

Draft Camden Site Allocations Local Plan



February 2020

Have your say on the Site Allocations Plan

The six week period of public consultation on the Draft Site Allocations Local Plan ends on 27th March 2020.

The Planning Policy Team will hold a number of drop-in sessions during the consultation period where you can come along and speak to us about the Draft Plan and how it might affect you. Details of these events can be found on the Council's website - www.camden.gov.uk/localplan

We strongly encourage responses to be made on-line through our common place consultation portal: <https://camdensiteallocations.commonplace.is/>

However you can also submit your comments by email or post using the details below.

E-mail: planningpolicy@camden.gov.uk

Post: Planning Policy, Supporting Communities Town Hall, Judd Street, London, WC1H 9JE

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Legend

-  Site boundary
-  Other site allocation
-  Area boundary
-  Listed building or structure
-  Local green space
-  Public open space
-  SINC
-  Viewing corridor
-  Knowledge Quarter partnership area
-  Knowledge Quarter Innovation District boundary
-  New or improved public space
-  Area of public realm improvement
-  New active frontage
-  New public route
-  Improved public route
-  New and improved urban greening
-  New building line
-  Structure to be removed



Introduction

The Site Allocations Local Plan identifies a range of suitable locations for housing, employment and other uses and sets out the Council’s preferred approach to their redevelopment.

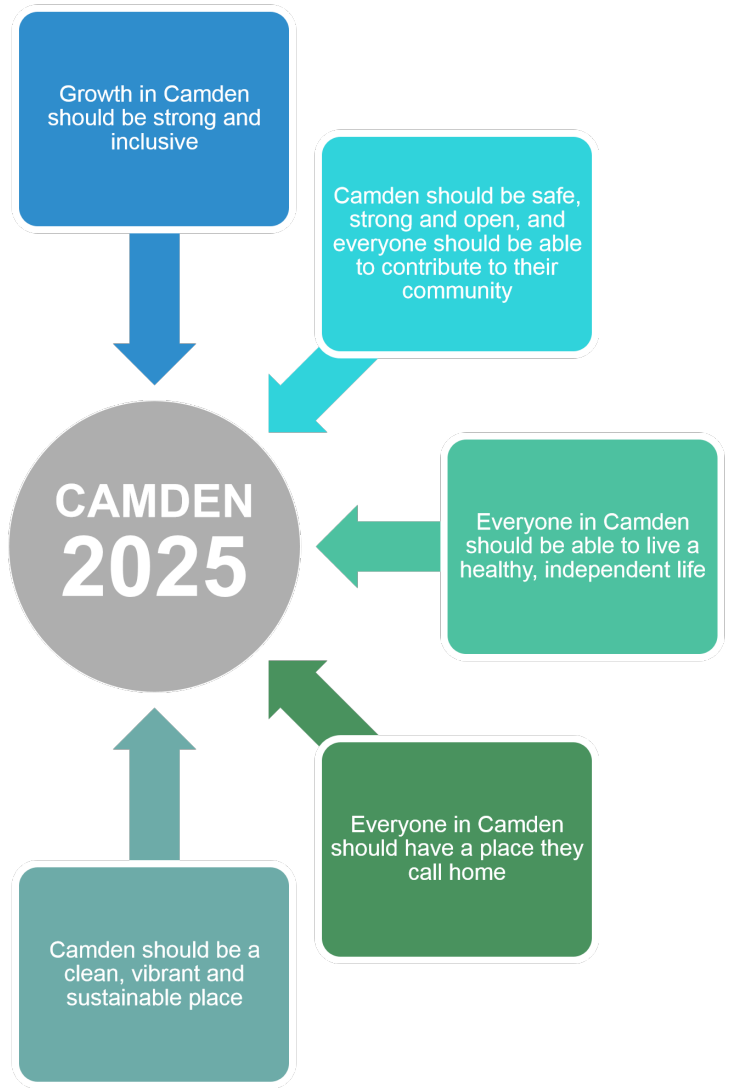


Figure 1.1: Camden 2025

Why do we need a site allocations plan?

1.1 Camden is experiencing significant change and population growth - the Camden Local Plan 2017 sets a target to deliver 16,800 additional homes, 695,000sqm of office floor space and 30,000sqm of retail floor space in Camden by 2031. While Camden is an attractive and sustainable place for growth there is only a limited amount of land available and we need to ensure that where development takes place it makes efficient use of land and buildings and responds to local needs and aspirations.

1.2 Camden Council worked with communities to create a new vision for Camden in 2025. The Camden 2025 vision is for Camden to be a better borough – a place where everyone has a chance to succeed and where nobody gets left behind. Having a development strategy that champions good growth and ensures that new developments meet the needs of local communities and businesses is one way that we can help to achieve that vision.

1.3 The current Camden Site Allocations Plan was adopted by the Council in September 2013. It sets out the Council’s objectives and guidance for development of land and buildings on 43 significant sites across the borough. Site allocations are also included in the adopted Fitzrovia Area Action Plan (2014) and the Euston Area Plan (2015).

1.4 Since the Site Allocations Plan 2013 was adopted there have been a number of changes to the

planning context including the publication of a new National Planning Policy Framework, an emerging new London Plan and the adoption of the Camden Local Plan. The Camden Local Plan 2017 sets out a strategy for how the borough as a place should grow and develop over the plan period (2016-2031) and a range of general policies to help ensure that growth takes place in the right locations and in the right way.

1.5 This Site Allocations Local Plan will build on the policies in the adopted Local Plan by allocating key areas of change and individual sites and setting out specific policies for how they should be redeveloped.

How is the plan structured?

1.6 This Plan includes a combination of area-based policies and individual site allocations. Sections 1 and 2 set out the background to the Plan and how potential sites have been assessed. Sections 3-10 set out a series of area and site based policies for key development locations in Camden.

1.7 Camden's unique and diverse environment means that the wording of each area/site policy is bespoke so that it can respond to location-specific issues and opportunities.

1.8 Each draft policy within this Plan is supported by text setting out an overview of where the area/site is and the main issues and opportunities for its redevelopment. This is followed by a series of consultation questions.

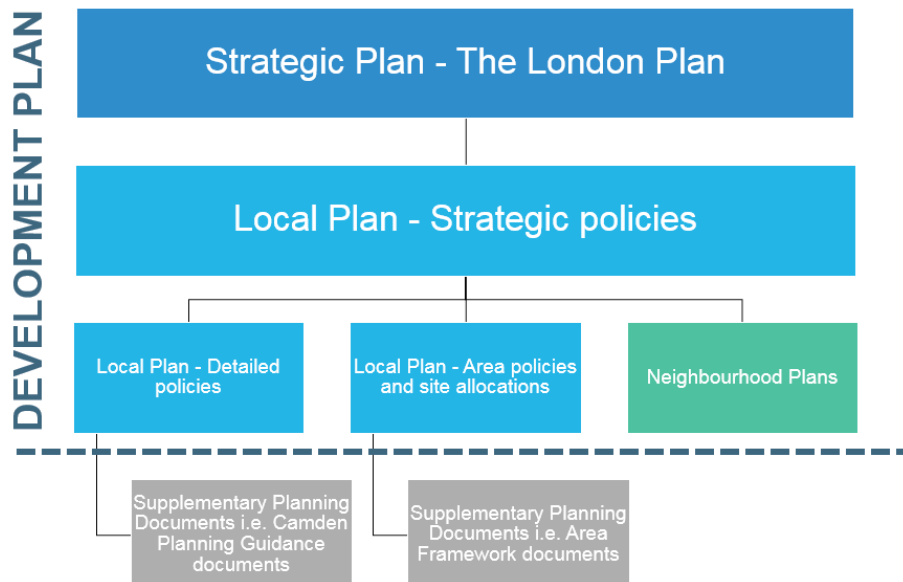


Figure 1.2: Camden Planning Documents Hierarchy

How does this plan relate with other plans and strategies?

1.9 The Site Allocations Local Plan must be consistent with national planning policy, the London Plan and strategic policies within the Camden Local Plan 2017. The Site Allocations Local Plan will replace the 2013 Site Allocations document and policies and guidance relating to specific opportunity sites within the Fitzrovia Area Action Plan. The Site Allocations Plan review has not considered potential development sites that sit within the Euston Area Plan boundary as these will be assessed as part of a future review of the Euston Area Plan.

1.10 When adopted, the Site Allocations Local Plan will have the same weight and status in decision making as adopted Neighbourhood Plans and the other plans in Camden's Development Plan.

1.11 This Plan should be read in conjunction with other policies in our development plan and therefore policies within it are not intended to repeat existing Local Plan policies. Figure 1.3 summarises key borough-wide objectives and policies, as set out in the Local Plan that the Council applies to all development sites where relevant, including areas and sites identified within this Plan. The absence of a reference to one of these matters in the area and site policies in this document should not be interpreted as meaning it is not relevant at that location.

1.12 The Council's decisions on planning applications should be taken in line with our development plan unless there are significant matters (material considerations) that indicate otherwise.

The policies within the Site Allocations Plan 2013 will continue to be used in decision making until the new Site Allocations Local Plan is adopted. However, as work on this Plan progresses, emerging policies can be given some weight in decisions on planning applications.

Camden Local Plan 2017 Policy	Policy summary
G1 – Delivery and location of growth	Policy G1 provides an overview of the levels of growth expected in the borough and a series of high level principles for delivering that growth including directing new development to the most sustainable location, promoting a mix of uses and making efficient use of land. It also identifies a number of locations where the most significant growth is expected.
H1 – Maximising Housing Supply	Policy H1 aims to secure a sufficient supply of homes to meet future needs. It sets out Camden's proposed minimum housing target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes. The policy also defines self-contained housing as the priority landuse of the Local Plan.
H2 - Maximising the supply of self-contained housing from mixed-use schemes	Policy H2 seeks to maximise the delivery of self-contained housing by promoting the inclusion of self-contained housing in non-housing development. Policy H2 requires 50% of all additional floorspace over 200sqm to be developed as self-contained housing where it meets set criteria within the Central London Area and designated centres.
H4 – Maximising the supply of affordable homes	Policy H4 aims to maximise the supply of affordable housing and sets a requirement of at least 5,300 affordable homes to be developed in the borough over the plan period. Policy H4 applies to all new net housing developments (including single dwellings and small sites) and is based on development capacity. The policy indicates that the Council will use a sliding scale to work out affordable housing requirements for developments capable of achieving 1-24 new dwellings. Schemes capable of achieving 25+ new dwellings will be expected to ensure that 50% of the development is affordable. The guideline mix set out in the policy for affordable homes is 60% social/affordable rent and 40% intermediate.

Camden Local Plan 2017 Policy	Policy summary
H6 – Housing choice and mix	Policy H6 encourages all new housing development to provide functional, adaptable and accessible spaces. The policy requires 90% of all new self-contained homes to be built in accordance with Building Regulation M4(2) and the remaining 10% to be built in accordance with Building Regulation M4(3). The policy also states that Camden will, when considering future site allocations and negotiating the types of housing included, make suitable provision for families with children, older people, people with disabilities, service families, people wishing to build their own homes and Camden's traveller community.
H8 – Housing for older people, homeless people and vulnerable people	Policy H8 aims to ensure that there is a sufficient supply of appropriate housing available for older people, homeless people and vulnerable people to live as independently as possible. The policy sets out criteria for when development of this nature will be supported and when proposals that would result in a net loss of specialist housing would be resisted.
C1 – Health and wellbeing	Policy C1 requires development to positively contribute to creating high quality, active, safe and accessible places. It also requires proposals for major development schemes to include a Health Impact Assessment (HIA).
C5 – Safety and security	Policy C5 sets out a series of measures to make Camden a safer place, including requiring developments to demonstrate that they have incorporated design principles that contribute to community safety and security, particularly in wards with relatively high levels of crime.
C6 – Access for all	Policy C6 promotes fair access for all by expecting all buildings, places and spaces to meet the highest practicable standards of accessible and inclusive design.

Figure 1.3: Key Strategic Borough Wide Policies

Camden Local Plan 2017 Policy	Policy summary
E1 – Economic development	Policy E1 aims to create the conditions for economic growth and ensure that the benefits are harnessed for local residents and businesses. The policy sets out a range of measures to help achieve this including the need to support businesses of all sizes and plan for a range of different types/sizes of employment spaces
E2 – Employment premises and sites	Policy E2 seeks to protect premises or sites that are suitable for continued business use, in particular premises for small businesses, businesses and services that provide employment for Camden residents and those that support the functioning of the Central Activities Zone (CAZ) or the local economy. Policy E2 also sets out the circumstances where the Council would consider higher intensity redevelopment of premises or sites that are suitable for continued business
A1 – Managing the impact of development	Policy A1 seeks to protect the quality of life of occupiers and neighbours. The policy lists a number of factors that the Council will consider when assessing applications including, but not limited to, visual privacy, noise and vibration levels, contaminated land and impact on water and wastewater infrastructure.
A2 – Open space	Policy A2 provides guidance on protecting, enhancing and improving access to Camden's parks, open spaces and other green infrastructure. It also sets out targets relating to the creation of new open spaces on development sites.
A3 – Biodiversity	Policy A3 supports the London Biodiversity Strategy and the Camden Biodiversity Action Plan (BAP) by ensuring Camden's growth is accompanied by a significant enhancement in the borough's biodiversity. Measures within the policy include seeking to improve opportunities to experience nature and secure improvements to green corridors.

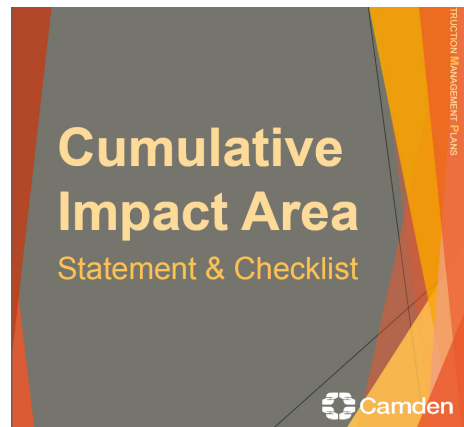
Camden Local Plan 2017 Policy	Policy summary
A4 – Noise and vibration	Policy A4 seeks to ensure that noise and vibration is controlled and managed. The policy states that Camden will not grant planning permission for development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided.
D1 – Design	Policy D1 sets out the overarching design principles to be applied to all new development in Camden. The policy also sets out specific design policy points relating to tall buildings and public art.
D2 – Heritage	Policy D2 details Camden's approach to preserving and where appropriate enhancing heritage assets in the borough. It sets out general guidance which applies to all designated heritage assets and identifies specific guidance for conservation areas, listed buildings and sites of potential archaeological significance. The policy also sets out our approach to protecting non-designated heritage assets.
CC1 – Climate change mitigation	Policy CC1 requires all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
CC2 – Adapting to climate change	Policy CC2 encourages all development to adopt appropriate climate change adaptation measures such as: the protection of existing green spaces and promoting new appropriate green infrastructure; not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems; and incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate.

Camden Local Plan 2017 Policy	Policy summary	Camden Local Plan 2017 Policy	Policy summary
CC3 – Water and flooding	Policy CC3 seeks to ensure that development does not increase flood risk and reduces the risk of flooding where possible. The policy requires new development to incorporate water efficiency measures; consider the impact of development in areas at risk of flooding; and not locate vulnerable development in flood-prone areas.	T1 – Prioritising walking, cycling and public transport	Policy T1 promotes sustainable transport by prioritising walking, cycling and public transport in the borough. In relation to walking the policy seeks to ensure that developments: improve the pedestrian environment through public realm improvements; are permeable; and appropriately contribute towards bridges and water crossings. In terms of cycling the policy states that new development should: provide for and make contributions towards connected, high-quality, convenient and safe cycle routes, in line with or exceeding London Cycle Design Standards; make provision for high quality facilities that promote cycle usage; and ensure that new developments are safe and easy to cycle through. The policy also seeks to ensure that development appropriately contributes towards improvements to public transport including bus network infrastructure such as bus stops, shelters, waiting areas and signage.
CC4 – Air quality	Policy CC4 aims to mitigate the impact of development on air quality and to ensure exposure to poor air quality is reduced in the borough. The policy states that Air Quality Assessments (AQAs) are required where development is likely to expose residents to high levels of air pollution. Where the AQA shows that a development would cause harm to air quality, the Council will not grant planning permission unless measures are adopted to mitigate the impact.	T2 – Parking and car-free development	Policy T2 limits the availability of parking and requires all new developments to be car free. The policy limits on-site parking to spaces designated for disabled people and/or essential operational or servicing needs and supports the redevelopment of existing car parks for alternative uses.
TC1 - Quantity and location of retail development	Policy TC1 sets out how retail and other town centre uses should be distributed across Camden. The policy identifies 6 main growth areas and several specialist shopping areas including Covent Garden, Hatton Garden and Fitzrovia and south-west Bloomsbury. The policy supports a sequential approach to site selection and requires site promoters of large retail development proposals (of 2,500 sqm or more) that are not in accordance with the approach to prepare a retail impact assessment.	T3 – Transport infrastructure	Policy T3 seeks improvements to transport infrastructure in the borough. It ensures that proposals which are contrary to the safeguarding of strategic infrastructure improvement projects will be refused and protects existing and proposed transport infrastructure, particularly routes and facilities for walking, cycling and public transport, from removal or severance.
TC2 – Camden's centres and other shopping areas	Policy TC2 provides guidance on new development in Camden's centres and other shopping areas. The policy seeks to protect and enhance the role and unique character of each of Camden's centres, ensuring that new development is of an appropriate scale and character for the centre in which it is located.		

Figure 1.3: Key Strategic Borough Wide Policies

Construction Management Plans

1.13 As a dense, urban borough, construction activities can have significant impacts on surrounding communities, particularly in relation to impacts on roads, noise and air quality. Where appropriate, the Council therefore requires developers to prepare a Construction Management Plan (CMP), which can help minimise the impact of construction, both for construction on site and the transport arrangements for servicing.



Cumulative Impact Areas - Camden Central London

The Council have developed a list of enhanced requirements they believe are necessary to mitigate the additional impacts brought about when several sites commence work in close proximity to one another. We propose that it is reasonable to increase what we ask of developers (and their contractors) in such areas, whether by way of increased environmental standards, improved communication liaison requirements, the conduct of site operatives or hours of construction. Camden is currently testing these requirements in the Central London area of Camden.

Question box

Q1. Which construction impacts do you consider to be the most important?

Q2. Is there anything which could be included within the Site Allocations Local Plan to help address individual and/or cumulative construction impacts?

Climate Change in Camden

1.14 Carbon dioxide (CO₂) and other Greenhouse Gases emitted from fossil fuel use and other processes are the primary cause of the climate crisis we find ourselves in today. Across Camden CO₂ emissions have reduced by 32% since 2010, but recent scientific evidence suggests they need to fall at a faster rate here and around the world to prevent irreversible damage to the planet.

1.15 In July 2019 the Council hosted a Camden Citizens' Assembly on the Climate Crisis which brought together over 50 randomly selected residents to develop an approach for how Camden can best tackle the climate crisis. The citizens' assembly

was asked to develop a series of actions at each scale – home, neighbourhood, council – that can be progressed by the necessary stakeholders. These actions were endorsed by full council meeting in October 2019 and will set the direction of a new Climate Action Plan for Camden to be published in 2020.

1.16 Key actions that have been considered during the preparation of the Site Allocations Local Plan are:

- Create more green space on residential streets
- Plant more trees and create more allotments
- Pilot a community energy heating system

Camden Climate Assembly

Latest news Menu

Have your say!

This page allows you to put forward ideas to the Citizens' Assembly on how CO₂ emissions can be reduced at four different scales: **At home**, **In my neighbourhood**, **My council** and **My country**.

Your proposals will be discussed by the Assembly in July, and will help to inform Camden's new Environmental Plan in 2020.

How is the plan prepared?

1.17 Preparation of the Site Allocations Plan must follow a number of statutory stages. These ensure that local people and stakeholders are fully engaged in the process and its content is based on robust evidence and the proper consideration and testing of alternative strategies. Finally, the Plan is subject to public examination by a Planning Inspector appointed by the Secretary of State.

These stages are summarised in Figure 1.4.

1.18 It is currently anticipated that the Site Allocations Plan will be adopted by the Council in 2021. However, due to the nature of the work involved, the programme for preparing the Plan will need to be kept under regular review.

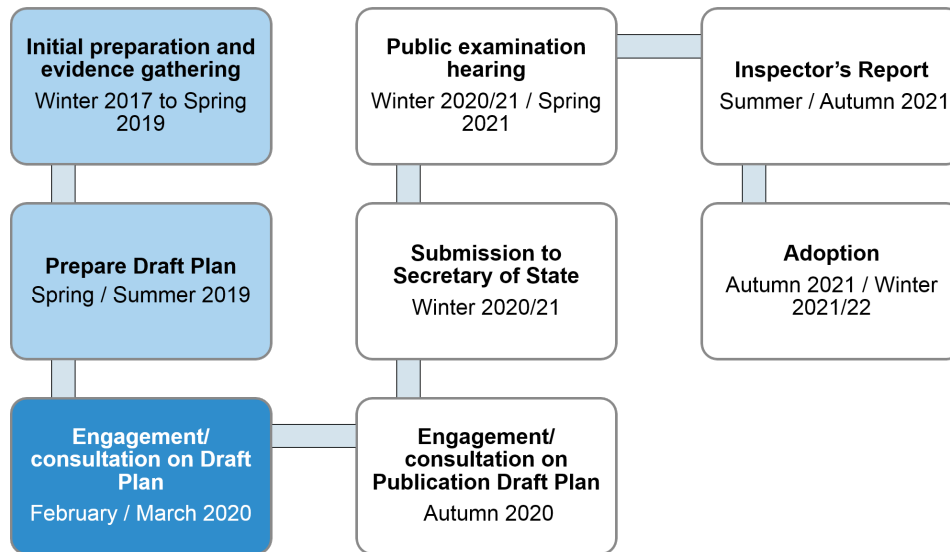


Figure 1.4: Next steps

To comply with the Localism Act and the NPPF, the Local Plan is being prepared in accordance with the Duty to Co-operate. This means involving specific consultees in preparing the document including neighbouring and nearby local authorities, statutory consultees and infrastructure providers. The full list of Duty to Co-operate bodies included is specified in the Town and Country Planning (Local Planning) (England) Regulations 2012.

How can local residents, businesses and other stakeholders get involved?

1.19 Community and stakeholder engagement is important to the Council as we will often need to balance differing views and make judgements in the interests of all our communities. Getting local opinions will help us make decisions in the most informed way possible.

1.20 During the consultation period we will be using a range of consultation methods to try to engage with as many residents and other stakeholders as possible. Methods include but will not be limited to:

- Launching a dedicated online interactive consultation portal
- Holding a number of drop-in sessions during the consultation period where you can come along and speak to us about the Draft Plan and how it might affect you. Details of these events can be found on the Council's website www.camden.gov.uk/localplan
- Making the document available online and in libraries

1.21 More detailed information about how the community and other stakeholders will be engaged in the preparation of the Site Allocations Local Plan is set out in the Council's Statement of Community Involvement (SCI).

1.22 All consultation responses received, together with a summary of how the Council has taken them into account in the preparation of the Site Allocations Local Plan, will be recorded in a Consultation and Engagement Statement, which will be submitted to the Inspector for consideration as part of the examination of the Plan. This document will be updated and published at each stage of the plan-making process so that everyone can see how their views are helping to shape the development of this plan.

1.23 Although this is the first consultation on the emerging plan, the Council recognises that some of the sites included have already been subject to public consultation through their inclusion in other Council documents and strategies and/or through the planning application process. Comments raised through these other consultation activities have been used to inform this draft Plan. However, it is still important to raise your comments again if they are still relevant.