

Kentish Town Neighbourhood Plan Decision Statement

1. Summary

- 1.1 Following an independent examination of the Plan, Camden Council recommends that the Kentish Town Neighbourhood Plan proceeds to referendum subject to the modifications set out in Table 1 and Table 2 of this statement.
- 1.2 The Council concur with the Examiner's recommendation that the referendum area for the Kentish Town Neighbourhood Plan (as modified) should be the approved Neighbourhood Area as set out in Map 1 of the Plan.
- 1.3 The Decision Statement, Examiner's Report and other documents can be inspected on the Council's website at www.camden.gov.uk/neighbourhoodplanning. Copies are also available for inspection in the libraries at 5 Pancras Square, London N1C 4AG (Opening hours: Mon – Sat 8am- 8pm, Sun 11am -5pm) and 262-266 Kentish Town Library, London NW5 2AA (Opening hours: Mon-Thu 10am – 7pm, Fri 10am – 5pm, Sat 11am – 5pm, Sun closed).
- 1.4 The Neighbourhood Plan, if approved at referendum, will be used alongside Council plans when making decisions on planning applications in the Neighbourhood Area.

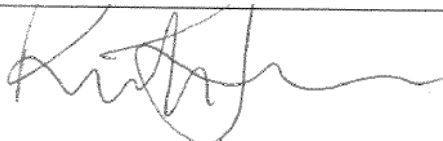
2. Background

- 2.1 On 10 April 2013 Kentish Neighbourhood Forum was approved as the qualifying body for the area and the boundary of the Neighbourhood Plan Area was designated by the Council, in accordance with Section 61G of the Town & Country Planning Act 1990. The Plan Area comprises all of the ward of Kentish Town, about one third of Cantelowes ward, a small area around Arctic Street in Gospel Oak ward and a small part of Camden Town with Primrose Hill ward. The Area is shown on Map 1 of the Neighbourhood Plan.
- 2.2 The Neighbourhood Plan was published by Kentish Town Neighbourhood Forum for Regulation 14 pre-submission consultation in March 2015.
- 2.3 Following the submission of the Kentish Town Neighbourhood Plan to the Council in December 2015, the Plan was publicised and comments invited from the public and stakeholders. The consultation period ran from 3 December 2015 to 29 January 2016.
- 2.4 Camden Council, in consultation with the Kentish Town Neighbourhood Forum, appointed an independent examiner, Mr Jeremy Edge, to review whether the Plan met the basic conditions required by legislation and other legal requirements and should proceed to referendum.
- 2.5 The Examiner considered that a public hearing into the Plan was not required. The Examiner's report concludes that, subject to making the modifications recommended in his report, the Plan meets the basic conditions set out in legislation and should proceed to a local referendum.
- 2.6 The Examiner's report recommends that the area for the referendum should be the Neighbourhood Plan Area.

3. Decision

- 3.1 The Neighbourhood Planning (General) Regulations 2012 requires the local planning authority to outline how it intends to respond to the recommendations of an examiner.
- 3.2 Having considered each of the recommendations made in the Examiner's report, and the reasons for them, the Council has decided to make the modifications to the draft Plan set out in Table 1 of this Decision Statement. These changes are considered to be necessary to ensure that the draft Plan meets the basic conditions and legal requirements. The modifications and changes set out in Table 2 are for the purposes of correcting errors, amending the layout of the Plan and making any other non-material changes which are consequential to the Examiner's recommendations.
- 3.3 The modifications set in Tables 1 and 2 of Appendix 2, both separately and combined, produce no significant changes to the policy and strategy of the Neighbourhood Plan overall. Therefore a update of the Sustainability Appraisal / Strategic Environmental Assessment / Habitat Regulation Assessment is not required.
- 3.4 Camden Council agrees:
- A) That the recommendations of the Examiner and the subsequent amendments proposed as set out in Table 1 and Table 2 be accepted.
- B) That the Examiner's recommendation that the Kentish Town Neighbourhood Plan, as modified, proceed to referendum on the basis that the Plan meets the basic conditions, is compatible with the European Convention on Human Rights, complies with the statutory definition of a neighbourhood development plan and comprises provisions that can be made by such a document.
- C) That, in accordance with the Examiner's recommendation, the referendum area be the Neighbourhood Area as designated by the Council on 9 May 2013.
- 3.5 Accordingly I confirm that the draft Kentish Town Neighbourhood Plan as modified:
- i. Meets the basic conditions set out in paragraph 8 (2) of Schedule 4B of the Town and Country Planning Act 1990;
 - ii. Is not considered to breach or otherwise be incompatible with any EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998); and
 - iii. Complies with the provisions made by or under 38A and 38B of the Planning and Compulsory Purchase Act 2004.

Signed:



Date:

22/04/16.

Cllr Phil Jones Cabinet Member for Regeneration, Transport and Planning

Table 1: Examiner’s recommendations and Camden Council’s response

No	Policy in the Neighbourhood Plan submission draft	Examiner’s report para. (modifications in full in Appendix 1 of the Examiner’s Report)	Examiner’s recommended modifications New text shown as <u>underlined</u> Deletions shown as strikethrough	Council’s response and reason for change
1	Policy SW1: Supporting small business	5.1 – 5.11	Delete: “ of up to 232 sq metres ” Define small businesses in the reasoned justification and glossary.	Agree to modification. To provide clarity. It was unclear why 232sqm had been selected as a threshold and was not supported by the Plan’s evidence base. Agree to changes for reason above.
2	Policy SW2: Protection of Secondary Shopping Frontages	5.12 – 5.19	Delete “ A1 Retail usage explained in Glossary ” from the policy text. Additional text in policy recommended setting out evidence requirements which applicants must meet in order to justify a change of use from retail (A1), i.e. an up-to-date marketing report and a financial viability assessment to be submitted to the Council: <u>“In order to avoid vacant retail premises in Secondary Shopping Frontages where proposals may result in less than 60% of the premises being in A1 Retail usage in Secondary Shopping Frontages, applicants should demonstrate by submitting with their planning application:</u>	Agree to modification for the sake of clarity. Agree modifications to policy and reasoned justification. This aims to avoid the long-term vacancy of retail units when there is no reasonable expectation that premises can be reused for A1 retail use.

		<p><u>a) an up to date marketing report; and</u> <u>b) contemporary financial viability assessment</u> <u>that there is no reasonable prospect that A1 retail use is viable.</u></p> <p><u>Where a marketing report and financial viability assessment have been submitted to the local planning authority, applicants should fund a “peer” review of both the marketing report and viability assessment at the cost of the applicant, if requested by the local planning authority”.</u></p> <p><u>Additional text in reasoned justification recommended:</u></p> <p><u>“In light of the comparative weakness of Secondary Shopping Frontages in Kentish Town and despite the protection afforded to retail premises by the policy, there remains the risk that without some flexibility an unintended consequence could be that vacancy rates rise in these areas due to a lack of effective demand. Accordingly, where there is a risk that proposals would result in less than 60% of the premises in Secondary Frontages being in retail use, applicants for changes of use should demonstrate by means of a market report and a financial viability assessment that there is no reasonable expectation that the premises will be reused for A1 retail use.</u></p> <p><u>In the event of planning applications being made for change of use or redevelopment, it is expected that a marketing report should form part of the planning proposals demonstrating how the property has been actively marketed for a period of not less than 12 months prior to the planning application being made. The marketing report shall include details of the interest generated and viewings that have taken place together with copies of correspondence relating to interest expressed in the property and indicate the reasons why occupancy has not been achieved for the existing use.</u></p>	
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			<p><u>In addition, a financial viability assessment should accompany the planning application demonstrating why the existing use is unviable based on current market evidence. The applicant should be willing for both the marketing report and viability assessment to be peer reviewed at the discretion of the Council, using agents appointed by the Council, but on the understanding that cost of each peer review will be met by the applicant”.</u></p> <p>The reasoned justification should cross-reference Camden Planning Guidance 5.</p>	<p>Agree to modification – this provides guidance on how the policy should be applied.</p>
3	Policy SW3: Consecutive Secondary Shopping Frontages	5.20 – 5.22	<p>Additional text proposed setting out evidence requirements which applicants must meet in order to justify a change of use from retail (A1):</p> <p><u>“In order to avoid vacant retail premises in Secondary Shopping Frontages where proposals may result more than two consecutive frontages being in non-A1 Retail use, applicants should demonstrate by submitting with their planning application:</u></p> <ul style="list-style-type: none"> <u>a) an up to date marketing report; and</u> <u>b) contemporary financial viability assessment that there is no reasonable prospect that A1 retail use is viable.</u> <p><u>Where a marketing report and financial viability assessment have been submitted to the local planning authority, applicants should fund a “peer” review of both the marketing report and viability assessment at the cost of the applicant, if requested by the local planning authority”.</u></p>	<p>Agree modifications to policy and reasoned justification. This aims to avoid the long-term vacancy of retail units when there is no reasonable expectation that premises can be reused for A1 retail use.</p>

			<p><u>Additional text in reasoned justification recommended:</u></p> <p><u>“However, in the light of changing retail demands, in instances where it can be demonstrated by market evidence and financial viability assessment that insufficient demand exists to prevent retention of A1 use, change of use will be considered in these circumstances within secondary retail frontages and having regard to other matters within the Plan.</u></p> <p><u>In the event of planning applications being made for change of use or redevelopment, it is expected that a marketing report should form part of the planning proposals demonstrating how the property has been actively marketed for a period of not less than 12 months prior to the planning application being made. The marketing report shall include details of the interest generated and viewings that have taken place together with copies of correspondence relating to interest expressed in the property and indicate the reasons why occupancy has not been achieved for the existing use.</u></p> <p><u>In addition, a financial viability assessment should accompany the planning application demonstrating why the existing use is unviable based on current market evidence. The applicant should be willing for both the marketing report and viability assessment to be peer reviewed at the discretion of the Council, using agents appointed by the Council, but on the understanding that cost of each peer review will be met by the applicant”.</u></p>	
4	Policy D1: The View of Parliament Hill	5.24 – 5.37	<p>Insert additional text: “The uninterrupted view towards Parliament Hill from the area adjacent to Kentish Town Underground station as defined in the “Protected Corridor and “Peripheral Corridor” identified on Map [], is required to be maintained, as far as possible, for future generations.</p>	<p>Agree to modification. Viability not relevant to this policy.</p>

			<p>Amend and delete text: “Ddevelopment that takes place within the “Peripheral Corridor”, shown on <u>Map []</u>, in the Plan below, must be compatible with the view in terms of its setting, scale and massing and be subject to assessment of viability on proposals coming forward”.</p> <p>Minor re-wording to reasoned justification to explain how policy should be applied in relation to the “protected corridor” and “peripheral corridor” as follows:</p> <p>“The role of design and its setting, scale and massing will <u>be important considerations and</u> become even more critical with any development that takes place within the "Protected Corridor" <u>and to a lesser although still significant extent within the “Peripheral Corridor”</u> identified on the Plan. In our street engagements with the public, one of the most commonly mentioned wishes was that this view of Parliament Hill and trees must be protected. The view is cherished by local people and visitors alike. The space is accessible and makes the environment more inviting. In this very built-up area it is the only chance to get a long green view.</p> <p>KTNF understands that the view outside the borders of the KTNF Area cannot be protected by this policy. Much of the area outside the borders of KTNF is included in Dartmouth Park Neighbourhood Forum’s area. KTNF has agreed a Memorandum of Understanding with DPNF and DPNF has sent KTNF a letter agreeing in principle with Policy D1 The View of Parliament Hill (<i>see Appendix 3 p.69</i>). We have also discussed the policy with the management of the Murphy Site.</p> <p>“A view of trees is, along with the availability of natural areas nearby, the strongest factor affecting people’s satisfaction with their neighbourhood.”</p>	<p>Agree to modification. This will help with the implementation of the policy.</p>
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			<i>Design Council CABE – The Value of Public Space.”</i>	
5	Policy D3: Innovative building design	5.42 – 5.46	<p>Amend title – replace “Innovative building design” with ‘<u>Design principles</u>’</p> <p>Delete text: “Design principles for innovative building design – a”</p> <p>Criterion (a) amend as follows: “Proposals must be based on a <u>comprehensive deep</u> understanding of the site and its context”</p> <p>Add new criterion “<u>(d): Design innovation will be encouraged and supported where appropriate</u>”</p> <p>Criteria (d) and (e) re-label as (e) and (f)</p> <p>Minor change to reasoned justification to reflect proposed rewording of policy, as follows:</p> <p>“...For this reason a policy for high quality <u>and where appropriate</u>, innovative design is clearly necessary. Examples of good innovative building in the Kentish Town Area shown here. The designs and/or choice of materials are contemporary but in keeping with the Victorian buildings adjacent or close to the buildings.</p> <p>Given the significance of this policy, a Design Review <u>may be</u> is required to be undertaken on major schemes to help develop exceptional design quality.</p>	<p>Agree to modification. Clarifies intent of policy and removes unreasonable expectation that all development must be innovative.</p> <p>Agree to modification. Will help with the implementation of the policy.</p>
6	Policy D4: Non-designated heritage assets	5.47 – 5.49	<p>KTNF supports Camden Council’s Local List 2015 which specifies Non-Designated Heritage Assets. <u>KTNF has identified</u> eight fine buildings and features have been omitted from the Local List <u>which and</u> KT NF has identified these as Non-Designated Heritage Assets.</p> <p><u>These comprise:</u> <u>Torriano Estate, NW5 2SU</u> <u>Willingham Close Estate, NW5 2UY</u></p>	<p>Agree to modification. Clarifies application of policy.</p> <p>‘2015’ removed to reflect that the Local List is subject to regular review by the Council.</p>

			<p><u>298 Kentish Town Road, NW5 2TG</u> <u>87 Kentish Town Road, NW1 8NY</u> <u>Concrete and mosaic brutalist sculpture situated on the Raglan Estate, Raglan Street, NW5 3BX</u> <u>The Canopy, Kentish Town Square, Leverton Place, NW5 2PL</u> <u>Drinking fountain in front of canopy outside Kentish Town tube station.</u></p> <p>with <u>The KTNF would support the inclusion of these Non-Designated Heritage Assets in the Local List on next review. added reasons for their specification. Camden's Local List criteria have been incorporated into the captions.</u></p>	
7	Policy GA: Step-free access in Kentish Town stations – CIL priority (plus Section 106 contributions)	5.51 – 5.53	<p>From title of policy delete: “CIL priority (plus Section 106 contributions)”</p> <p>Reasoned justification should clarify that CIL funding is “<u>subject to viability</u>”. Reference to Section 106 to be deleted in same paragraph.</p>	<p>Agree to modification. Section 106 contributions will only be relevant to some planning applications. CIL priorities are listed in a table in the Plan's Introduction.</p> <p>Agree to modification. There may not be sufficient funds available for the CIL (particularly the local proportion of CIL) to deliver step-free access.</p>
8	Policy GO3: Biodiverse habitats	5.63 – 5.65	<p>Amend 2nd paragraph of policy as follows:</p> <p>‘Proposals affecting sites identified on Map [], Bio-diverse Habitats which: This policy seeks to ensure that biodiversity is prioritised in the following ways:</p> <p><u>GO3.4 protect and enhance existing biodiverse habitats at the following sites will be supported:</u></p>	<p>Agree to recommended modifications. Clarifies application of the policy.</p>

			<p>1. Ingestre Wood and Nature Trail: support further development of this project.</p> <p>2. Planting alongside railways: improve its biodiversity. If existing habitats are likely to be this is adversely affected by proposed development, <u>these shall</u> it is to be replaced with equivalent biodiverse habitat for wildlife.</p> <p>Amend 3rd paragraph as follows:</p> <p><u>'Proposals will be supported which GO3.2</u> encourage new areas of biodiverse habitat within new developments, such as:</p> <p>a) Extending 'green corridors' alongside the railways, to connect with Hampstead Heath in future developments;</p> <p>b) Using landscaping which provides habitats that support native species and creating wildlife areas, which can be small, e.g. bee houses and bird boxes, or larger, e.g. wildlife gardens, to increase biodiversity in public open areas;</p> <p>c) Supporting proposals which improve biodiversity in the large, enclosed blocks of private gardens, including planting of native species and shrubs as a haven for wildlife; <u>and</u></p> <p>d) Promoting the use of green roofs and green walls. Supporting the use of brown roofs, composed of local soils promoting indigenous biodiversity, within business areas and light industrial buildings.</p> <p>Cross-reference to map in reasoned justification.</p>	
9	Policy CC1	5.67 – 5.78	<p>Amend title – Delete “Statement of community consultation” and replace with <u>'Pre Application Consultation'</u></p> <p>Amend text as follows: “Applicants proposing major developments that include 10 (or more) dwellings or 1,000 square metres of floorspace are strongly encouraged to submit a Development Brief to KTNF and to LB Camden, and to actively engage in consultation with KTNF and the wider community,</p>	<p>Agree to modification. Clarifies intent of policy and ensures it is reasonable and able to work effectively in decision making.</p>

			<p>including hard to reach groups and groups with protected characteristics, as part of the design process prior to any planning application being submitted.</p> <p>Reasoned justification to clarify policy applies to major developments and intent behind this policy, as follows:</p> <p>This policy aims to strengthen Camden's current planning consultation processes and requirements. LB Camden encourages pre-application community consultation relating to major development applications. Local people say that they want more and earlier consultation. On 7 December 2012 at the KTNF Public Meeting and Exhibition, 25 attendees ticked "Like" on their Statement of Community Consultation comment form. Nobody ticked "Dislike".</p> <p>Policy CC1A encourages more in-depth pre-application community consultation on all major planning applications. <u>Where developers chose to engage in Pre Application discussions with KTNF and the local community, the community and Forum will be familiar with such proposals for major developments in the KTNF Plan Area before a formal application is submitted. This would enable local residents, businesses and organisations to comment on proposals at a time when developers are in the earliest position to consider them.</u></p>	<p>Agree to modification. Will help the implementation of policy.</p>
10			<p>Rest of Policy CC1 to form a new policy CC2 titled "<u>Statements of community consultation and statements of neighbour involvement</u>" (this will replace existing Policy CC2 which the Examiner recommends should be a 'project' and moved to the Plan's Appendix).</p> <p>Amend original text from CC1 as follows:</p> <p>"Further to a Development Brief, Applicants proposing major</p>	<p>Agree to modification. Clarifies the purpose and operation of these statements. Removes requirement for submission of evidence to the Forum, which does not have statutory powers to determine planning applications.</p>

			<p>developments or proposals involving community uses are strongly encouraged to submit a Statement of Community Consultation to KTNF and LB Camden.</p> <p>Applicants proposing demolitions, extensions or conversions to residential buildings and demolitions, extensions or change of use to non-residential buildings are strongly encouraged to submit a Statement of Neighbour Involvement”.</p> <p>Reasoned justification provides advice on what statements must contain.</p>	<p>Agree to modification – will help with the implementation of the policy.</p>
11	Policy CC2: Community facilities in schools	5.80 – 5.85	<p>Delete entire submission draft policy and reasoned justification.</p> <p>Examiner recommends the policy becomes a ‘project’ and is transferred to an Appendix to the Plan. This is because the policy deals with matters which are not relevant to land use planning or cannot be controlled by the planning system.</p>	<p>Agree to modification – to be transferred to the Plan’s Appendix as a project.</p>
12	Policy CC3: Protection of Public Houses	5.87 – 5.89	<p>The reasoned justification to the policy should clarify which pubs will be affected by the policy. A factual update is required to reflect that the pub at 289-291 Kentish Town Road now trades as “Camden’s Daughter”.</p>	<p>Agree to modification – will help with the implementation of the policy.</p>
13	Policy CC4: Protection of shops outside the centre	5.89 – 5.91	<p>At end of first sentence of policy, insert text: “<u>subject to viability</u>”.</p> <p>The reasoned justification should make reference to the same evidence requirements as Policies SW2 and SW3, as follows: <u>“In the event of planning applications being made for change of use or redevelopment, it is expected that a marketing report</u></p>	<p>Agree to modification. Clarifies application of policy. This aims to avoid the long-term vacancy of retail units when there is no reasonable expectation that premises can be reused for A1 retail use.</p> <p>Agree to modification – will help with the implementation of the policy.</p>

			<p><u>should form part of the planning proposals demonstrating how the property has been actively marketed for a period of not less than 12 months prior to the planning application being made. The marketing report shall include details of the interest generated and viewings that have taken place together with copies of correspondence relating to interest expressed in the property and indicate the reasons why occupancy has not been achieved for the existing use.</u></p> <p><u>In addition, a financial viability assessment should accompany the planning application demonstrating why the existing use is unviable based on current market evidence. The applicant should be willing for both the marketing report and viability assessment to be peer reviewed at the discretion of the Council, using agents appointed by the Council, but on the understanding that cost of each peer review will be met by the applicant”.</u></p>	
14	Policy SP1: Kentish Town Square Phase 1	5.92 – 5.95	<p>From title of policy delete: “CIL priority (plus Section 106 contributions)”</p> <p>At end of first paragraph of policy insert text: ‘<u>will be supported which deliver the following benefits, including by way of CIL funding opportunities and S106 contributions where appropriate:</u>’</p> <p>Delete text in first paragraph: “that meet the following criteria, where appropriate”</p> <p>Minor changes recommended to the reasoned justification in line with recommended changes to the policy.</p>	Agree to modifications. Section 106 contributions will only be relevant to some planning applications. The Forum’s CIL priorities are listed in a table in the Plan’s Introduction.
15	Policy SP2: Kentish Town Potential Development Area	5.96 – 5.103	Amend as follows: KTPDA (Regis Road Site, Murphy Site and Highgate Road Section) is defined on Map [] p.4. KTNF recognises that Kentish Town Industry Area is, at present, safeguarded as an employment designation in Camden’s Core	Agree to modification. Clarifies where policy is intended to apply and process of reviewing strategic planning

	(KTPDA)		<p>Strategy.</p> <p>The Neighbourhood Plan recognises the potential of the KTPDA within the KTNP Area, identified on Map [], for a mixed use development whilst retaining, and where possible increasing, the level of industrial floorspace and employment opportunities including the growth of small and start-up businesses, <u>in the event of the submission draft Local Plan being found sound following Examination</u>. This <u>may</u> requires the preparation of a Development Framework for the whole area.</p> <p>Recommends that the reasoned justification should clarify conformity with the London Plan (Policy 4.4) and the relevance of the emerging Camden Local Plan.</p>	<p>policy relating to this area.</p> <p>Agree to these modifications to help with the implementation of the policy.</p>
16	Policy SP2a: KTPDA – General Development Criteria	5.104 – 5.115	<p>Amend text as follows:</p> <p>Criterion (xii) Replace existing text with the following: <u>‘Once a building and its services have been designed to make sure energy consumption will be as low as possible and the use of energy efficient sources has been considered, the KTNF will expect developments to achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation (which can include sources of site-related decentralised renewable energy) unless it can be demonstrated that such provision is not feasible in accordance with Core Strategy Policy CS13’.</u></p> <p><u>Specific criteria for the Regis Road site:</u> In first paragraph insert: “In addition to the general criteria set out above, the following specific criteria will be supported in the assessment of <u>proposals comprising comprehensive mixed use development</u> of the Regis Road Site, subject to viability.”</p> <p>Delete criterion (c) – retention of recycling centre and (d) protection of sorting office</p>	<p>Agree to modification. To ensure conformity with Camden’s Core Strategy.</p> <p>Agree to modification: clarifies intent of policy.</p> <p>Agree to modifications: The Recycling centre is</p>

			<p>Criterion (e), rename (c) and amend as follows: ‘Improvements are made to the existing entrance to Regis Road including improvements to the quality of advertisements to meet the criteria of in Camden Core Strategy Policy policies CS14 and CPG8’.</p> <p>Minor re-wording of reasoned justification to clarify that proposals should take into account the capacity of development sites and that the policy is seeking a “comprehensive employment-led” mixed use approach.</p>	<p>“excluded development” as set out in the Localism Act as it relates to waste management. Planning cannot control the commercial activity of a parcel delivery service.</p> <p>Agree to modification: to improve the clarity of the policy.</p>
17	Policy SSP1: Car wash site 367-377 Kentish Town Road NW5 2TJ	5.116 – 5.118	<p>Amend as follows: “KTNF will support proposals for the sustainable redevelopment of this site for mixed use. Development will be supported that includes an agreement with LB Camden and Transport for London to extend the width of the pavement and relocate the bus shelter to move the bus shelter backwards by 1 metre through adoption of land within the Car Wash site. Relocating the shelter well back from the kerb and widening the pavement will reduce the danger and increase the safety for passengers and passing pedestrians alike. This policy will be subject to assessment of viability on proposals coming forward.”</p> <p>Minor recommended changes to reasoned justification to reflect recommended changes to policy, i.e. “<u>any relocation</u> (of the bus stop) <u>will need to be assessed for optimal safety and pedestrian flow</u>”. It is also recommended that intensification should be clarified in terms of <u>uses</u> on the site.</p>	<p>Agree to modification. Clarifies application of policy.</p>
18	Policy SSP2: York Mews, Section House and Land around the Police Station	5.119 – 5.121	<p>Include reference to map in policy title.</p> <p>Amend second paragraph as follows: “Policy SSP2 will operate if the site comes forward for development independently from the development of the Regis Road Site under Policy SP2. However, given its proximity to the</p>	<p>Agree to modification. Clarifies application of policy.</p>

			Regis Road Site, there are foreseeable circumstances where Policy SSP2 site may will be included within a wider masterplan of the area. If this were the case, the aspirations described in SSP2 will be located elsewhere.”	
19	Policy SSP3: Frideswide Place / Kentish Town Library	5.122 – 5.124	Include reference to map in policy title. In criterion (f) add text: ‘ <u>in accordance with the London Plan, Policy 6.9</u> ’. Reflect in reasoned justification.	Agree to modification. Clarifies application of policy
20	Policy SSP4: Wolsey Mews	5.125 – 5.128	In criterion (g) add text: “ <u>in accordance with the London Plan, Policy 6.9</u> ”. Reflect in reasoned justification.	Agree to modification. Clarifies application of policy
21	Policy SSP5: 2 Prince of Wales Road NW5 3LQ	5.129 – 5.133	Delete: “ Development solely for residential purposes will not be supported. ” Minor rewording of reasoned justification is recommended by the Examiner to address the viability concern he identifies.	Agree to modification. The policy retains a preference for community, assembly and leisure uses. The change of use of the entire building to residential should be retained as a possibility, particularly if this was necessary to secure the building’s conservation.
22	Policy SSP6: Future development of the Veolia Council Depot Site Holmes Road / Spring Place NW5 3AP	5.134 – 5.136	In criterion (c) add text: ‘ <u>in accordance with the London Plan, Policy 6.9</u> ’ After criterion (f) insert the following: “ <u>Given the proximity to the Regis Road site, the Veolia site shall be considered as part of Kentish Town Potential Development Area in respect of comprehensive development proposals which include the Regis Road site. In that event, the Policy SP2a KTPDA General Development Criteria will apply to development within the Veolia Site.</u> ” Delete the following text: This policy will operate if the site comes forward for development	Agree to modifications. Clarifies application of policy

			<p>independently from the development of the Regis Road site under Policy SP2. However, given its proximity to the Regis Road site, we expect the Veolia site to be considered as part of Kentish Town Potential Development Area. In this case, the aspirations described in SSP6 will be located elsewhere and those set out in SP2 located within the Veolia Site.</p> <p>Rest of policy text is not recommended for amendment.</p>	
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Table 2: Other changes to correct factual errors, amend layout or make non-material changes as a result of the Examiner’s recommendations

Section in the Neighbourhood Plan submission draft	Sub-section/paragraph	Proposed change
Conformity references to national and local planning policy	Various – in the reasoned justification throughout the Plan, to clarify the conformity of policies, in particular to distinguish between planning guidance (e.g. Camden Planning Guidance), planning policy and evidence collected by the Council or Forum to inform the drafting of policies.	
Acknowledgements, page 5		Remove text regarding “How to comment on the Plan”
The Kentish Town Neighbourhood Development Plan 2015-2030	Change to neighbourhood plan in title for consistency and update plan period	Delete: The Kentish Town Neighbourhood Development Plan 2015-2030 and replace with: <u>The Kentish Town Neighbourhood Plan 2015-2030</u>
“Why Kentish Town needs a neighbourhood plan”	Design Quality	Delete: “has a policy of preserving buildings and features of architectural merit that have no protection” and replace with: <u>“identifies local heritage assets which are of importance to the local community”</u> .
	Public involvement	First sentence: “will be protected” and replace with <u>“the Plan seeks to protect”</u> .

	Preserving open space	Second sentence: “ protects open spaces” and replace with “ <u>seeks to protect open spaces</u> ”
	Community development	Second sentence: “One policy ...” Replace with “One <u>project</u> ...” Final sentence: “ meeting ” replace with “ <u>which meet</u> ” after “specified shops outside the centre”, insert: “ <u>,subject to viability assessment. This will help the Council to resist a change of use of shops, usually convenience stores...</u> ” This is a consequential amendment arising from the Examiner’s recommendation relating to the protection of convenience stores (Policy CC4).
	Enhancing Kentish Town Road	Final sentence: “ is where ” and “ can make a difference ” After “not sufficiently protected by the Council and”, insert: “ <u>,subject to viability</u> ” the Neighbourhood Forum “ <u>seeks to resist a change of use from shops and other retail outlets</u> ”. This is a consequential amendment arising from the Examiner’s recommendations relating to the protection of secondary shopping frontages (Policies SW2 and SW3).
	Spatial Policies and Site Specific Policies	Final sentence: “ includes ”, replace with “ <u>promotes the creation of...</u> ” 2 nd para.: “ Development will also include ”, replace with “ <u>This policy also seeks the provision of new green spaces...</u> ” 3rd para.: “ matched ”; replace with “ <u>complemented</u> ” Final para.: “ Another site specific policy is for... ”, replace with “ <u>One of the site specific policies promotes...</u> ”
	Projects	“ either not linked to... ” replace with “ <u>not linked to land development or intended to form statutory planning policy and....</u> ”
Delivery and Monitoring table	Various entries in table	Clarification that some of the actions are recommendations being made by the Neighbourhood Forum to the Council.
Projects	Add in an additional project, “Community & Culture Project 3: Working with Schools” into appendix of projects in line with Examiner’s recommendation to delete Policy CC2 in	Extra project to be added.

	<p>submission draft.</p> <p>Projects to be clearly distinguished as an appendix to the Plan. Additional text to clarify that they will not be used for development management purposes in the introduction to this appendix.</p>	<p>Amended introductory text to appendix: <u>“This section sets out projects, which describe complementary action which will help achieve the Plan’s Vision and Objectives, and which support of its policies. They are community aspirations not linked to land development, are not statutory planning policies and may not be achieved within the lifetime of the Plan. They will not be used in reaching development management decisions.</u></p> <p>The projects include the Phase 2 development development of Kentish Town Square, proposals to improve shop fronts, retain green and open spaces and collaboration with local schools”.</p>
Glossary		<p>Include Examiner’s recommended definition of ‘small businesses’</p> <p>Delete CDP because it does not appear in the Neighbourhood Plan.</p> <p>Delete UDP as this no longer forms part of Camden’s planning policy framework.</p> <p>Amend ‘referendum’ entry in table to clarify the question being put to voters.</p>