 5. the significance of heritage assets and their settings.
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- B.** In determining proposals for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment and, where appropriate, a Basement Construction Plan.
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- C.** The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:
1. not comprise of more than one storey;
 2. not be built under an existing basement;
 3. not exceed the footprint of the host building in area, except for works to create a lightwell or access to the basement;
 4. be set back from neighbouring property boundaries where a new access or lightwell is being created; and
 5. avoid the loss of garden space or trees of townscape or amenity value from construction work or due to the creation of a new access or lightwell.
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- D.** Exemptions to C(1) to C(5) above may be made on large comprehensively planned sites.
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Policy D6

Basements

- E.** The Council will require applicants to demonstrate that proposals for basements;
1. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 ‘very slight’;
 2. avoid adversely affecting drainage and run-off or causing other damage to the water environment;
 3. have sought to reduce the embodied carbon of the basement. The Council will request the applicant to provide data showing the upfront embodied carbon of the basement proposal;
 4. avoid cumulative impacts;
 5. do not harm the amenity of neighbours;
 6. do not harm the appearance or setting of the property or the established character of the surrounding area;
 7. protect important archaeological remains; and
 8. ensure impacts on any green/garden space or trees are minimised and where residual impacts do arise that this is addressed through appropriate restoration and replacement, prioritising biodiversity enhancements where possible.
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- F.** The Council will:
1. not permit basement schemes involving self-contained flats or bedrooms, bathrooms or kitchens in basements in flood risk areas; require a positive pump device to be installed in basements;
 2. generally require a Construction Management Plan for basement developments; and
 3. expect developers to offer security for expenses for basement development to adjoining neighbours given the complex nature of basement development.
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Managing basement development

12.115 Given its potential impacts, it is important that any basement development is carried out in a way that does not cause harm to the amenity of neighbours; affect the stability of buildings; cause drainage or flooding problems; or damage the character of areas, the natural environment or neighbouring infrastructure.

Use of basement impact assessments

12.116 Information submitted with a basement application must be contained within a Basement Impact Assessment which is specific to individual sites and particular proposals. The Basement Impact Assessment (BIA) must be carried out by appropriately qualified professionals. Basement Impact Assessments are to include geotechnical, structural engineering, and hydrological investigations and modelling to ensure that basement developments do not harm the built and natural environment or local amenity. Basement Impact Assessments must be prepared according to the specifications set out in our Camden Planning Guidance on Basements and the Camden Geological, Hydrogeological and Geological Study (ARUP 2010).

12.117 The level of information required will be commensurate with the scale and location of the scheme. All schemes will be expected to provide evidence against each of the considerations in Policy D6 (Basements). Schemes will also be expected to submit information which relates to any specific concerns for that particular scheme or location (for example any history of flooding at the site or in the vicinity of the site, the presence of underground watercourses, proximity to water bodies such as the ponds on Hampstead Heath, structural instability of the development or of neighbouring properties, or unstable land).

12.118 Where hydrological and structural reports are required, they should be carried out by independent professionals (for example Chartered Structural Engineers) with appropriate qualifications, as set out in Camden Planning Guidance on Basements.

12.119 In order to provide the Council with greater certainty over the potential impacts of proposed basement development, we will generally expect an independent verification of Basement Impact Assessments, funded by the applicant. The circumstances where verification is required include:

- where a scheme requires applicants to proceed beyond the screening stage of Basement Impact Assessment;
- where the proposed basement development is located within an area of concern regarding slope stability, surface water or groundwater flow;
- where there is conflicting evidence; or
- for any other basement applications where the Council feels that independent verification would be appropriate.

12.120 Basement Impact Assessments must contain a non-technical summary of the evidence that applicants have gathered against each stage of the assessment. This should be presented in a format which can be fully understood by those with no specialist technical knowledge.

Burland scale

12.121 Where a Basement Impact Assessment identifies risk of damage to properties by subsidence this risk should be described using the Burland Scale, in accordance with the details set out in Camden Planning Guidance on Basements. The Burland Scale methodology has been adopted for projects internationally and has been used by the Building Research Establishment and the Institution of Structural Engineers. The classification system of the scale is based on the ease of repair of visible damage. Subsidence is only one element in the many potential impacts assessed in a BIA and other methods will be employed when describing these other impacts.

12.122 In the Burland Scale the damage to properties caused by subsidence may be considered in three broad categories:

- visual appearance or aesthetics;
- serviceability and function; and
- stability.

12.123 Burland Scale categories 0, 1, and 2 refer to (i) aesthetic damage, categories 3 and 4 relate to (ii) serviceability and function, and 5 represents damage which relates to stability.

12.124 Burland states that it is a major objective of design and construction to maintain a level of risk to buildings no higher than category 2, where there is only risk of aesthetic damage to buildings (see Burland, J. "The assessment of the risk of damage to buildings due to tunnelling and excavations", Imperial College London, 1995). However, the Council considers that neighbouring residential properties are particularly sensitive to damage, where relatively minor internal damage to a person's home can incur cost and considerable inconvenience to repair and redecorate. Applicants must therefore demonstrate in the Basement Impact Assessment that the basement scheme has a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight'.

Embodied carbon impact of basements

12.125 The carbon intensity of basement construction can be high. In line with Policy CC4 (Minimising Carbon Emissions), the Council will expect schemes to include measures to reduce the embodied carbon impact of a basement's construction. The engineer's structural report should set out what steps have been taken to reduce the embodied carbon content of the basement, with supporting calculations provided. This will not apply to developments solely involving a lightwells or new access.

Cumulative impact of basement schemes

12.126 The cumulative effect of several underground developments can be more significant than the impact of a single basement. The impacts include changes to ground water flow, land stability, surface water flow, and flooding. Basement Impact Assessments must consider the potential wider impacts of basement schemes and the potential cumulative impact of other basement schemes in the area. Basement Impact Assessments must identify all relevant basements in the neighbouring area, including their extent and ground conditions and make an assessment of the combined effect of underground development with all nearby basements considered together.

Demolition and construction

12.127 The demolition and construction phases of a development can have an impact on amenity, and this can be a particular issue for basements, especially when they are located in proximity to residential properties. Construction impacts (including noise) are also controlled by non-planning legislation, in particular the Control of Pollution Act, with traffic impacts considered under relevant highways legislation. Regard should also be had to construction hours set out in adopted neighbourhood plans.

12.128 The Council will seek to minimise the disruption caused by basement development and will generally require Construction Management Plans to be submitted with applications. A Construction Management Plan can be used to establish a community working group involving neighbouring residents to discuss, advise and make recommendations, before and during the construction period. Construction Management Plans should be based on the Construction Management Plan Proforma which is available for download from the Council's website. Please see Camden Planning Guidance on Basements for further information. The Council has also set out Minimum Requirements that contractors are expected to meet, addressing matters such as working hours, noise, vibration and community liaison and a detailed Guide for Contractors Working in Camden with the aim of ensuring that works are undertaken in the most considerate way. Developers will be expected to have due regard to this.

Basement construction plans

12.129 To ensure that basement construction is undertaken without causing damage to neighbouring properties and the water environment the Council may require the developer to provide a Basement Construction Plan in some circumstances.

A Construction Plan may be required when a Basement Impact Assessment shows acceptable estimated effects, but a particular construction methodology needs to be applied to ensure there is no damage to neighbouring properties. If a Basement Construction Plan is required, this will be identified in the independent assessment of the Basement Impact Assessment. Basement Construction Plans will be secured by planning obligation.

12.130 A Basement Construction Plan sets out detailed information relating to the design and construction of the basement and provides a programme of measures to be undertaken by the owner with the objective of maintaining the structural stability of the property and neighbouring properties. The developer must also ensure that throughout the construction phase a suitably qualified engineer from a recognised professional body is engaged to monitor, inspect and approve the construction works. The detailed requirements of a Basement Construction Plan are set out in Camden Planning Guidance on Basements and developers will be expected to have due regard to this.

Size of basements

12.131 In addition to protecting against flooding, ground instability and damage to neighbouring buildings as set out above, the Council will also seek to control the overall size of basement development to protect the character and amenity of the area, the quality of gardens and vegetation and to minimise the impacts of construction on neighbouring properties. Basement rooms should not extend beyond the footprint of the original building and be no deeper than one full storey below ground level. The Council considers a single storey for a basement to be approximately 3 to 4 metres in height. We will allow a proportion of the basement to be deeper to allow development of swimming pools.

12.132 Works involving the creation of new lightwells or access to a basement should be modest in scale and must be designed to minimise impacts on existing garden space and trees as set out in paragraph 12.139 below. Sufficient margins should be left between the site boundaries and any basement construction to sustain growth of vegetation and trees.

12.133 Exceptions to criteria C (1)-(5) in Policy D6 (Basements) may apply on large comprehensively planned sites. For the purposes of this policy, large comprehensively planned sites are:

- new major developments, for example schemes which comprise 1,000 sqm additional non-residential floorspace or 10 or more additional dwellings;
- large schemes located in a commercial setting; or
- developments the size of an entire or substantial part of an urban block.

Flood risk

12.134 The National Planning Policy Framework (NPPF) states that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk”. In accordance with Policy CC10 (Flood Risk) developers will be expected to have due regard to the borough’s Strategic Flood Risk Assessment, information published by the Council on previously flooded streets and the Environment Agency’s risk of flooding from surface water map to identify whether a site is at risk of flooding from any source.

12.135 Where a site is identified as being at risk of flooding the Council will not permit self-contained flats or bedrooms, bathrooms or kitchens in basements. This is due to the risk to life (bedrooms), the risk of sewer surcharge (kitchens and bathrooms/WCs) as well as the possibility of the basement being used to provide a self-contained home. Access to a basement must be located above the predicted flood level.

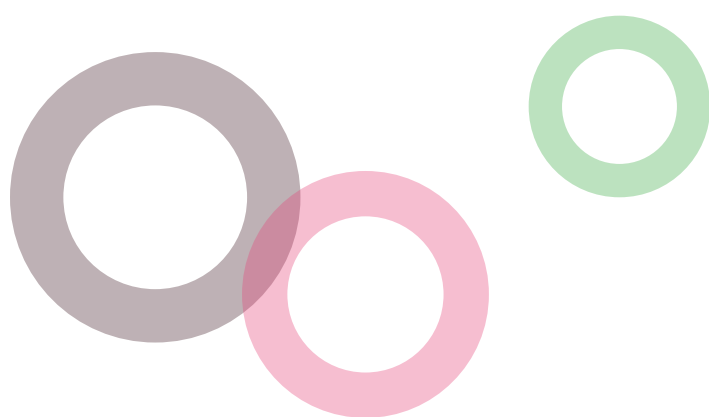
12.136 We will require the submission of a development-specific flood risk assessment with applications for basements within areas identified as being at risk from flooding (including areas with high risk of sewer flooding), unless it can be demonstrated to the Council's satisfaction that the scale of the scheme is such that there is no, or minimal, impact on drainage conditions. Basements and lower ground floors are at particular risk from sewer surcharge and backflow as their floors will often be below sewer level. We will therefore require basements to be fitted with a positive pump device to ensure they are adequately protected from the risk of sewer flooding.

12.137 Where the construction of a basement would reduce the area of permeable surface on the site, a Sustainable Drainage System will be required to mitigate any harm to the water environment. Further guidance on sustainable drainage is contained in Camden Planning Guidance on Water and Flooding and developers will be expected to have due regard to this.

12.138 Some parts of Camden contain unusual and unstable subsoils, along with many underground streams and watercourses, making drainage and structural safety key concerns (for example around Hampstead Heath). In such areas, applications for basement developments may be required to show through hydrological modelling whether it will be possible to prevent any significant harm from changes to groundwater levels or flow through the inclusion of drainage systems.

Protection of gardens and trees

12.139 As set out above, the Council will seek to limit the impact of basement construction in the borough. This will include seeking to safeguard green areas, including gardens, and retaining and protecting trees. Cumulatively, gardens can have a significant role in providing infiltration during rainfall events and are a rich resource for wildlife and biodiversity. Basement development should be planned to minimise disturbance to gardens or trees, including root systems, in accordance with Policies NE2 (Biodiversity) and NE3 (Tree Protection and Planting). This includes trees located in the street. Large canopy trees are of particular importance. Further information on protection of trees is available in Camden Planning Guidance on Trees and developers will be expected to have due regard to this. Where re-instatement / restoration of a garden is necessary, we will seek improvements in its biodiversity value and expect the provision of soft landscaping.



Listed buildings

12.140 Basement development underneath a listed building can harm the fabric, structural integrity, layout, inter-relationships and hierarchy of spaces and architectural features of the building. The addition of a floor level beneath the original lowest floor level of a listed building (basement, cellar, or vault) may affect the hierarchy and historic integrity of the floor levels within the building. The development of a basement beneath a listed building can also necessitate the removal of significant parts of the original structure and fabric.

12.141 The Council will only permit basements where they do not cause harm to the significance of a listed building or its garden. Listed buildings often form an intrinsic element of the character of conservation areas and therefore basement development which harms the special architectural and historic interest of a listed building is also likely to fail to preserve or enhance the character or appearance of the conservation area in which it is located. Further details on the Council's approach to preserving heritage assets are set out in Policy D5 (Historic Environment).

Lightwells

12.142 Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street. In situations where lightwells are not part of the established street character, the characteristics of the front garden or forecourt will be used to help determine the suitability of lightwells.

12.143 In plots where the front garden is quite shallow, a lightwell is likely to consume much, or all, of the garden area. This will be unacceptable in streets where lightwells are not part of the established character and where the front gardens have an important role in the local townscape.

12.144 Lightwells to the side or rear of a property should be set away from the boundary of a neighbouring property. Excessively large lightwells will be resisted.

Party Wall Act and security for expenses

12.145 The Council expects developers to offer security in all instances where basement schemes have a risk of causing damage to neighbouring property. Building owners are required to meet a number of obligations under the Party Wall Act 1996 where there is excavation near a neighbouring building. These obligations include serving advanced notice of works, stating whether the foundations of the adjoining property will be strengthened or safeguarded, and providing plans and sections. Under the Party Wall Act adjoining owners may request the building owner to provide a bond or insurances to provide security in the event of a dispute. Security bonds can be provided either as part of a party wall agreement or as a separate private arrangement between the developer / owner and the neighbour.



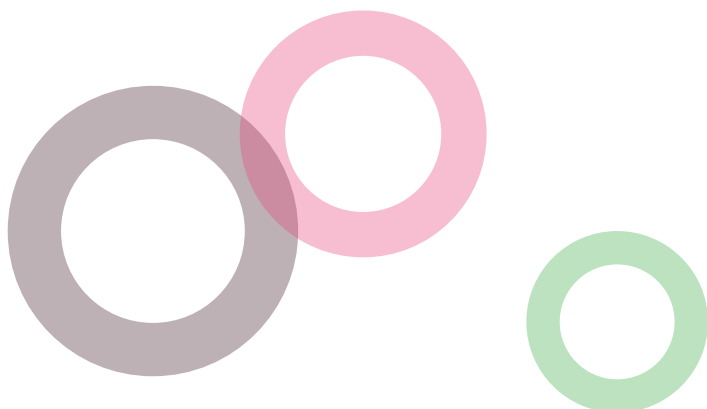


Advertisements and Signage

12.146 This policy applies to all advertisements requiring advertisement consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Certain types of advertisements do not require advertisement consent and are regarded as having 'deemed consent' as they meet the specifications set out in the regulations.

12.147 Information on what types of advertisements require consent is principally set out in The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

12.148 Advertisements are only controlled in respect to their effect on amenity and public safety. Further guidance on Camden's approach to advertisements is available in the Camden Planning Guidance on advertisements and developers will be expected to have due regard to this.



Policy D7

Advertisements and Signage

- A.** The Council will require advertisements and signage to preserve or enhance the character of their setting and host building. Advertisements and signage must respect the form, fabric, design and scale of their setting and host building and be of the highest standard of design, material and detail.
-
- B.** The Council will support advertisements and signage that:
1. do not impact upon public safety;
 2. preserve the character and amenity of the area;
 3. preserve or enhance heritage assets and conservation areas;
 4. do not contribute to an unsightly proliferation of signage in the area;
 5. do not contribute to street clutter in the public realm;
 6. do not cause light pollution to nearby residential properties or wildlife habitats; and
 7. do not have flashing illuminated elements.
-
- C.** The Council will resist advertisements on shopfronts that are above fascia level or ground floor level, except in exceptional circumstances.
-
- D.** Shroud advertisements, digital advertisements, banners, hoardings, billboards, and large outdoor signboards are subject to further criteria as set out in our supplementary planning document Camden Planning Guidance on advertisements. Developers will be expected to have due regard to this.
-

Character and amenity

12.149 Advertisements and signs should be designed to be complementary to and preserve the character of the host building and local area. The size, location, materials, details and illumination of signs must be carefully considered. Interesting and unique styles of advertisements and signs will be considered acceptable where they are compatible with the host buildings and surrounding environment. The Council will resist advertisements where they contribute to or constitute visual street clutter, or where there is an unsightly proliferation of signage in the area.

Heritage and conservation areas

12.150 Advertisements in conservation areas and on or near listed buildings require particularly detailed consideration given the sensitivity and historic nature of these areas or buildings. Any advertisements on or near a listed building or in a conservation area must not harm their character and appearance and must not obscure or damage specific architectural features of buildings.

Street furniture and the public realm

12.151 Street furniture includes objects placed on the street including traffic signs and signals, benches, street names, CCTV cameras, lighting, cycle parking, guardrails, bollards and bus shelters. The Council aims to reduce visual street clutter, reducing the number of objects on the street, rationalising their location and limiting the palette of materials. Free standing signs and signs on street furniture will not be accepted where they contribute to visual and physical clutter and create a hindrance to movement along the pavement or pedestrian footway.

Illumination and light pollution

12.152 Advertisements should not become unduly dominant in the street scene, cause light pollution that disturbs residents at night, cause light pollution to wildlife habitats, or cause safety hazards to drivers. To achieve these aims, consideration should be given to the intensity of illumination, the surface area to be illuminated, and the positioning and colours of advertisements. The type and appearance of illuminated signs should be sympathetic to the design of the building on which it is located. The method of illumination (internal, external, lettering, neon, etc.) should be determined by the design of the building. Illuminated signs, both internal and external, should not be flashing or intermittent.

12.153 The illumination levels of advertisements should be in accordance with the guidance set by the Institute of Lighting Engineers PLG05 The Brightness of Illuminated Advertisements.

Impact on safety

12.154 Advertisements will not be considered acceptable where they impact upon public safety, including when they:

- obstruct or impair sight lines to road users at junctions and corners;
- reduce the effectiveness of a traffic sign or signal;
- result in glare and dazzle or distract road users;
- distract road users, for example because of their unusual nature;
- disrupt the free flow of pedestrian movement; or
- endanger pedestrians forcing them to step on to the road.

Placement of advertisements on shopfronts

12.155 Generally, shopfront advertisements will only be acceptable at the ground floor level, at fascia level or below. Fascia in this context refers to the signboard on the upper part of a shopfront showing the name of the shop. Advertisements above fascia level can appear visually obtrusive and unattractive and, where illuminated, they can cause light pollution to neighbouring residential properties.

Discontinuance

12.156 The Council takes a proactive approach to preserving or enhancing the townscape and public realm. Where existing advertisements with deemed consent are considered to harm the character and amenity of a building or local area the Council will, where appropriate seek removal of these advertisements, which may include the serving of discontinuance notices.

Estate agent boards

12.157 A certain number and size of estate agent boards can be erected on properties without the benefit of advertisement consent. Areas may be exempted from this deemed consent under Regulation 7 of the 1992 Regulations. In these areas no boards will be granted advertisement consent by the Council because of their effect on visual amenity, except in exceptional circumstances. Please refer to the Camden website for the list of exempted areas.



Shopfronts

12.158 Shopfronts contribute greatly to the character of Camden's centres and their distinctiveness.

12.159 Most of Camden's town and neighbourhood centres date back to the 19th Century or earlier, having developed from commercial activities that first took place within dwellings, although there are some significant 20th Century shopping parades.

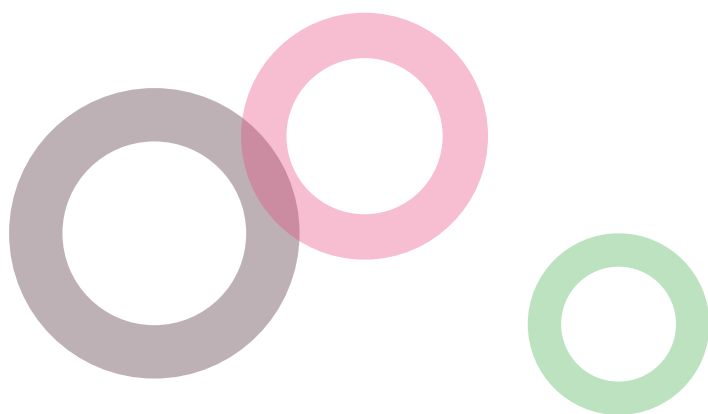
12.160 The retention of historic shop fronts and the provision of well-designed new shopfronts create a welcoming environment and attractive high streets. The Council will determine applications for new shopfronts in accordance with Policy D8 below.



Policy D8

Shopfronts

-
- A.** The Council will expect a high standard of design in new and altered shopfronts, canopies, blinds, security measures and other features.
-
- B.** When determining proposals for shopfront development the Council will consider:
1. the design of the shopfront or feature to ensure that the proportion, scale, style, detailing, colour and materials proposed make a positive contribution to the building and its context;
 2. the existing character, architectural and historic merit and design of the building and its shopfront;
 3. the relationship between the shopfront and the upper floors of the building and surrounding properties, including the relationship between the shopfront and any forecourt or lightwell;
 4. the general characteristics of shopfronts in the area;
 5. community safety, lighting and the contribution made by shopfronts to natural surveillance. Solid shutters will only be considered to be acceptable in exceptional cases; and
 6. the degree of accessibility to all users.
-
- C.** The Council will resist the removal of shop windows without a suitable replacement and will ensure that where shop, service, food, drink and entertainment uses are lost, a shop window and visual display is maintained.
-
- D.** Where an original shopfront of architectural or historic value survives, in whole or in substantial part, there will be a presumption in favour of its retention. Where a new shopfront forms part of a group where original shopfronts survive, its design should complement their quality and character.
-



Protecting existing shopfronts

12.161 Shopfronts form an essential part of the character and attractiveness of many areas in Camden, in particular the borough's centres, and contribute to the creation of vibrant streets and public spaces. The Council will seek to protect existing shopfronts that make a significant contribution to the appearance and character of an area, for example through their architectural and historic merit. We will also consider the need to keep the appearance of the shopfront, taking into account the quality of its design, its historic importance and its location. Good examples of shopfronts should be retained wherever possible.

12.162 A number of Camden's centres lie within conservation areas. The Council has prepared conservation area statements, appraisals and management strategies for these which set out detailed information on the area and its character and the Council's approach to their preservation and enhancement, including, where relevant, shopfronts.

Design of new shopfronts

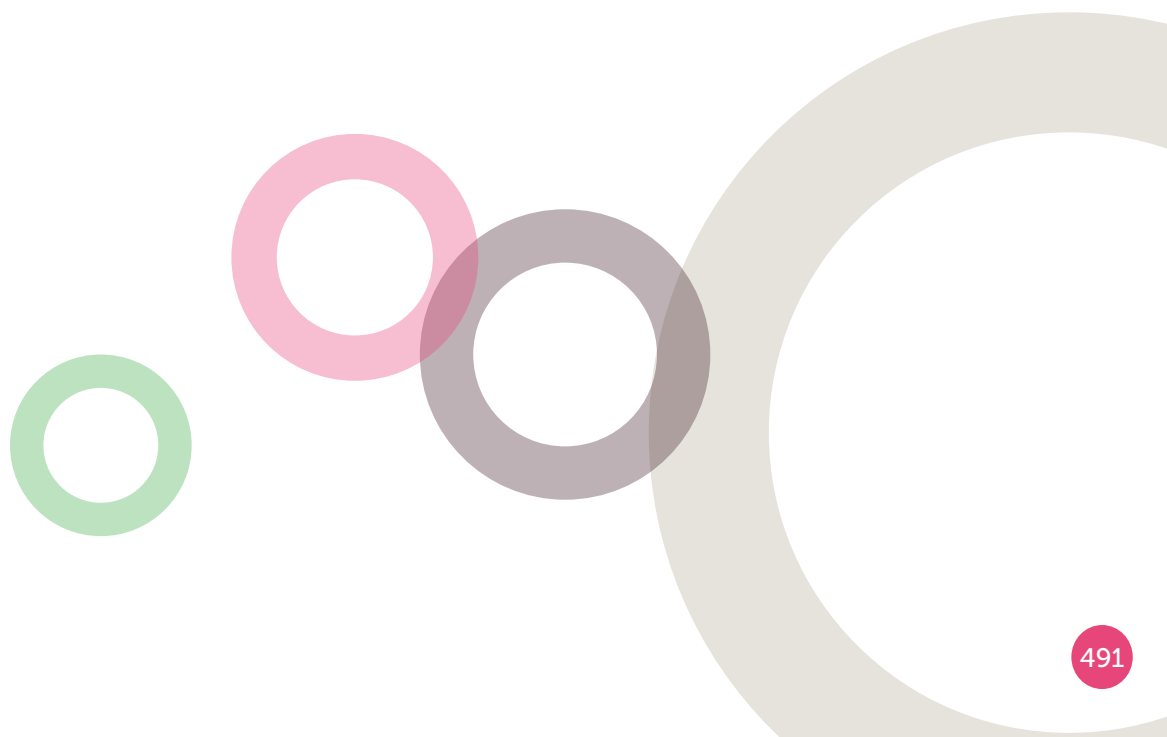
12.163 The quality of shopfronts and the way in which they relate to their surroundings make an important contribution to the character and attractiveness of an area. The Council will therefore seek to ensure that new shopfronts are of a high quality and are sensitive to the area in which they are located. Where units contain shops or other town centre uses, shop frontages should be largely glazed to maintain a window display, rather than creating a solid frontage (including obscured glass), which will be discouraged.

12.164 The Council considers that the attractiveness of shopfronts can usually best be maintained by taking inspiration from the architecture of the building and neighbouring premises and reflecting the general scale and pattern of shopfront widths in the area. New shopfronts should contribute towards the maintenance of a cohesive streetscape appearance, retain a consistent building line and contribute to the character and attractiveness of the centre they are located in. As shopfronts are seen at close quarters, the detailing, type and quality of materials, execution and finishes are very important. Contemporary shopfront designs will be supported in appropriate locations. All new and altered shopfronts should be designed to be fully accessible for all.

Replacement shopfronts

12.165 If a shopfront is replaced or altered, the design should respect the characteristics of the building and, where appropriate, shopfront windows and framework features, such as pilasters, fascias and console brackets, should be retained or restored. Careful consideration will be given to proposals for excavating or re-opening lightwells in front of shopfronts, particularly those in a group, as they can affect the cohesiveness of a frontage.

12.166 Folding or opening shopfronts will not generally be acceptable, as they can create a void at ground level that can harm the appearance of a building and can also have a negative impact on local amenity, for example in terms of noise and disturbance.



Shop windows

12.167 Shop windows provide views into and from premises and can help bring activity and enhance feelings of security by providing natural surveillance. Displays in shop windows can add to the attractiveness of a premises and the vitality and attraction of the centre. Fully opening shop windows will generally not be supported as they can harm the appearance of a building and can have a negative impact on local amenity. Security features associated with shop window displays should be internal, retractable when the shop is open, and have a degree of transparency, in order to avoid harming the appearance of shop premises and creating clutter. Solid shutters are only considered to be acceptable in exceptional cases as they are unsightly and can generate feelings of insecurity in those walking by, hide internal intruders and encourage graffiti.

12.168 Lighting from shop windows can help to increase security after dark. The Council may therefore seek the maintenance of some shopfront lighting overnight, where appropriate, particularly in areas identified as having high levels of crime. However, this lighting should be well designed, so it does not cause light pollution.

12.169 The Council discourages shop window displays and graphics that completely obstruct views into the shop (for example vinyl graphics applied to the window). The layout of shop units should be designed to overcome the need for excessive window graphics, for example to hide shelving. Camden Planning Guidance on Design provides more detail on the Council's approach to the design of shopfronts and developers will be expected to have due regard to this.

12.170 The Council also discourages unsightly external installations to commercial premises. Any features such as ventilation systems, security cameras, lighting and other visible additions should be incorporated into well-designed proposals.

