

Shaping Camden

Camden's Local Development Framework

Site Allocations Statement of Engagement



Statement of Engagement

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Introduction

This document summarises engagement and consultations associated with the preparation of the **Site Allocations** Development Plan Document (DPD). This document focuses on direct engagement and consultation activities associated with the Site Allocations and also acknowledges other consultation activities that have occurred through other exercises that are relevant and can be taken into account.

Following the revision of PPS 12 and amendment to the Local Development Regulations in 2008, Councils are now able to adopt a more flexible and tailored approach to public participation appropriate to the DPD being prepared.

Approach to Engagement

Our Statement of Community Involvement (SCI) Nov 2006, sets the foundation and broad approach to engagement in preparing the Site Allocations DPD, this comprises:

Stages of Consultation	1. Issues and Options; 2. Preferred Options; 3. Submission; 4. Independent Examination; and 5. Adoption
Who to Involve	The general public, people/organisations on planning policy database, statutory consultees (set out in planning regulations), representative organisations in the borough.
Notification	Methods include letters, email, website, press notices, local publicity.
Document Availability	Provided for viewing at Council's Planning Reception, Camden Libraries and on our website.
Consultation Methods	These include use of exhibition, website, stakeholder meeting, public meeting, Camden Talks panel, special survey, attending group meetings, targeted meetings, enquiries, newsletter, use of press and local publicity.
Use of Comments and Feedback	At each consultation stage a report will set out comments received, council's response and where changes have been made.

The Site Allocations will utilise this process and methods above and will also tailor these as appropriate to the specific nature of the document. In particular, given that this document has direct implications for land and development sites, there will be a large degree of contact and engagement with land owners and developers throughout the course of preparing this document particularly at the initial stages where their input will be required to identify sites suitable for development.

Call for Sites

Purpose

The purpose of this consultation was to allow developers and land owners to get involved in the early stages of plan making by assisting in identifying sites and land suitable for development.

This was a preliminary stage of consultation carried out during February and March 2008.

Approach

Emails and letters were sent to approximately 100 organisations with interests in Camden. These comprised:

- Land owners including portfolio holders
- Developers
- Consultancies (planners, architects and property)

The LDF web site was also updated to seek site suggestions.

Following receipt of responses, an assessment of the sites would be carried out to explore if sites would be suitable for inclusion within the Site Allocations Issues and Options consultation document.

Statistics on Comments Received

16 organisations responded and 23 sites were suggested.

Outcomes of Consultation

Of the 23 sites suggested, 16 were included within the Site Allocations Issues and Options consultation document.

A brief report of the responders, proposals and council response is included in Appendix 1.

Notes on the Consultation

There was a large degree in the quality and quantity of information submitted, ranging from:

- Short email
- Letters
- Completed and semi completed site forms
- Comprehensive letters with semi planning reports and other supporting evidence
- Submission of asset management plans

The general intentions of those that submitted sites seemed to fall into three categories:

Specific	Where proposals are current and planning applications can be expected in short term. Submissions are submitted to support existing and upcoming proposals.
Speculative	Where a property is likely to come onto the market pending vacation of an existing user. These tend to be aimed at maximising development potential of the site by proposing a wide range of uses and substantial increase in development scale.
Portfolio	Where a property portfolio holder has long term objectives and weighs up various options across a broad range of development sites. The probability of these in terms of delivery can range from very certain to highly speculative.

Issues and Options

Purpose of Consultation

This was the first formal stage of consultation for the preparation of the Site Allocations, as set out within our Statement of Community Involvement and our Local Development Scheme.

The consultation document:

- Sets out the policy context and where this document sits in relation to other LDF documents
- Explains the process for producing this DPD and how to get involved
- Highlights the Core Strategy context which underpins the broad approach
- Identifies a number of significant sites
- Seeks views on sites we have identified and any that we may have missed
- Asks other questions about how this DPD can help to deliver the Council's spatial strategy

Approach to the Consultation

The approach and methods used follows those set out in the Statement on Community Involvement.

To ensure efficiencies and reduce consultation fatigue, this consultation was carried out in conjunction with the Core Strategy and Development Policies Preferred Approach consultation.

The meetings and workshops were carried out together for the Core Strategy, Development Policies and the Site Allocations. It should be noted that the emphasis of these meeting were usually upon the Core Strategy.

Statistics on Comments Received

Direct Responses to the Consultation

Fifty-six responders replied directly in relation to the official consultation, comprising:

- 42 Landowners / Developers
- 6 Government / NGOs bodies
- 2 Residents' groups
- 3 Individuals
- 2 Occupiers
- 1 Business Improvement Group

Workshops and Meetings

Site Allocations has a presence at seven meetings / workshops, comprising:

- 2 evenings at Local Associations
- 3 evenings at Area Forums
- 2 LDF full workshops

Outcomes of Consultation

A report of direct responses to the consultation including responders, proposals and council response is included in Appendix 2.

A summary of the outcomes from the workshops and meetings where there was a Site Allocations presence is provided in Appendix 3. Full notes of these are included within the Core Strategy consultation notes.

Appendix 1 Call for Sites, Summary of Responses

Consultation report - Call for Sites

Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
Middlesex Hospital Annexe, Cleveland Street	University College London Hospitals NHS Foundation Trust	Owner & Occupier	Site Suggestion	UCLH proposes that the site be retained as an allocated site within the emerging Local Development Framework (LDF) but that it should be re-allocated within the Site Allocation DPD for 100% residential development.	Include within Issues & Options Document	-
132-140 and 142 Hampstead Rd (BHS Warehouse)	Derwent London Plc	Owner & Developer	Site Suggestion	Suggested a mixed use development comprising: commercial, student housing, residential, and hotel uses with a substantial increase in floorspace. They anticipate the likely timeframe for development will be 6-10 years.	Include within Issues & Options Document	-
Midland Road Site, Land to rear of British Library	The British Library	Owner & Occupier	Site Suggestion	The agent acting on behalf of the British Library has suggested a high density development on this site to be used for British Library and supporting uses. They anticipate delivery within 15 years.	Include within Issues & Options Document	-
Midland Road Site, Brill Place	United Kingdom Centre for Medical Research and Innovation (UKMRI)	Owner & Developer	Site Suggestion	UKCMRI have indicated they will be seeking to have the site allocated for research and development uses (Class B1b use).	Include within Issues & Options Document	-
Osbourne House, 111-113 Bartholomew Road	UNITE	Owner & Developer	Site Suggestion	The agent on behalf of the owner has suggested a mixed use development (student accommodation and flexible business use), and anticipates development within 5 years.	Include within Issues & Options Document	-
29 New End, Former Nurses Hostel	Moon Investments Limited	Developer	Site Suggestion	Request inclusion of this site for residential use with regard to the Planning Application (Ref: 2008/0011/P) for demolition of existing hostel and redevelopment to provide a basement plus 8 storey building containing 27 residential units.	Include within Issues & Options Document	-
1-39 Drummond Crescent (Euston Traffic Garage)	Metropolitan Police Authority	Owner & Occupier	Site Suggestion	The Metropolitan Police Authority has advised that the property may become available for redevelopment in the medium term in conjunction with the potential restructuring of service delivery and property. This is subject to identifying alternative accommodation.	Include within Issues & Options Document	Meetings with MPA has indicated that they have been actively seeking to find a replacement site within the borough. Site is considered to have development potential.
Granby Terrace	Gladedale Homes & John Laing	Developer	Site Suggestion	The agent acting on behalf of the development team (comprising Gladedale Homes and John Laing) has advised that they are working with EWS Network Rail and expect ownership will ultimately be transferred to them. They suggest that the site is suitable for residential	Include within Issues & Options Document	-

Consultation report - Call for Sites

Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
				and employment (B8) development, comprising 480 dwellings and a distribution service (rail to van), and anticipate development within 5 years.		
15-17 Tavistock Place	London School of Hygiene and Tropical Medicine	Owner & Developer	Site Suggestion	LSHTM are currently refurbishing the existing building and will soon occupy it. They have indicated intentions to expand into the rear of site by approximately 4,000 m2 of office space, and anticipate development by 2012.	Include within Issues & Options Document	-
Senate House (north block) Malet Street	University of London	Owner & Developer	Site Suggestion	The University of London has advised that this area makes up an uncompleted section of the existing building which has been planned but never constructed. They have advised that any proposed building will match the existing building (4 floors + ground + basement) and will be used for higher education use (class D1c use). They anticipate development within 5 years.	Include within Issues & Options Document	-
Eastman Dental Hospital, 256 Gray's Inn Road	University College London Hospitals NHS Foundation Trust	Owner & Occupier	Site Suggestion	The agent acting on behalf of UCLH NHS Trust has advised that the existing dental services on site will be relocated to further phases (3A/3B) of the UCLH hospital redevelopment. Though there are currently no detailed plans for this phase and implementation would be some years in the future. Subject to this relocation they have indicated that this site should be allocated for residential development.	Include within Issues & Options Document	-
Howland, Charlotte, Chitty and Whitfield Streets	Derwent London Plc	Owner & Developer	Site Suggestion	The agent on behalf of the owner has suggested a commercial (office/retail) use with substantial increase in floorspace. They anticipate the likely timeframe for development will be 6-10 years.	Include within Issues & Options Document	-
12-42 Southampton Row & 1-4 Red Lion Square	University of the Arts London	Owner & Occupier	Site Suggestion	UAL relocating to the Granary building in the King's Cross development and due to commence operation in 2011. Proposes a Mixed Use development comprising Office, Retail, Hotel of up to 50,000m2. They anticipate development within 5 years.	Include within Issues & Options Document	-
100 Avenue Road, Swiss Cottage	Muller Property Holdings Group Ltd	Owner	Site Suggestion	The agent on behalf of a developer has suggested that future development may include a tall building containing a mixed use development comprising: predominantly residential with apartment hotel and ancillary commercial/retail/leisure. The developer anticipates development within 5 years.	Include within Issues & Options Document	-

Consultation report - Call for Sites

Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
Camden Town Triangle	Camden Lock (London) Limited	Owner	Comment on Site	CLLL does not wish to suggest a site allocation to be proposed over the land occupied by the Market at 192-200 Camden High Street, which is also bounded by Buck Street. CLLL's view is that an allocation of the site for development in the LDF is unnecessary. They advised if, however, the Council is nevertheless minded to allocate it as a site or part of a site, any such proposal should ensure that the Market is preserved. In particular, their view remains that it should be unnecessary to close or relocate the Market temporarily in order to effect any proposals to redevelop the Underground station.	Noted	CLLL comments are noted. The Camden Underground Station site will be included within the Issues and Options for consultation purposes.
35 Kentish Town Road	Derwent London Plc	Owner & Developer	Site Suggestion	The agent on behalf of the owner has suggested a mixed use office/residential development with substantial increase in floorspace. They anticipate the likely timeframe for development will be 6-10 years.	Include within Issues & Options Document	-
Gondar Gardens Reservoir	Thames Water Property Services	Owner	Site Suggestion	Proposes a residential development on the front two thirds of the site comprising 38 dwellings, and anticipate development within 5 years.	Do not include within Issues & Options Document	This site is designated Open Space. Camden's UDP and draft Core Strategy and Development Policies protect designated Open Space and without a change this designation it is inappropriate to allocate this site for development.
Hampstead Police Station, 26 Rossllyn Hill	Metropolitan Police Authority	Owner & Occupier	Site Suggestion	The MPA Camden Asset Management Plan has reviewed policing property assets. MPA now seek to replace/dispose of this site and wish to explore potential for redevelopment.	Do not include within Issues & Options Document	No firm proposals in context of facility replacement or provision of evidence declaring the site to be surplus. The building is Listed (Grade II).
Kentish Town Police Station, 10-12a Holmes Road	Metropolitan Police Authority	Owner & Occupier	Site Suggestion	The MPA Camden Asset Management Plan has reviewed policing property assets. MPA now seek to replace/dispose of this site and wish to explore potential for redevelopment.	Do not include within Issues & Options Document	No firm proposals in context of facility replacement or provision of evidence declaring the site to be surplus.
1 Regis Road	Asphaltic Developments Limited	Developer	Site Suggestion	Request inclusion of this site for mixed use residential and Class B1 use with regard to the Planning Application (Ref: 2008/0136/P) for the redevelopment of site to provide a part 5, part 10 storey building containing 35 affordable residential units (Class C3), office use (Class B1) with associated landscaping.	Do not include within Issues & Options Document	The site is small below the 1000m2 threshold. The site is within the Industry Area where housing is not encouraged.

Consultation report - Call for Sites

Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
High Holborn station	Transport for London	Owner	Site Suggestion	Exploring development potential, in particular for office accommodation.	Do not include within Issues & Options Document	Site is small and below threshold of 1000m2. No firm proposals.
366 Gray's Inn Road	Transport for London	Owner	Site Suggestion	Exploring development potential, in particular for office accommodation.	Do not include within Issues & Options Document	Site is small and below threshold of 1000m2. No firm proposals.
Kings Cross, Battle Bridge Road	Transport for London	Owner	Site Suggestion	Exploring development potential, in particular for office accommodation.	Do not include within Issues & Options Document	Lack of information and no firm proposals.

Appendix 2 Issues & Options, Summary of Responses

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
		Government Office for London	Statutory Consultee	General Comment	<p>The Introduction section is clear explaining that the purpose of the document is to set out the Council's proposals for land and buildings on specific significant sites that are likely to be subject to development proposals up until 2025. The key questions posed on page 5 are all relevant ones and should hopefully help in eliciting meaningful responses. Question 7 asks about possible constraints or barriers and whether development is achievable in a realistic timescale. In addition it would be helpful in the next iteration of this draft to extend slightly to indicate who the key players are likely to be in ensuring delivery on individual sites and the extent to which the Council's preferred uses reflect the plans and aspirations of others involved in developing the site. Under question 8 the question is asked what type of uses should be acceptable for sites currently included. In order to show that the Council is generally receptive to considering alternatives, it might have been helpful to indicate possible alternative uses. We appreciate that Camden is a relatively small already densely built up borough, with few large sites and heavily reliant on windfall sites. Also that major sites considered for allocation and inclusion in the document will generally be above 0.1 hectare, should be those most likely to contribute to the Core Strategy objectives that are available, realistic and with reasonable prospects of success.</p>	Welcomed	<p>Comments provided by GoL are helpful and taken on board. The questions have been revised in the preferred approach document. The sites included within the document are generally those that are expected to make a significant contribution to Core Strategy objectives and in particular housing sites. The sites included within the document are those that are expected to come forward within the life of the plan. Regular contact with the development industry assists in keeping our records up to date.</p>
		Camden Town	Interested	General	Proposes a 'Creative Quarter' spanning	Welcomed	The proposal for a 'Creative Quarter' is

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
		Unlimited	Party	Comment	King's Cross, Euston and Camden Town. Request inclusion of a number of 'eyesore' sites, though these are not necessarily over 1000 m2. Consider there is a case for a Camden Town Development Framework to take account of smaller and medium size sites. Area of interest for sites is the south end of Camden High Street, in particular the derelict sites at 11-13 and 63-65 Camden High Street. We understand that a number of the units above shops along the high street are regularly vacant. These have potential to become productive office and commercial space if they are vacant, and an analysis of these units should be included in the sites document. Considers there are a number of sites along Regents Canal (Camden Town to Kings Cross) that could be joined up. Camden High Street has suffered from decades of underinvestment in its public realm and until recently, has not has a joined up strategy to incrementally improve the quality of the streets or increase the amount of public spaces in the town centre. In response to this, Camden Town Unlimited published Camden Town First – Streets, spaces and places in September 2007.		a broader aspiration that does not readily translate to this document and does not necessarily involve redevelopment of sites. The suggested sites on Camden High Street are too small to be included. The Regent's Canal from Camden Town to King's Cross has produced a number of development sites in recent years. Our site search has considered this area. We welcome Camden Town Unlimited's efforts in producing a Streetscape strategy. This document mainly focuses on Public Realm, Streetscape and Transport matters and will be considered in drafting allocations and objectives for relevant sites.
		Environment Agency	Statutory Consultee	General Comment	Comments are made in relation to environmental issues including: Flooding; Contamination; development along canals; Request to: - highlight environmental constraints that affect an allocated site. - highlight specific assessments for application material	Welcomed	Flooding information has been included and stems from historical surface flooding records and more recent Environment Agency surface flood risk modelling. Core Strategy and Development Policies provide a framework to deal with contaminated

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					where required i.e. contamination, flood risk. - specify specific measures listed to apply to a range of sites. All large sites should aim to improve the environment to some degree.		land matters. In addition application material requirements (including contaminated land) are generally not included within the Site Allocations. Core Strategy and Development Policies also provide a framework to deal with environmental improvements on all development sites (including matters such as: energy efficiency, heritage, public realm, open spaces, biodiversity, health, safety, waste and recycling). Where there is an opportunity presents itself for a strategic gain, this has been included within the allocations. The specific measures for sites has been acknowledged and included where relevant.
		English Heritage	Statutory Consultee	General Comment	Identification of Sites & Information on Sites – Pg5 It is essential to ensure that the contextual characteristics of each site are fully identified and appreciated. This includes its characteristics that of heritage value. For example many of the sites identified include or are sited close to a variety of heritage assets and features of the architectural and historic of local importance. Proposals for these sites must take account of these key characteristics and recognise the contribution the heritage value of these assets and features can make in shaping the future of these sites and their surroundings. These characteristics should not be seen as a constraint but an opportunity to provide positive sustainable change. This document needs to explicitly support this approach.	Welcomed	We welcome these comments. Camden has a rich historic environment which covers much of the borough, this includes 39 conservations areas, over 5600 listed buildings and structures, 53 protected London Squares, and 14 Parks and Gardens of Special Historic Interest. Further emphasis has been made to the historic environment within the main introduction and section introductions as highlighted by English Heritage. We have also checked and updated individual sites to ensure they have acknowledged the historic environment context applicable to each site. We do recognise that the emphasis and relationship in this regard can be subjective and sometimes requires detailed

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					<p>Camden’s Spatial Objectives – Managing Growth – Pg6 The summary of the Council’s overall strategy to managing change, as drawn from the Core Strategy, omits the important reference to the historic environment (see Core Strategy para 30 5th bullet point). The summary needs to be sufficiently comprehensive so that messages are not lost. At present the importance of the historic environment in achieving high quality sustainable design is not explicitly stated. The summary should be amended to include this important message. Growth Areas and Development Sites – Pg8 (2nd para) This paragraph repeats the Preferred Approach CS1. Please see our comments above regarding the inadequacies of its current wording. Development Sites – Pg10 onwards In some cases not all of the heritage assets that form part of each site have been identified. In addition heritage assets close to site boundaries have not all be identified. It is noted that irregularities between the levels of details provided for each site. We would therefore urge you to provide clear and consistent information on all heritage assets both within and adjoining each site, in terms of number and extent of coverage relevant to the contextual understanding of the site. Section Headings: Euston Station and Surrounds – Pg21 Council’s aspirations - please see our comments on the Core Strategy (Pg21-22). In addition we have provided detailed</p>		<p>assessment.</p>

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					<p>comments with regards to the recently published consultation draft Euston Station SPD. A point, which we welcomed in the draft SPD, was the reference to the potential to reinstate Euston Arch. This could be reiterated here under Other Considerations.</p> <p>Central London – High Holborn Area – Pg39 Council's aspirations - please see our comments on the Core Strategy (Pg25). Central London – Tottenham Court Road – Pg41 Council's wider vision and objectives - please see our comments on the Core Strategy (Pg21). West Hampstead Interchange, Swiss Cottage and Surrounds – Pg47 Council's improvements - please see our comments on the Core Strategy (Pg23). Camden Town and Surrounds – Pg58 Council's approach - please see our comments on the Core Strategy (Pg107).</p>		
		Greater London Authority	Statutory Consultee	General Comment	<p>GLA comments make specific reference to ensuring references to the 'Cross River Tram' are included. GLA comments also make mention of sites within Opportunity Areas and Areas for Intensification, including: Tottenham Court Road, Euston Station and West Hampstead</p>	Welcomed	<p>Without funding and evidence of the Cross River Tram transport proposal emerging in the near future and without details of how it may manifest itself and affect sites references are not included. Site comments are addressed individually.</p>
		City of London Corporation	Statutory Consultee	General Comment	<p>Comments were in context of Core Strategy, Development Policies and Site Allocation documents. General comments were made in relation to: Flooding; Utilities; Sustainable Design. Farringdon/ Smithfield area for intensification The table on page 7 of the Site allocations Issues and Options document states that the Farringdon</p>	Welcomed	<p>General comments relating to Flooding; Utilities and Sustainable Design have been addressed by the Core Strategy and Development Policies. The Site Allocations have also considered these matters and applied them to sites where they can be identified. Camden will continue to work with the City and Islington to co-</p>

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					Smithfield Area for Intensification is mainly in the City of London and Islington. This area for intensification covers a fairly restricted area with none of the three boroughs having a dominant role therefore it is important the City, Islington and Camden work collaboratively on this area, to meet the London Plan targets for additional homes and jobs, considering the possibility of changing the boundary if necessary. No comments were made in relation to specific sites.		ordinate the future of Farringdon / Smithfield. As much of the area lies in the City and Islington, and as there are environmental constraints in Hatton Garden due to its unique character and conservation area status, the amount of development taking place in the Camden part of Farringdon / Smithfield is expected to be relatively limited. Therefore, this location has not been included as one of Camden's main growth areas.
		British Waterways London	Statutory Consultee	General Comment	BW makes general comments in relation to Core Strategy and Development Policies, with particular emphasis on seeking contributions (s106 or similar) for Canal improvements. The following sites identified in this consultation have the potential to affect British Waterways' interests: - Site 1: King's Cross Opportunity Area - Site 39: 24 Hawley Wharf, (off Haven Street) - Site 40: 35 Kentish Town Road We have no objections to the suggested uses, but would like to be involved, at the earliest stages, in proposals for the redevelopment of these sites to ensure that they maximise the potential for enhancing the canal environment. We are pleased to have been consulted recently on the planning brief for Site 39: Hawley Wharf, and will provide detailed comments on this shortly.	Welcomed	We welcome British Waterways comments. The Core Strategy (CS14) and Development Policies seek to work with British Waterway, Natural England and relevant land owners/developers to improve Regent's Canal. The site allocations take account of the sites BW have an interest in. The site allocations acknowledge the relationship to Regent's Canal and seek to improve it.
		Hely Evans	Interested Party	Comment on Site	Would generally like to see Mixed use Residential sites (Affordable housing), Community Facilities (for the local population), for people of all ages,	Welcomed	Comments are welcomed. The areas setting out the Sites are not necessarily representative of specific wards. Ward names have been added

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					Business (Local), Retailers (Local supermarkets) and Offices. Comments focus on correct names for sites and wards in which they are located in. Other minor corrections suggested to sites. Particularly interested in: Kings Cross and Euston Station sites. I was glad to see that in the Introductory page for EUSTON STATION and surrounds is acknowledging the communities of the St Pancras & Somers Town ward. That the Council's aspiration is securing through this a sustainable mixed development with affordable housing and facilities for the local communities. Comments on the individual sites have set out against these. Acknowledgement of other sites (minor comments sometimes included): - Midland Road Site - Land to the Rear of British Library - Midland Road Site - Brill Place - 4 St Pancras Way (St Pancras Hospital) - Lighthouse block, Pentonville Rd - BHS Warehouse, 132-140 Hampstead Rd - 126-154 Euston Rd (former EGA Hospital) - 110-122 Hampstead Road (Former National Temperance Hospital) - 1-39 Drummond Crescent (Euston Traffic Garage) - Granby Terrace		to each site allocation. Specific reference to Somers Town and surrounding communities has been made.
1	King's Cross Growth Area	Greater London Authority	Statutory Consultee	Comment on Site	Minor point: "Crossrail 2" - it is preferable to refer to it as 'Chelsea-Hackney Line'.	Noted	Change made accordingly.
1	King's Cross Growth Area	Argent (King's Cross) Ltd	Owner & Developer	Site Comment	Following Transport for London's confirmation in their Business Plan that they will not be developing the Cross River Tram any further, references to this scheme should be deleted. The preferred use of Site 1 [page 14] should be mixed use including employment,	Noted	Comments noted and changes made.

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					residential (including student housing) and retail. In the information section [page 14] the ownership details should be amended as the ownership of the Kings Cross Central Site will shortly be transferred to the Kings Cross Central General Partner Limited. Reference to Argent owning the site on page 14 should therefore be deleted. This will have occurred by the time this document is republished. The description for King's Cross Central [page 15] should be amended to indicate that outline planning permission has been granted for 1,946 homes including 834 affordable and 650 units of student housing, commercial employment space including offices, hotel, retail, leisure and community facilities etc		
1	King's Cross Growth Area	English Heritage	Statutory Consultee	Comment on Site	The sites and surrounding listed buildings must be identified. In addition any other Conservation Areas that may abut the site must be identified.	Acknowledged	Reference to the listed buildings and conservation areas has been made.
3	Pentonville Road, Lighthouse block	Nori Howard	Interested Party	Comment on Site	Support retention of the facade. Context: This building occupies an important site. This includes perhaps views from the elevated Midland Hotel with its restaurant located in curve of its building. The roof may well be looked down onto by other surrounding buildings. The existing consent, if I recall the plans correctly, did not consider the internal layout of partitioning of new offices and ceilings, and the effect after dark of internal illumination on the exterior of the building, particularly its leading corner. Perhaps the developers could reconsider this detail in view of the building's	Welcomed	Camden supports retention of the façade. We welcome other comments on internal and external design matters but these would need to be assessed through detailed assessment of applications. (Planning permission and Listed Building Consent has subsequently been granted but implementation has not commenced)

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					important location. Similarly structures and plant were proposed above the current roof level which appeared of poor contextual design consideration.		
3	Pentonville Road, Lighthouse block	English Heritage	Statutory Consultee	Comment on Site	This is a key landmark building of national importance (grade II listed building), which is currently at risk. We would encourage you to ensure that a conservation-led approach to regeneration is taken for this historically and contextually important building.	Welcomed	We agree with the approach suggested by English Heritage.
3	Pentonville Road, Lighthouse block	Greater London Authority	Statutory Consultee	Comment on Site	Minor point: "Crossrail 2" - it is preferable to refer to it as 'Chelsea-Hackney Line'.	Welcomed	Change made accordingly.
3	Pentonville Road, Lighthouse block	UK Real Estate Ltd	Owner	Site Comment	UKREL propos to construct a new 5 storey building, behind retained facades of the lighthouse building to house retail (Class A1 or A3) at ground floor level and office above and the replacement of all shop fronts at ground floor level. Redevelopment is achievable and realistic within the short to medium term, having regard to the significant physical constraints of the site. Including: - The listed nature of the Lighthouse. - The building sits directly above the cutting formed by the Metropolitan I Circle Underground lines and the Thameslink tunnels. - Environmental constraints bought about by the location of the site within a busy and noisy traffic island and above two railway tunnels, which give rise to further noise and vibrations. UK Rel suggest the preferred use for the site should be altered to reflect the fact that the site is 'inherently unsuited to residential use' and that the Council's preferred use is mixed use with an active	Welcomed	This site is significant due to its prominent location at King's CrossThe Council would like to promote this site for refurbishment and restoration and see it brought back into use. (Planning permission and Listed Building Consent has subsequently been granted but implementation has not commenced)

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					retail frontage (including food and drink uses A1-A5) and commercial use, class B1 above. It should be made clear that the site could be redeveloped in two separate parts to represent the two ownerships. It is vital that the inclusion of the subsidiary collection of buildings (in separate ownership; which we understand sit over a railway bridge) does not prejudice the overall site objectives.		
4	277a Grays Inn Road	Amersham (Holdings) Limited	Owner	Site Suggestion	The owner proposes a mixed use development comprising residential, hotel, retail and commercial uses. The owner also wishes to retain a flexible approach to potential future use. The owner proposes suggests a development scale similar to the 6 storey residential buildings to the west of the site. The owner anticipates delivery within 5 years.	Include within Preferred Approach document	Camden considers that this site has the opportunity for redevelopment and intensification. A mixed use development would be appropriate with the primary uses being employment and residential.
5	Midland Road Site, Brill Place	United Kingdom Centre for Medical Research and Innovation (UKMRI)	Owner & Developer	Site Comment	UKCMRI propose a high density new build Medical Research Facility (B1b use) development.	Acknowledged	Camden is aware of UKCMRI proposals. In accordance with existing land use proposal designations and planning briefs, Camden retains its support for a mix of uses including for employment and residential uses.
5	Midland Road Site, Brill Place	Nori Howard	Interested Party	Comment on Site	Community Safety, need for transparency of the facades at street level in this location. Note: The same comments as for Site 2 above. This site although further away from the section of 'active' station west entrance, is closer to the hostile inhuman feel of the vehicular underpass below the Euroshed, and the continued dead frontage to the north at street level. Site use: Mixed use, but importantly design-in true transparency	Welcomed	We welcome the design related comments. The site is located within the Central London Area with high transport accessibility and adjoining the King's Cross growth area. A high density development is expected in accordance with Core Strategy Policies. The relationship to surrounding areas will be a strong consideration of any future proposal.

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					at street level, with housing (habitable rooms) facing Midland Road would help the dead corridor effect after dark and particularly at night. The creation of a large internal shopping precinct within the station shed may no doubt economically hinder locating shops/restaurants at street level on this site, but other active frontage is required to introduce safety after dark. The agent's suggested use of high density development used for 'British Library and supporting uses' only would make the community safety factor worse		
5	Midland Road Site, Brill Place	Greater London Authority	Statutory Consultee	Comment on Site	Reference must be made to Cross River Tram, and the need for safeguarding of land (for CRT) in line with Camden's 2003 planning brief for the site. It is essential that this safeguarding is retained for the future provision of CRT. TfL has in the past held discussion with the Council and development partner about the likely incursion of the tramway into the site, and this possibility must be retained in the Site Allocations DPD. Support proposal by the developer/landowner consortium to allocate site for research and development uses (class B1b).	Acknowledged	The Cross River Tram transport proposal has been removed from the Camden LDF following the Mayor of London's decision to withdrawing funding. All references to this proposal have been removed. We acknowledge the GLA's support to the UKMRCI proposal for medical research.
6	Midland Road Site, Land to rear of British Library	Nori Howard	Interested Party	Comment on Site	Community Safety, need for transparency of the facades at street level in this location: Context: Both St Pancras International west facade and British Library east facade consist at street level, other than immediately around the west entrance to the station, either of solid walls and panels, some sections with glazed panels but opaque,	Welcomed	Comments on design, density and safety are valid and welcomed. These issues are addressed in the document.

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					<p>or other supposedly transparent panels for offices closed off with blinds most of the time. All this accumulates in providing dead frontages particularly after dark and at night. This leads to 'fear of crime'. CCTV cameras, over lighting or lines of taxis at busy times are no substitute for lack of natural surveillance directly from the buildings. Transparency in this location is not only important for local foot traffic, but also for foreign visitors unfamiliar with London, as they may choose to exit at this point on arrival at the station and walk towards Somers Town, Mornington Crescent, or Camden Town. The road is one-way, which is not conducive to natural surveillance. Site use: Mixed use, but importantly design-in true transparency at street level, with housing (habitable rooms) facing Midland Road would help the dead corridor effect after dark and particularly at night. The creation of a large internal shopping precinct within the station shed may no doubt economically hinder locating shops/restaurants at street level on this site, but other active frontage is required to introduce safety after dark. The agent's suggested use of high density development used for 'British Library and supporting uses' only would make the community safety factor worse.</p>		
6	Midland Road Site, Land to rear of British Library	The British Library	Stakeholder	Site Comment	<p>In terms of preferred uses for the British Library owned land going forward, the British Library confirms that this will be required for operational needs of the British Library and supporting uses. To some extent these supporting uses may</p>	Acknowledged	The British Library proposals are broadly consistent with Camden's suggested approach.

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					be enabling uses which generate value to unlock the development potential of the rest of the site. The British Library wishes to ensure that in terms of the site allocations, its land is seen as a separate site, with different allocations and needs to the wider site which runs up to Brill Place in the north.		
6	Midland Road Site, Land to rear of British Library	Greater London Authority	Statutory Consultee	Comment on Site	The proposed allocation of Site 3 for research and development uses should be extended to Site 2. Reference should be made to the proximity of Cross River Tram, which may pass along Brill Place, just to the north of the site.	Acknowledged	Without funding and evidence of the Cross River Tram transport proposal emerging in the near future and without details of how it may manifest itself and affect sites references are not included We acknowledge the GLA's support to the UKMRCI proposal for medical research.
7	4 St Pancras Way (St Pancras Hospital)	Royal Veterinary College	Interested Party	Comment on Site	The Royal Veterinary Colleges Camden Campus lies between St Pancras Way and Royal College Way. 4 St Pancras Way (St Pancras Hospital) lies in close proximity to the college. This fact, its size and the potential for a range of uses to contribute to the Kings Cross Opportunity Area dictate that future developments on this site are of particular interest to the Royal Veterinary College and the London Bioscience Innovation Centre. The Royal Veterinary College would request that it is considered as a key consultee during the process of working towards site specific policies for its re-use / intensification or partial redevelopment.	Noted	This site is within proximity to the King's Cross Opportunity Area. We will add the Royal Veterinary Colleges to our contact database.
7	4 St Pancras Way (St Pancras Hospital)	Greater London Authority	Statutory Consultee	Comment on Site	Reference should be made to the proximity of Cross River Tram, which may pass along Pancras Road-Crowndale Road, just to the south of this	Acknowledged	Without funding and evidence of the Cross River Tram transport proposal emerging in the near future and without details of how it may manifest

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					site.		itself and affect sites references are not included.
9	Westminster Kingsway College, Grays Inn Rd, Sidmouth St	English Heritage	Statutory Consultee	Comment on Site	Other information that needs to be added includes the setting of the adjacent St George's Gardens and neighbouring listed buildings on Sidmouth Street (grade II).	Welcomed	References have been made to the setting of St George's Gardens and neighbouring listed buildings on Sidmouth Street (Grade II).
10	Euston Station, Euston Road	Royal Mail Group Limited	Occupier	Site Comment	Comments relate to nearby Parcelforce facility on Royal College Street. Royal Mail Group have no immediate intention to redevelop this facility	Noted	-
10	Euston Station, Euston Road	Greater London Authority	Statutory Consultee	Comment on Site	Support the plan-led, comprehensive renewal of Euston Station and surrounds, and request further detailed engagement with Camden Council in the production and implementation of a planning framework for the area. The acknowledgement of the listed structures on the site is supported. The Council should consider making reference in the 'other considerations' section to the potential to reinstate historic assets, specifically Euston Arch, removed from the area as part of previous developments.	Acknowledged	The Euston Planning Framework was adopted April 2009. The matter of the Euston Arch is addressed within the now adopted framework document. The Site Allocation primarily deals with the strategic matters associated with the transport proposal upgrade and redevelopment of the station but includes a reference to opportunities for the Euston Arch
10	Euston Station, Euston Road	The British Land Company plc	Stakeholder	Site Comment	We strongly support the allocation of Euston Station as a specific site in the Site Allocations document. The allocation of Euston is consistent with its identification as an Opportunity Area in The London Plan and the emerging SPD for Euston. Suggested changes to wording of the Approach to Euston Station and its Aspirations. We would request that a mix of uses is identified to include, but not exclusively, housing, retail, food and drink, offices and hotel	Acknowledged	British Land Company's comments seem to be in general conformity with our suggested approach for the site.

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					uses.		
11	132-140 and 142 Hampstead Rd (BHS Warehouse)	Nori Howard	Interested Party	Comment on Site	This is a very negative part of the road. I welcome redevelopment of the Site, but support retention (and improvement) of the open space. Design of new buildings: As outline permission only has been granted, ensure transparency at street level, active street frontages with natural surveillance, preferably building set/stepped back from the road to avoid a canyon effect. Context: Hampstead Road is an important route to the north, but it lacks visual cohesion and design quality through piecemeal development. Despite not being in a conservation area there is an urgent requirement for quality detailed design and specification of materials, and a wider contextual design assessment, particularly in the important townscape setting of the wonderful Carreras building further to the north.	Welcomed	We welcome these comments which address design matters of this site. These have been taken into account.
11	132-140 and 142 Hampstead Rd (BHS Warehouse)	Derwent London Plc	Owner & Developer	Site Comment	In our previous representations we suggested an appropriate mix for the site might include commercial, student housing, residential or a hotel use. Our view remains that it is appropriate to broaden the mix of uses identified as suitable to take advantage of the site's proximity to both the West End and the key public transport node at Euston Station. We also believe the range of uses identified would be appropriate as part of a mixed use development, or as standalone uses and the site allocation should reflect this. We believe that the warehouse use identified within the document and as part of the previous planning permission is unlikely to a	Acknowledged	Retention of employment space, and provision of permanent residential accommodation are higher priorities for the Council. Given the Central London location there is some potential for hotel or student accommodation as part of a mix of uses on site.

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Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					preferred use for the site in this location. The protection of the existing warehousing use is overly restrictive and does not take into account the potential regenerative benefits which could be brought forward through the release of appropriate sites such as this one. The document should allow suitable sites to be released subject to demonstrating the replacement uses are appropriate when considered in the context of the surrounding area, and where wider regeneration benefits are proposed.		
11	132-140 and 142 Hampstead Rd (BHS Warehouse)	Greater London Authority	Statutory Consultee	Comment on Site	Support the plan-led, comprehensive renewal of Euston Station and surrounds, and request further detailed engagement with Camden Council in the production and implementation of a planning framework for the area.	Welcomed	The Euston Planning Framework was adopted April 2009.
12	110-122 Hampstead Road (Former National Temperance Hospital)	Medical Research Council	Owner	Site Comment	Medical Research Council propose a medium density redevelopment of the site for Medical related community use (including medical research) or appropriate alternative uses. They also propose that this site may form part of other UKMRCI proposals. Should the MRC not require the site for medical purposes, they wish the site to be considered for alternative uses, such as residential.	Acknowledged	Should the site no longer being required for medical/healthcare or associated uses, a residential development is supported.
12	110-122 Hampstead Road (Former National Temperance Hospital)	Nori Howard	Interested Party	Comment on Site	I strongly support retention, refurbishment and renovation of the buildings to their original design, including their fenestration. Context: The two components of this former hospital are attractively split, providing the delightful 'link' break between the	Welcomed	It should be noted that The Department of Culture Media and Sport (advised by English Heritage) declined to list the buildings on the site in April 2009. Our adopted framework recognises that any proposals should look at options to retain/restore

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					<p>buildings. This gap on the axis west/east when approaching from Regent's Park en route to Euston via Chester Gate and Robert Street, on foot or by vehicle, provides a wonderful viewing corridor to the tall trees and greenery of St James Garden Public Open Space beyond. Glimpses of this green space are equally apparent when travelling along Hampstead Road. Such historic elements of Hampstead Road are precisely what should be retained to give the streetscape a key sense of place. The Insull (?) southern building's light facade gives an attractive prominence along the road and at this T junction. Proposed Use: Rather than a continued medical use it could make an attractive extension to the existing hotel in Cardington Street. Few sites near railway stations are available for hotels which have an existing off road entrance/drop off parking facility. Additionally for visitors to London it would allow the benefit of attractive amenity space in the splendid views over St James Garden. As the UCH is planning the spread of umpteen new (internationally renowned) hospital facilities sites, the need for more hotel facility in conjunction may not be unrealistic. Note: The text omits to say that this site is partially within the Strategic Viewing Corridor of Parliament Hill to the Palaces of Westminster.</p>		buildings to justify redevelopment proposals. We recognise the importance of the sites context in relation to St James Gardens and will endeavour to ensure any proposals will address St James Gardens appropriately.
12	110-122 Hampstead Road (Former National Temperance Hospital)	Greater London Authority	Statutory Consultee	Comment on Site	Support the plan-led, comprehensive renewal of Euston Station and surrounds, and request further detailed	Acknowledged	The Euston Planning Framework was adopted April 2009.

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					engagement with Camden Council in the production and implementation of a planning framework for the area.		
12	110-122 Hampstead Road (Former National Temperance Hospital)	English Heritage	Statutory Consultee	Comment on Site	This site contains buildings of local architectural and historic importance, which should be carefully renewed as part of a conservation-led approach to regeneration. In addition they provide an important contribution to the contextual characteristics of the surrounding area and the adjoining St James Gardens.	Welcomed	It should be noted that The Department of Culture Media and Sport (advised by English Heritage) declined to list the buildings on the site in April 2009. Our adopted framework recognises that any proposals should look at options to retain/restore buildings to justify redevelopment proposals. We recognise the importance of the sites context in relation to St James Gardens and will endeavour to ensure any proposals will address St James Gardens appropriately.
13	1-39 Drummond Crescent (Euston Traffic Garage)	Greater London Authority	Statutory Consultee	Comment on Site	Support the plan-led, comprehensive renewal of Euston Station and surrounds, and request further detailed engagement with Camden Council in the production and implementation of a planning framework for the area. Reference should be made to the proximity of Cross River Tram, which may pass along Eversholt Street, just to the west of the site.	Welcomed	Without funding and evidence of the Cross River Tram transport proposal emerging in the near future and without details of how it may manifest itself and affect sites references are not included
13	1-39 Drummond Crescent (Euston Traffic Garage)	Metropolitan Police Authority	Owner	Site Comment	The MPA highlighted this site which is currently being considered for replacement or disposal. The MPA support the identification of the site as having redevelopment potential upon the provision of a suitable alternative replacement. The Council should therefore encourage a range of redevelopment proposals including residential and mixed-use development.	Welcomed	We welcome this site for redevelopment and consider that there is scope for intensification and redevelopment as part of a mixed use development incorporating residential.

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14	Granby Terrace	Greater London Authority	Statutory Consultee	Comment on Site	Support the plan-led, comprehensive renewal of Euston Station and surrounds, and request further detailed engagement with Camden Council in the production and implementation of a planning framework for the area.	Acknowledged	This proposal is generally consistent with Camden's suggested approach for this site. The appropriate scale and density will be shaped by factors such as proximity of listed buildings in the design process.
14	Granby Terrace	Network Rail and EWS	Owner	Site Comment	English Welsh and Scottish Railway Ltd (EVVS) propose a new build high density residential development be built above a railway depot that is to be restored to use.	Acknowledged	This proposal is generally consistent with Camden's suggested approach for this site.
15	St Giles Circus / Denmark Place	London Development Agency	Interested Party	Comment on Site	The LDA make specific reference to the relationship of this site to the non-statutory 'St Giles Circus - Strategic Framework Study (Nov 2008)' commissioned by Design for London. This study focuses on the wider area of this site in context of Crossrail implementation and public realm improvements surrounding this project. LDA suggests that this site boundary is expanded to a wider area contained by Charing Cross Road, New Oxford Street, Dyott Street, Bucknall Street, Earnshaw Street and Denmark Street.	Acknowledged	Whilst this study has no formal approval or statutory status, we acknowledge and give due consideration to this study in establishing objectives for the public realm around Tottenham Court Road. Camden's Area Planning Framework for Tottenham Court Road and St Giles High Street area (2004) also sets out an approach in which individual development sites and public realm improvements can take place. Development within this area will be expected to make contributions to the objectives of this document (including public realm improvements).
15	St Giles Circus / Denmark Place	Greater London Authority	Statutory Consultee	Comment on Site	TfL supports in principle improved access for pedestrians in the Tottenham Court Road area. Any improvements should be integrated with development proposals for this site and other sites that may come forward in the immediate area. In particular high quality access will need to be provided to integrate with station improvements at Tottenham Court Road station by London	Welcomed	Camden agrees with improvements to the public realm within the Tottenham Court Road Area with the advent of Crossrail and other development sites within the area. Camden has a Planning Framework in place for this area. We will also have regard to other public realm studies that have been produced for this area, including those prepared by Urban Design for London

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					Underground and Crossrail. TfL will work closely with the borough in developing an OAPF for Tottenham Court Road that considers the various transport projects which are currently being progressed in the vicinity of St Giles Circus/Denmark Place area		and English Heritage.
15	St Giles Circus / Denmark Place	English Heritage	Statutory Consultee	Comment on Site	There are concerns that the site boundary has included buildings facing onto Denmark Street. Our understanding is that only the buildings in the north west corner of the site will be directly affected by the Crossrail proposals. To include the terrace on Denmark Street raises unnecessary expectations with regards to their development potential. Careful delineation of the site boundary is required. In addition no reference has been made to the Centre Point (grade II) and other listed buildings in the immediate area (including those found in Westminster CC) that could be affected in terms of their setting, if this site is redeveloped.	Welcomed	This site boundary stems from a previous comprehensive proposal to redevelop the site and allow for construction of Crossrail proposals. The site is under single ownership and a comprehensive redevelopment proposal is a likely probability following the construction of Crossrail which is now underway. The site allocation seeks to protect the four listed buildings of the remaining 24 building on site. The northern half of the site which contained 15 buildings has recently been demolished for Crossrail works.
16	6-17 Tottenham Court Road and 5, 6 & 12 Hanway Place	Land Securities	Owner	Site Suggestion	Land Securities have a portfolio of property within the Tottenham Court Road Opportunity Area and includes this site. They wish to maximise development potential and capacity by redevelopment and/or conversion/extension for a range or mix of uses potentially including: retail, other Class A uses, offices, hotel, other commercial uses and/or residential.	Include within Preferred Approach document	This site appears to have scope for a much higher quality building and some intensification. Camden generally supports the uses proposed as being suitable.
18	Land Bound by New Oxford Street, Museum Street and West	Central Investment Properties Ltd	Owner	Site Suggestion	Central Investment Properties Ltd propose a new building, refurbish, change of use and extension for uses	Include within Preferred Approach	There appears to be some scope for intensification of this site which is within the Tottenham Court Road

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	Central Street				that currently exist on site (B1, A1, A2, Nightclub and Residential). They anticipate development within 5 years.	document	Opportunity Area. The uses proposed by Central Investment Properties are the same as those that currently exist on site.
19	12-42 Southampton Row & 1-4 Red Lion Square	Greater London Authority	Statutory Consultee	Comment on Site	Reference should be made to the proximity of Cross River Tram, which may pass along Southampton Way, immediately to the west of this site. The Council is aware that the site immediately to the south (i.e. site bounded by Fisher Street, Southampton Row, and Catton Street) is site for Crossrail's Fisher Street Shaft. Any construction on site 22 will need to be carried out in such a way as to not impact on the construction of Crossrail. CAZ policy is relevant to a mix of uses including housing. Loss of the peacock theatre will be of local significance. Introduction of the historic street pattern would be supported in design terms subject to detailed discussion with TfL.	Acknowledged	Without funding and evidence of the Cross River Tram transport proposal emerging in the near future and without details of how it may manifest itself and affect sites references are not included Crossrail works have been acknowledged. Camden supports mixed use developments including housing. The Peacock Theatre referred to is not actually located on this site and is understood to be a separate entity, Saddlers Wells Group (London Dance) with no connection to Central Saint Martins. This may be mistaken for the Cochrane Theatre which is connected to Central Saint Martins and is located on site. There is a strong policy presumption to protect theatres (Policy CS10).
20	Land Bounded by 50-57 High Holborn, (including Brownlow House High Holborn House & Caroline House) 18-25 Hand Court , 45-51 Bedford Row & Brownlow Street, London WC1V 6RL	Bedell Corporate Trustees & Atrium Trustees Ltd (C/O Blackfiars Group)	Owner	Site Suggestion	The owner has suggested a staggered height redevelopment retaining Listed Buildings on Bedford Row comprising a range of uses including: offices, Class A uses and residential including student housing. Planning applications (Ref: 2007/5412 & 2008/2956) for a similar office led mixed use scheme at the site were refused primarily in relation to height & design. The owner anticipates development within five years.	Include within Preferred Approach document	Through development proposals and planning applications (and appeal decisions), it is considered that the principle of redevelopment and scope for intensification of this site has been established. Development will contribute to the Holborn A for I targets.
21	Middlesex Hospital Annexe, Cleveland	University College London	Owner & Developer	Site Comment	Following our previous representation towards this document in March 2008,	Acknowledged	Camden supports this site to be developed for a residential led

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	Street	Hospitals NHS Foundation Trust			we continue to promote that this site should be re-allocated for 100% residential development. It has been recognised under the section “other considerations” that a determination for Listing was with the Secretary of State (Department of Culture, Media and Sport). We have now received confirmation that this building will not be listed. We therefore confirm that this constraint has been removed and that the site should continue to be promoted for development.		development.
21	Middlesex Hospital Annexe, Cleveland Street	English Heritage	Statutory Consultee	Comment on Site	Confirmation has been received that this building will not be listed. However the building provides an interesting and important contribution to the character of the Conservation Area. It should be sensitively renewed so that it continues to makes its contribution to the special character and appearance of the conservation area.	Acknowledged	Although not listed any redevelopment of this site will need to justify demolition and carefully consider the historic context of the sites surroundings.
21	Middlesex Hospital Annexe, Cleveland Street	University College London Hospitals NHS Foundation Trust	Owner	Site Comment	Correction/update is required to be made in relation to Middlesex Hospital Annexe. The decision of the Secretary of State (DCMS) is that the Annexe should not be listed as a building of special architectural or historic interest.	Acknowledged	Change made accordingly.
23	UCLH Obstetrics Hospital, Huntley Street	University College London Hospitals NHS Foundation Trust	Owner	Site Comment	It has been clarified with Neil McDonald of your office, during pre-application discussions, in relation to this site that the provisions of the Section 106 Agreement for the main hospital site no longer apply. Consequently, this site is not a potential location for the provision of social housing for the whole package as stated in the document.	Acknowledged	Cleveland St is the nominated site for affordable housing provision related to the UCLH s106 .This site now has permission for medical related redevelopment.

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25	Senate House (north block) Malet Street	English Heritage	Statutory Consultee	Comment on Site	It would be useful to specify which listed buildings are adjacent to and opposite the site. In addition due to the sensitivity of the site we would wish to ensure the form of building proposed reflect the surrounding character.	Acknowledged	References to the listed buildings and historic context and character has been made.
25	Senate House (north block) Malet Street	University of London	Owner & Developer	Comment on Site	The University has no objections to the identification of the site 18: Senate House (north block) as a potential development site allocation, as this accords entirely with the pre-application discussions that we have had with officers of your department. Any extension to Senate House that seeks to complete the building as originally designed by Holden should not be subordinate to it, but rather should be in scale and proportion with the original building whilst not necessarily slavishly reproducing the design of the existing wings of the building.	Acknowledged	-
26	Phoenix Place	English Heritage	Statutory Consultee	Comment on Site	The site is close to the boundary of the Hatton Garden Conservation Area and possibly to other Conservation Areas in LB Islington. In addition there are a number of listed buildings that should be mentioned, such as a telephone box on the corner of Roseberry Avenue (grade II), 40 Rosebury Avenue (grade II), 42-44 Roseberry Avenue (grade II), and a terrace of Georgian houses on Calthorpe Street (grade II).	Acknowledged	References have been made to conservation areas and the listed buildings.
26	Phoenix Place	Royal Mail Group Limited	Occupier	Site Comment	The Site Allocations proposals have not changed from the adopted Planning Brief and are seeking a mixed use development with predominantly residential use and post office	Acknowledged	Allocation reflects comment.

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					operational needs. We have no further comments to make on this allocation other than any development on this site should take into account the adjacent Mount Pleasant site in the London Borough of Islington which is an integral part of Royal Mail's property and operational interests in this location. Therefore, if proposals were to come forward to redevelop Phoenix Place it is likely that this will be as part of a comprehensive development with the Mount Pleasant site.		
27	Herbal House, 10 Back Hill	Urban Solutions	Owner & Developer	Site Suggestion	Occupied by Central St Martins College of Art but due to become vacant in 2011 when the University relocate to new premises at Kings Cross. All central London type uses as promoted within the Central Area Zone as set out in the London Plan. In particular we suggest that the locational attributes of the site, being an accessible site in an urban / central location, make it suitable for the following: <ul style="list-style-type: none"> • Employment led mixed use proposal • Residential led mixed use proposal • Genuine mixed use proposal with a range of uses deemed appropriate. We consider that the building has the capacity for significant upward extension / redevelopment, subject to design quality and impact on local and strategic views.	Include within Preferred Approach document	The existing occupier is expected to relocate to King's Cross. This site will therefore become available for conversion to other uses or redevelopment. Camden would like to see a mixed use development come forward with an emphasis on residential use.
29	187-199 West End Lane	Greater London Authority	Statutory Consultee	Comment on Site	TfL welcomes the reference to aspirations of Network Rail and TfL (London Rail) for an improved interchange including works on the land adjacent to this site. Welcome the reference at 187-199 West End Lane –	Acknowledged	-

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Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					SNCI west of West End Lane (SNCI - BI); SNCI between tracks of West End Lane (SNCI - BI).		
30	156 West End Lane	London Diocesan Board for Schools	Interested Party	Comment on Site	We have received a number of requests for an increase in the provision of school places in Camden. Although we have a number of Church of England Schools in Camden, many are in substandard in terms of buildings, have poorly located sites and may not be able to cope with the growth in number of places that may be required. The Church of England has no secondary school in Camden to which our primary schools, in Camden, can link. This means a large number of secondary school children have to use public transport to get to their secondary school. We have been looking for a site for a secondary school for many years. This site at 6,000m2 could form a site for a secondary school as there are very good transport links. My comment of 'could' is based on the fact that we have not undertaken any feasibility study as to density of development that could be permitted and ground issues. It would enable children from the Kings Cross area to travel to school on public transport against the rush hour traffic.	Welcomed	Education need for secondary school places in Camden has been examined and provided for through the BSF programme. Camden considers that the current need for secondary school places is catered for within the borough up until 2017, though it is acknowledged that borough needs need to be reviewed on completion of that programme and in the light of future pupil projections. Camden is aware of Church of England desire to attain a secondary school within Camden as a bidder for the new Swiss Cottage Secondary School.
31	O2 Centre Carpark	X-Leisure	Owner & Developer	Site Suggestion	X-Leisure propose a new build residential led mixed use development comprising circa 500 residential units; leisure and retail uses. They anticipate development within 6-10 years.	Include within Preferred Approach document	It should be noted that X-Leisure have since sold this site. This site is still considered to have capacity for intensification and housing as part of a mix of uses is seen as essential to contributing towards housing targets in West Hampstead.
32	152-160 Mill Lane	London Diocesan	Developer	Site	We have received a number of requests	Welcomed	This project is part of Camden's

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Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
		Board for Schools		Comment	<p>for an increase in the provision of school places in Camden. Although we have a number of Church of England Schools in Camden, many are in substandard in terms of buildings, have poorly located sites and may not be able to cope with the growth in number of places that may be required. With regard to the provision of additional primary school places we want to locate schools near not only the Church to which they are linked but also near to where the children live. Our view of sustainable development will no doubt co-incide with your views that children should be able to walk to a school. We are prepared to move school sites if there sufficient new housing created. This site gives a correct planning summary for the proposed enlargement of Emmanuel School which has been proposed from the 1960s onwards. The site was assembled by the Inner London Education Authority with the view it would be used for education and recreation. Our concern has been that temporary open space has become permanent open space and temporary horticultural training centre has become permanent just because government funding for the expansion of the school has been cancelled several times in the past 40 years. With the amount of sites that will become available for housing elsewhere in West Hampstead, we would encourage the development of the site for a sustainable school and maximise the open space for children's play - we would be happy to see the</p>		<p>Primary Strategy for Change and this allocation supports the delivery of this strategy and the use of this site for the expansion of the Emmanuel Primary School. Camden. It should seek to ensure minimal impact and loss to the existing open space. Redevelopment of part of the site would result in the loss of some residential floor space. Whilst housing is an important use for Camden, in this instance the provision of additional primary school places is considered to be a local priority.</p>

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Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					temporary horticultural training centre and open space co-existing with the school and the School should be part of the community. If this premise is accepted then we would urge that residential housing should be minimal or even removed from the site so as to maximise the space for children to have a safe environment to play both during school hours and outside school hours.		
32	152-160 Mill Lane	Greater London Authority	Statutory Consultee	Comment on Site	Welcome the reference at 152-160 Mill Lane – Mill Lane (middle section of the site); Site of Nature Conservation Importance – Local.	Noted	-
32	152-160 Mill Lane	London Borough of Camden	Owner & Developer	Site Comment	This site is earmarked for the proposed expansion of Emmanuel CofE Primary School. CSF now faces a challenge in trying to fit a 1FE school on the very constrained “non-open space” footprint of 152-158 Mill Lane and adjacent Sington Nursery, as well as needing to re-provide housing on the site and consider Sington Nursery and the Mill Lane Gardening Project. Planning flexibility will be key in ensuring that the needs of the school, the existing users, the community, housing and the statutory duty for the council to provide sufficient school places and sufficient external play are all met. If these proposals are not afforded a degree of flexibility, there is a real risk that a golden opportunity which has been on the cards for nearly 40 years will not be able to deliver the aspirations for a school which meets government recommendations for spaces and functions, and Camden’s priorities as set	Noted	This project is part of Camden’s Primary Strategy for Change and this allocation supports the delivery of this strategy and use of this site for the expansion of the Emmanuel Primary School. Camden will seek to ensure minimal impact and loss to the existing open space. Redevelopment of part of the site would result in the loss of some residential floor space. Whilst housing is an important use for Camden, in this instance the provision of additional primary school places is considered to be a local priority.

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					out in the policy documents referred to above. Due to the demands currently being placed upon the site if this flexibility is not granted there is a chance that the proposed development will not fully meet anyone's needs.		
35	100 Avenue Road, Swiss Cottage	Nori Howard	Interested Party	Comment on Site	I object most strongly to replacement of this building with a taller building. Higher density could be achieved with a retained height, however the existing is not a negative building. Context: A taller replacement building would be detrimental to the setting of the theatre, the open space to the rear, inappropriate to the scale of the residential buildings in Winchester Road, and the listed low scale Basil Spence Swiss Cottage library. The Visage at its corner with Adelaide Road is a standing example of the worst of piecemeal high rise trophy architecture, of poor design, that flouts contextual consideration. Design: Camden's officers and councillors should be more discriminating and not have their eyes glazed over by applications of named 'famous' architects. The planning history of the Visage building is a typical example where extra vigilance was needed.	Welcomed	Comments are welcomed and noted. The site allocation focuses on future uses for the site in the event of development proposals emerging. It does not seek to explicitly encourage or discourage a tall building as this would require detailed assessment. This site would require careful consideration due its sensitive context, which includes the adjoining Swiss Cottage Library (grade II listed building), Swiss Cottage Open Space and the nearby Belsize Conservation Area.
35	100 Avenue Road, Swiss Cottage	Muller Property Holdings Group Ltd	Owner	Site Suggestion	Muller Property Holdings Group Ltd wish to promote a substantial development containing a mix of uses including: housing; town centre, employment and community uses and open space.	Include within Preferred Approach document	Camden supports the uses proposed which accord with relevant Core Strategy policies (CS1, 3, 6, 7 & 8). Further significant intensification (building expansion) of this site will require detailed assessment at a planning application level. In particular detail consideration would need to be given to: the adjoining Swiss Cottage

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Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
							Library (grade II listed building), Swiss Cottage Open Space and the nearby Belsize Conservation Area.
35	100 Avenue Road, Swiss Cottage	Heath & Hampstead Society	Interested Party	Comment on Site	Large-scale multi-story development is encouraged in this area. Whereas this is well-served for public transport, local roads and parking provisions could not sustain major development without very substantial improvement. This is not mentioned.	Welcomed	Comments are welcomed and noted. The site allocation focuses on future uses for the site in the event of development proposals emerging. It does not explicitly seek to encourage or discourage a tall buildings as this would require detailed assessment but a higher density development may be supported. This site would require careful consideration due its sensitive context, which includes the adjoining Swiss Cottage Library (grade II listed building), Swiss Cottage Open Space and the nearby Belsize Conservation Area.
38	Camden Town Triangle	Greater London Authority	Statutory Consultee	Comment on Site	Reference should be made to the proximity of Cross River Tram, which may terminate adjacent to this site in Kentish Town Road.	Acknowledged	Without funding and evidence of the Cross River Tram transport proposal emerging in the near future and without details of how it may manifest itself and affect sites references are not included .
38	Camden Town Triangle	Nori Howard	Interested Party	Comment on Site	I support the retention of the United Reformed Church building, the market site; and the Electric Ballroom at this location i.e. not retention 'in spirit' meaning 'in the vicinity' as the planning brief implied. No tall building complex. Individual small shop units with their main entrance retained on Camden High Street and Kentish Town Road. Retain transparency and natural surveillance at street level (no solid shutters), with housing over. Transport hub: Urgent need for improvement to (perceived)	Welcomed	Improvements to Camden Town Underground Station are essential to support the Council's aspirations for Camden Town. The Council expects the reprovision of market uses, as well as residential and community uses. Detailed guidance for this site is contained within the Camden Town Underground Station Site SPD.

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Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					<p>safety of environment at adjacent bus stop on Kentish Town Road by permanent removal of panelled shelter (Camden's loss of advertising revenue would be well off-set by reduction in drug related problems unable to be picked up by CCTV cameras here), and the provision of a safe well-lit temporary shelter during construction works as KT Road has a long length of dead frontage opposite. It is hard to understand that such improvement has to wait for the actual site development, which may well still be some ten years off. Consultation: Improvements and changes proposed in this part of Kentish Town Road should not so much be directed at Camden Town residents but to all those in Kentish Town, Dartmouth Park, Highgate Village, Archway and beyond who use Camden's commercial centre and/or this transport interchange facility, when coming from the City or West End, and for whom this location is part of their route home (either as transport passengers, on foot, or by cycle or car).</p>		
38	Camden Town Triangle	Camden Lock (London) Limited	Owner	Site Comment	<p>Camden Lock (London) Limited in essence seek to protect their market which operates on this site. If the Market is included as a site, its current use as a market should be the only acceptable use, to accord with proposed development policy DP33. In the light of the proposed development policy DP33, the Council should seek to preserve the market use that forms part of Site 35, should the underground station be redeveloped or should there be any</p>	Acknowledged	<p>Improvements to Camden Town Underground Station are essential to support the Council's aspirations for Camden Town. The Council expects the re-provision of market uses, as well as residential and community uses. Detailed guidance for this site is contained within the Camden Town Underground Station Site SPD.</p>

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Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					other development that seeks to acquire the market land compulsorily. It should also resist the temporary loss of market use for any significant time, without the provision of a comparable replacement in terms of location, size and accessibility. They also request the site be renamed from 'Camden Town Underground Station' to 'Camden Town Triangle' The reference in Site 35 to the 2007 SPD should be removed (or it should be made clear that it is superseded upon adoption of the Site Allocations document), as it derives (incorrectly, we say) from the RUDP, which will have been replaced by the new local development framework. In conclusion, we welcome the greater protection accorded to Camden's unique markets, including our client's site. This protection should run through all of these development plan documents by adopting the amendments we have suggested.		
39	Hawley Wharf and 39 Kentish Town Road	Stanley Sidings Limited	Owner & Developer	Site Comment	Stanley Sidings Limited propose a primarily new build high density development comprising a mix of uses appropriate to the town centre including retail and leisure, residential and workshops.	Acknowledged	This proposal is generally consistent with Camden's suggested approach for the site.
39	Hawley Wharf and 39 Kentish Town Road	English Heritage	Statutory Consultee	Comment on Site	Please see our comments on the draft SPD for Hawley Wharf and the supporting Sustainability Appraisal.	Acknowledged	-
40	202-212 Regents Park Road (Roundhouse car park)	The Roundhouse Trust	Owner & Developer	Comment on Site	The Norman Trust proposes a new build development that is in scale and appropriate to surrounding buildings including the Roundhouse. They propose	Welcomed	We support the general approach proposed by the Norman Trust. In addition Camden would wish to include the opportunity for residential uses on

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Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					Arts, Cultural and Educational uses which would be ancillary to the Roundhouse. They anticipate development within 5 years.		this site.
43	13 Hawley Crescent & 29 Kentish Town Road	Catesby Regeneration Ltd	Owner	Site Suggestion	The site currently contains vacant buildings (class b1 offices). The owner proposes a new build, high density, mixed use development comprising student accommodation and commercial B1 uses. Development is anticipated within 5 years.	Include within Preferred Approach document	The site appears to have some scope for intensification. Opportunity exists for residential use.
44	Westminster Kingsway College, 87 Holmes Road, London	Westminster Kingsway College	Owner	Site Suggestion	The site is currently owned by Westminster Kingsway College. The property will shortly be vacated by the College and offered for sale. Receipts from the sale will be injected into improving the quality and range of services provided by the College at its modern, purpose-built King's Cross Centre on Gray's Inn Road. Westminster Kingsway College propose a residential development of approximately 75 units involving new build and conversion (including refurbishment) of the listed building. They anticipate development within 5 years.	Include within Preferred Approach document	Relocation of the College to King's Cross will allow the existing education use to change to other uses. Housing is considered to be the preferred alternative use. Any proposed use of the Grade II listed building should not cause harm to its special character, whilst any new buildings proposed for the site should be designed to safeguard the setting of the building and the character of Inkerman conservation area.
47	29 New End, Former Nurses Hostel	Nori Howard	Interested Party	Comment on Site	Our home adjoins the above property and as local stake holders we are very keen to have a say in how it should be developed. The following points are important issues that we would like to be considered in the next draft of the Site Allocations Issues & Options: 1) The height scale and massing should enhance and preserve the adjacent listed buildings, Christchurch and the surrounding conservation area. 2) As the	Acknowledged	The designated Open Space area has been removed from this site boundary. Any new development will need to give special consideration to the setting within the conservation area and nearby listed buildings, in particular with regard to scale and appearance. Housing including affordable housing is promoted by Camden for this site. Camden development policies address car parking and energy efficiency

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					<p>hostel is protected in the adopted plan for continued hostel use we would like this to be upheld. In the event that hostel use is not viable the opportunity should be taken to use the site for affordable housing with priority for affordable family housing. 3) The protection of the area to the rear should be upheld as Private Open Space. 4) Given the good public transport accessibility of the site and the constrained surrounding streets only limited parking (0.2 spaces per unit) should be allowed with a legal undertaking that occupiers do not have access to on street parking permits. 5) In the event that any private housing is permitted the opportunity should be taken to make the entire development carbon zero.</p>		matters at the time of submitting a application.
47	29 New End, Former Nurses Hostel	English Heritage	Statutory Consultee	Comment on Site	To the north of the site lies a Christ Church (grade II) and to the west Lawn House (grade II). The setting of this building will influence the development of this site therefore it should be mentioned here.	Acknowledged	We have made reference to the setting of the site in relation to the listed buildings as requested.
47	29 New End, Former Nurses Hostel	Heath & Hampstead Society	Interested Party	Comment on Site	New End, Hampstead This site is located in a narrow congested street with limited access; an absolutely unacceptable proposal was made during 2008 involving multiple basements and substantial overdevelopment. We realise this was withdrawn, but the fact is that this site is quite unsustainable as a generator of significant additional housing, and should be omitted.	Acknowledged	Any new development will need to give special consideration to the setting within the conservation area and nearby listed buildings, in particular with regard to scale and appearance. Housing is promoted by the LDF and Camden believes it is appropriate for this site. Camden development policies address detailed matters.
47	29 New End, Former Nurses Hostel	Residents of Hampstead	Interested Party	Comment on Site	The Council has identified within the LDF the site of the former Nurses' Home at 29	Welcomed	Site boundary amended to exclude designated Open Space.

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		Square			New End and the site of Christchurch Passage Open Space together within a single site boundary, as a potential development opportunity. We consider that the former Nurses' Home should be separately identified as a potential development opportunity but excluding the Christchurch Passage Open Space which should be separately delineated for retention as such.		

Sites not included within the Site Allocations Preferred Approach consultation document

1 Mabledon Place	UNISON	Owner & Occupier	Site Suggestion	No decisions have yet been taken regarding the future of the existing UNISON headquarters building at Mabledon Place but it is likely that decisions will be taken within the next 12-24 months regarding whether the site is surplus to requirements and hence can come forward for redevelopment following Unison's relocation to their new headquarters. The site is likely therefore to come forward for redevelopment within the next 5-10 years, i.e.: within the Plan period and we wish to alert the site allocation team of this. UNISON will alert the Council as soon as any strategic decisions have been taken.	Do not include within Preferred Approach document	The site and existing building is expected to become available upon vacation of UNISON. The building is 10 storeys. The site appears to be at capacity and any proposal for additional expansion would require detailed assessment. Camden will await further details of future proposals prior to future consideration of including this site.
1 Regis Road	Asphaltic Developments Limited	Owner	Site Suggestion	Asphaltic Developments propose a new build 8 storey mixed use development comprising class B1 and class C3 (residential) uses. They anticipate development within 5 years.	Do not include within Preferred Approach document	The site is small and below the threshold. The site is also located within the designated Industrial Area which does not encourage housing.
126-154 Euston Road, (former Elizabeth Garrett Anderson	English Heritage	Statutory Consultee	Comment on Site	As noted this is a grade II listed building that is currently at risk. We would encourage you to ensure that a	Acknowledged	This site is under construction and will not now be included within the Preferred Approach document.

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	Hospital, NW1				conservation-led approach to regeneration is taken for this historically and contextually important building.		
	126-154 Euston Road, (former Elizabeth Garrett Anderson Hospital, NW1	UNISON	Owner & Developer	Site Comment	On 28 February 2008 the Council resolved to grant planning permission for Unison's new national headquarters at the former Elizabeth Garrett Anderson Hospital site on Euston Road. Implementation of this scheme has commenced.	Do not include within Preferred Approach document	This site is under construction and will not now be included within the Preferred Approach document.
	126-154 Euston Road, (former Elizabeth Garrett Anderson Hospital, NW1	Greater London Authority	Statutory Consultee	Comment on Site	Support the plan-led, comprehensive renewal of Euston Station and surrounds, and request further detailed engagement with Camden Council in the production and implementation of a planning framework for the area.	Welcomed	The Euston Planning Framework was adopted April 2009. We welcome discussions with the GLA on adopting this document as a London Plan SPD
	14 Greville Street, London, EC1N 8SB	Workspace Group	Owner	Site Suggestion	The property at Greville Street, Farringdon, offers serviced office space ranging in size from 38 to 204 sqm. It is located close to the junction with Farringdon Road. The property is within close proximity to both Chancery Lane Underground Station and Farringdon Underground Station. In addition numerous bus routes service this area providing access to the City and to the West End. The designation of 14 Greville Street for mixed-use development provides the opportunity to increase housing supply in this part of the Borough, whilst ensuring that good quality employment space is delivered to meet the needs of modern business.	Do not include within Preferred Approach document	This site is below the 1000m2 threshold and it is considered that the scale of redevelopment will not be so strategic to warrant a specific allocation and therefore will not be included. Further intensification and/or change of use could be determined at the planning application level.
	15-17 Tavistock Place	English Heritage	Statutory Consultee	Comment on Site	It would be useful to specify which listed buildings are adjacent to the site i.e. terrace on Cartwright Gardens.	Acknowledged	This site is no longer included in the document as it has a recent permission for university office use.
	27 Britannia Street	University	Owner	Site	The University College Union will be	Do not include	The existing building is a positive

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		College Union		Suggestion	relocating from this site. UCU propose a high density development with the objective to maximise development potential and capacity for this property. UCU specify this could occur by redevelopment and/or refurbishment and/or change of use and/or extension for a range of uses including: hotel use, student accommodation or other potential uses.	within Preferred Approach document	contributor to the conservation area and there would be an extremely strong presumption against demolition. It is therefore considered that the site has limited opportunity for intensification. The site contains older office stock and there may be potential for change of use to housing, however any loss of employment floor space will be required to satisfy justify employment policies and this could be done at the planning application level.
	32- 46 Theobalds Road and Cockpit Yard, including depot and workshop studios at Cockpit Yard, WC1	Cockpit Arts	Occupier	Site Comment	The intention not to include in the new Site Allocations Document, the previous 'Theobalds Road and Cockpit Yard WC1' SITE NO 12 (currently included in the adopted Replacement UDP document) is supported by the Cockpit Arts' Trustees. While obviously still an "important" site, containing the Holborn Library; existing Waste Management facilities and the major Cockpit Arts complex, this omission, coupled with the new Policy D27, implies that the site is not likely to be subject to comprehensive redevelopment proposals during the lifetime of the Local Development Framework. This likelihood reflects the Trustees view, and is welcomed by them. However, the Trustees believe that major existing elements of the site can and should be retained and refurbished, and that in particular the Cockpit Arts' accommodation could usefully be re-configured in a much more efficient way thus releasing substantial parts of the site for compatible infill development and providing longer term security of	Do not include within Preferred Approach document	This site has been removed. The previous designation was based on a previous comprehensive development proposal of a larger site, which was abandoned.

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					occupancy for the benefit of all parties. The Trustees look forward to a future dialogue with the Council and other parties within Site No 12 to achieve these objectives during the new Plan period.		
	35 Kentish Town Road	Derwent London Plc	Owner & Developer	Site Comment	Our view remains that an appropriate use of the site could include office, retail and residential uses, with the opportunity for a substantial increase in floor space.	Do not include within Preferred Approach document	This site will not be included within the Preferred Approach document as it is a Listed Building and has relatively limited additional development potential.
	35 Kentish Town Road	Nori Howard	Interested Party	Comment on Site	I have no objection to the demolition of the 'new' Canal Building along the lock. In fact I would encourage it, but would not like to see it replaced. Instead I envisage an Open private amenity space to the lock and canal. I would object most strongly demolition of the red brick anno 1900 Elephant House and its relating historic buildings. This group of buildings, as with the red brick Bowmans building in Camden High Street and the United Reform Church, are visual historic anchor points to the area. (Were local bricks from Gospel Oak or Parliament Hill brick works used?) The Elephant House and its originally associated buildings should be refurbished, and opened up to the lock/canal as they may Originally have been. Context: This site sits along the road fork from Britannia Junction at Camden Underground leading to Kentish Town and beyond (see 'Consultation' comments under Site 35). The character of this road is entirely different from Camden High Street which has at its heart retail, restaurant outlets and markets at its canal bridge crossing,	Acknowledged	This site will not be included within the Preferred Approach document as it is a Listed Building and has limited development potential.

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					<p>and the same continued along Chalk Farm Road. Kentish Town Road by contrast, has an approach to its canal bridge a lower key townscape that anticipates the open low scale residential character of developments along the canal and by the railway viaduct. This includes the Nick Grimshaw canal houses at its southeast and the delightful Jestico and Whiles 1980/90s flats at its northeast (note that J + W Architects designed the roofscape of this housing to continue/juxtapose the idiom of the roof profile of the Elephant House complex), and the 'village-y' setting of the historic Camden Gardens Green with its handsome historic houses lining the triangle which ooze domestic tranquillity despite the two busy roads. It would be quite wrong to develop this corner site as has been the case along the canal at Camden Lock by introduction of densification with new taller, often bland, unrelated piecemeal development. Introducing such policy for this site would kill this important transition point where on the bridge the canal looks near rural, and the contextual built environment has a key domestic historic sense of place. Retention of this far outweighs ill considered development. Conservation Area: is this Camden Town as stated or Regents Canal? Use: The Elephant House and adjoining historic buildings restored, with limited offices and residential over. Opened up at the lock/canal side would make an attractive and unique contribution to the canal and</p>		

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					this historic area of Camden Town/Kentish Town.		
	35 Kentish Town Road	Greater London Authority	Statutory Consultee	Comment on Site	Reference should be made to the proximity of Cross River Tram, which may terminate to the south of this site in Kentish Town Road.	Acknowledged	Without funding and evidence of the Cross River Tram transport proposal emerging in the near future and without details of how it may manifest itself and affect sites references are not included
	60-72 Shorts Gardens, 17-20 Drury Lane, 2-16 Betterton Street	Shorts Gardens LLP	Owner & Developer	Site Comment	Comments were made in to highlight a current planning application that has been submitted for this site.	Do not include within Preferred Approach document	This site is likely to be suitable for incremental development only. The site appears to have limited capacity for major development.
	7 St Pancras Way	Not Identified	Owner	Site Suggestion	The site is a vacant scrap yard and was last in use in 2001. The developer is proposing a mixed use development comprising residential (C3) and business (b1) uses. It is anticipated that development will occur within 5 years. The site has been subject to a number of planning applications over the years (2007/2514/P, 2005/3206/P and PEX0200754).	Do not include within Preferred Approach document	The site is below the 1000m2 threshold.
	Centrepont, 101 New Oxford Street	Targetfollow (Centre Point) Limited	Owner	Site Suggestion	Targetfollow are the owners of the site containing Centre Point Tower and Centre Point House. They request that site boundary for Denmark Place / St Giles Circus (to enable Cross Rail works) is expanded to include all sites and public realm areas that will be affected by Cross Rail works (contained by Earnshaw Street, Charing Cross Road, Denmark Street and New Oxford Street). They make specific reference to the Design for London Public Realm Strategy for St Giles Circus. This document suggests the demolition of Centre Point House (listed building) to	Do not include within Preferred Approach document	The suggested Centre Point House site is a listed building and inclusion within the preferred approach document would imply acceptability of future proposals in the absence of detailed information and would be premature.. Targetfollow's proposals appear to be based on Design for London's Study for St Giles Circus. Whilst Camden is mindful of considering this document, it should be noted that it has no formal approval or statutory status. The site boundary for the Denmark Place site will not expanded to include a broader area as

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					enable the closure of St. Giles High Street and the associated works. Targetfollow seeks the demolition of the listed building (centre point house) on the basis of public realm improvements. They have not suggested any proposals for their broader site. They also seek a specific policy which seeks contributions to public realm improvements from developments within the immediate area.		there are no comprehensive proposals beyond that of the individual site. Camden's Area Planning Framework for Tottenham Court Road and St Giles High Street area (2004) sets out an approach in which individual development sites and public realm improvements can take place. Development within this area will be expected to make contributions to the objectives of this document (including public realm improvements).
	Chalk Farm Road, Morrisons store and car park	WM Morrison Supermarkets PLC	Owner	Site Suggestion	WM Morrison Supermarkets seek to extend the existing store by approximately 2,000m2 in line with an existing permission to which they are seeking to make amendments. They anticipate development within 5 years.	Do not include within Preferred Approach document	This site was previously included with the UDP 2006 based on a comprehensive redevelopment proposal which never emerged . The new owner of the site has no proposals other than appropriate retail expansion in the town centre which can be assessed against other LDF policies.
	Cumberland Market, Park Village East, London, NW1 3SX	The Crown Estate	Owner	Site Suggestion	The Crown Estate considers the open space designation on site has been allocated in error. The Crown Estate wishes to develop this site for housing (affordable & private), community hall and open space. This would comprise 48 residential units arranged in 2 blocks over 4-6 storeys, the re-provision of 127 sq m of residents' hall and open space. The Crown Estate anticipates development with 5 years.	Do not include within Preferred Approach document	This site is designated Open Space. Camden's Core Strategy and Development Policies protects designated Open Space and without a change to this designation it is inappropriate to allocate this site for development.
	Dominion Theatre, 268-269 Tottenham Court Road	Land Securities	Owner	Site Suggestion	Land Securities have a portfolio of property within the Tottenham Court Road Opportunity Area and includes this site. They wish to maximise development potential and capacity by	Do not include within Preferred Approach document	This site is occupied not only by a Theatre for which there are extremely strong presumptions against their loss but it is also a Listed Building. Without further details there is are considered

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					redevelopment and/or conversion/extension for a range or mix of uses potentially including: retail, other Class A uses, offices, hotel, other commercial uses and/or residential.		to be limited justification to allocate this site. The most appropriate avenue to assess proposals for a site such as this should be through detailed assessment at the planning application level.
	Eastman Dental Hospital, 256 Gray's Inn Road	University College London Hospitals NHS Foundation Trust	Owner & Developer	Site Comment	In our previous representation at the initial stage of this document in March 2008, we proposed that this site should be allocated for 100% residential development. However, we would like to withdraw our representation for the site to be allocated for residential development and, subsequently, from the Development Sites Index. Instead, our client has informed us of their intention to retain this site for operational medical use.	Do not include within Preferred Approach document	UCLH's original plans have changed and now wish to have the site removed from the document. The operational needs of the hospital can be considered when this document is reviewed.
	Gondar Gardens Reservoir	Kennet Properties	Developer	Site Suggestion	Kennet Properties wish to develop the redundant reservoir into a 38 dwelling residential development with 5000m2 of habitat parkland. They anticipate development within 5 years.	Do not include within Preferred Approach document	This site is designated Open Space. Camden's Core Stratgy and Development Policies protects designated Open Space and without a change this designation it is inappropriate to allocate this site for development.
	Hampstead Cricket Club, Lymington Road, NW3	The Girls Day School Trust	Owner & Developer	Site Suggestion	The Girls' Day School Trust wish to construct indoor sports facilities within their playing fields which are designated as open space. They anticipate development within 5 years.	Do not include within Preferred Approach document	Policies generally support development which is ancillary and relates to the function of open space. Camden's Development Policies are likely to be sufficient in assessing proposals for this site.
	Hampstead Police Station, 26 Rosslyn Hill	Metropolitan Police Authority	Owner	Site Suggestion	The MPA highlighted this site which is currently being considered for replacement or disposal.	Do not include within Preferred Approach document	There are no clear plans for reprovision of services or proposals for this site. Until further details emerge it is premature to allocate this site for alternative uses in advance of more details

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Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
	Hatton Square Business Centre, 16-16A Baldwin Gardens	Workspace Group	Owner	Site Suggestion	Workspace request that Hatton Square Business Centre be identified for a regeneration-led mixed-use development that incorporates a variety of uses including residential and employment uses. This commercial property, which contains a number of offices, studios and workshops, is located at Baldwins Gardens. The site contains a number of businesses that provide skilled services such as architecture and photography. Hatton Square Business Centre requires upgrading to meet the present and future business needs and without the incorporation of high value mixed uses such as residential use, it is likely that the property may become sterilised and the potential regeneration benefits lost. The improvement of commercial space at this location can assist in increasing business start-up rates and providing greater employment opportunities for local people.	Do not include within Preferred Approach document	The existing small workshops are protected by Hatton Garden Area (DP13). The site appears to have limited scope for significant intensification. Further intensification and/or change of use could be determined at the planning application level.
	Howland, Charlotte, Chitty and Whitfield Streets	Derwent London Plc	Owner & Developer	Site Comment	In our previous representations we suggested an appropriate mix for the site might include office and retail uses, with the opportunity was a substantial increase in floor space. The increase in office floor space on the site would therefore meet the objectives of the London Plan, and the Central Activities Zone. The document should recognise the contribution that off-site housing can make to the delivery of housing and affordable housing, enabling a greater quantum and a better quality of accommodation to be delivered. It can also often assist in locating affordable	Do not include within Preferred Approach document	This site currently appears to be utilised reasonably efficiently. Significant intensification which the allocation seeks is difficult to envisage and support without detailed assessment at a planning application level. Derwent London Plc does not propose any change of use and any significant increase in floorspace would generate a housing requirement which is not suggested here. Without justification this would be contrary to London Plan and emerging LDF policies .

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					family accommodation to locations more conducive to a family environment.		
	Howland, Charlotte, Chitty and Whitfield Streets	English Heritage	Statutory Consultee	Comment on Site	It would be useful to specify which listed buildings are adjacent to and opposite the site.	Noted	This site is not proposed to be included.
	Kentish Town Police Station, 10-12a Holmes Road	Metropolitan Police Authority	Owner	Site Suggestion	The MPA highlighted this site which is currently being considered for replacement or disposal.	Do not include within Preferred Approach document	This site is below the 1000m ² threshold. There are no clear plans for reprovision of services or proposals for this site. Until further details emerge it is premature to allocate this site for alternative uses in advance of more details
	Land at Midland Crescent, Finchley Road	Stadium Capital Holdings	Developer	Site Suggestion	A vacant site that was in part previously used as railway platform and also commercial / retail uses fronting Finchley Road. The developer proposes a mixed use development potentially including: retail, commercial, offices, hotel, D1 community, residential, student accommodation and entertainment uses. It is anticipated development will occur within 5 years.	Do not include within Preferred Approach document	The site is mostly covered by an Open Space Designation. Camden does not propose to change this designation and has policies which seek to protect such designations. In this context this site has some but limited development opportunity but and not significant enough to warrant an allocation.
	Spectrum House, 32-34 Gordon House Road	Workspace Group	Owner	Site Suggestion	Spectrum House provides commercial property to let in the form of office, studio and workshop units, ranging in size from 52 to 641 sqm. This commercial property is situated on the north side of Gordon House Road approximately 150 yards to the east of Gospel Oak Rail Station and about a mile from Kentish Town Underground and Rail Station. The surrounding area is characterised by residential uses, although there are a number of employment sites located within a short distance of the site. The redevelopment of this site provides the opportunity to improve the quality of	Do not include within Preferred Approach document	Site appears to utilise capacity of the site effectively. Employment use and flexible workshops are protected (CS8, DP13). Further intensification and/or change of use could be determined at the planning application level.

Consultation Report – Issues and Options

Site No.	Site	Responder	Relationship	Response Type	Submitter Comment	Officer Response	Further Officer Comment
					employment space and therefore improve the employment opportunities for local people. It is considered that the designation of this site for mixed-use development incorporating employment and residential uses would assist in achieving the Council's objectives, particularly with regard to improving the quality of the commercial floor space in Camden.		
	Swinton House, 322-326 Gray's Inn Road and 76-78 Swinton Street	Community Union	Owner	Site Suggestion	The owner's objective is to maximise development potential and capacity. Development could take the form of redevelopment and/or refurbishment and/or change of use and/or extension. The owner proposes a high density development with a range of uses including employment and/or housing and /or other uses.	Do not include within Preferred Approach document	The site is below the threshold of 1000m2. The building is designated as a building of positive contribution to the conservation area and there would be an extremely strong presumption against demolition. It is therefore considered that the site has limited opportunity for intensification.

Appendix 3 Issues & Options, Summary of Meetings

Workshop or Meeting	Outcomes and Comments
<p>Ossulston Tennant Residents Association 4 Nov 2008</p>	<p>The format of this was a presentation and Q&A session principally for the Core Strategy and Site Allocations documents.</p> <p>Comments were made in relation to:</p> <p><u>Tram proposal</u></p> <p>Led by Councillor Robinson, there was a strong opposition to the tram proposal, particularly along the current proposed routes through Somers Town which is a residential area.</p> <p><u>Medical Research Council proposal at Brill Place</u></p> <p>Led by Councillor Robinson, there was a strong opposition to the Medical Research Council proposal at Brill Place behind the British Library, particularly with regard to the testing of high level pathogens which may present a significant risk to the community.</p> <p>There was a general consensus that they would prefer the site to be used for housing, in particular for much needed social housing.</p> <p><u>Recognition of Somers Town community</u></p> <p>Led by Hely Evans, there was a general consensus that Somers Town is not getting the recognition as a community in its own right and is portrayed as being in the shadow of King's Cross and Euston Stations. There is concern that this portrayal will allow their community to be neglected and encroached upon.</p> <p><u>Antisocial behaviour and Crime</u></p> <p>There was general consensus that this was a priority issue and funding should be spent to address this.</p> <p>There was concern that Town Hall proposals to open up east-west pedestrian access (including through estates) would escalate crime. Interventions where gates have been installed on estates have helped alleviate crime and anti-social behaviour in the area.</p> <p>These comments have been taken into account in drafting the Site Allocations. In particular:</p> <ul style="list-style-type: none"> • We acknowledge opposition to the Mayor of London's Tram Proposal. • We have suggested housing be included as a use on the Brill Place site, this follows previous planning designations and planning brief. • Greater recognition has been given to Somers Town community within the document. • Development sites are encouraged to provide active frontages, natural surveillance and public realm improvements in attempt to reduce crime.

<p>Charlotte Street Association 18 Nov 2008</p>	<p>The format of this was a presentation and Q&A session principally for the Core Strategy and secondly for the Site Allocations document.</p> <p>Comments were made in relation to:</p> <ul style="list-style-type: none"> • Concerns that there is no room to accommodate growth in Tottenham Court Road Area. Scepticism at London Plan Opportunity Area targets. • Desire for housing and in particular affordable housing. • Expressed that there is a need for additional open space, in particular a small local park. Questioned if Council or Derwent could provide. • Consider that there is potential for transparent/ open design of developments to create public open spaces. • Concerns that hospitals and institutions (universities) were getting what they want. Desire for a balanced community. • Fitzroy Square having local flooding issues. • Protect small shops and local businesses. <p>These comments have been taken into account in drafting the Site Allocations. In particular:</p> <ul style="list-style-type: none"> • We acknowledge the growth pressures in the area. • Our assessments suggest that London Plan Opportunity Area targets are achievable. • Our Core Strategy and Site Allocations acknowledge the need for open space within this area and seek large development sites to provide public open space and public realm improvements. • We acknowledge the pressures from institutions within the area and the need to protect recognise the community and historic environment. • Local flooding issues are noted.
<p>Swiss Cottage Area Forum 20 Oct 2008</p>	<p>The format of this was a presentation and Q&A session principally for the Core Strategy and Site Allocations documents.</p> <p>Comments made in relation to:</p> <ul style="list-style-type: none"> • The group objected to the continuous stream of redevelopment in the area close to 100 Avenue Road, and suggested that retaining existing buildings would be more sustainable than further redevelopment. If 100 Avenue Road must be developed, it should include community facilities • When planning developments, facilities, GPs, open spaces and places to go, especially for young people, need to factored in. • Concern about various traffic and public realm issues regarding pedestrian safety and access. <p>These comments have been taken into account in drafting the Site Allocations. In particular:</p> <ul style="list-style-type: none"> • We acknowledge the recent development activity and pressure within the area. • We acknowledge there are issues with the Swiss Cottage traffic gyratory and the need to improve this. We seek development sites to contribute to improving public realm and pedestrian access.

<p>Bloomsbury Area Forum 11 Nov 2008</p>	<p>The format of this was a presentation and Q&A session principally for the Core Strategy and Site Allocations documents.</p> <p>No site specific related comments.</p> <p>Comments regarding</p> <ul style="list-style-type: none"> • Residents expressed concern about certain entertainment establishments operating in a residential area • Councillor Hossack raised an issue about the need for more public space in Camden • A resident was concerned that proposals to building more housing will put increasing pressure on existing facilities such as schools and health services. • A resident was interested to know if the LDF will include plans for a secondary school south of Euston Road. <p>These comments are common to Central London and we seek to address these where possible. These comments are mostly relevant to Policies set out within the Core Strategy and Development Policies documents.</p> <p>There are no current plans for a school south of Euston Road, however we acknowledge the pressure and have allocated a site to include opportunity to be used as a secondary school in the future if it is required.</p>
<p>Hampstead Town Area Forum 27 Nov 2008</p>	<p>The format of this was a presentation and Q&A session principally for the Core Strategy and Site Allocations documents.</p> <p>No site specific related comments. It should be noted there are no major development sites identified in the Hampstead Town area.</p>
<p>Camden Talks workshop 29 November 2008</p>	<p>This was an all day event that involved presentations and a series of facilitated workshops. The emphasis of the day was upon the Core Strategy, though Development Policies and Site Allocation documents were also featured.</p> <p>No site specific related comments.</p>
<p>Local Development Framework workshop</p>	<p>This was an all day event that involved presentations and a series of facilitated workshops. The emphasis of the day was upon the Core Strategy, though Development Policies and Site Allocation documents were also featured.</p> <p>No site specific related comments.</p>